



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

9/3/2019 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

MARSHALL MCBRIDE  
*CHAIRMAN*

ANNE LANGER  
*DISTRICT ATTORNEY*

LANCE GILMAN  
*VICE-CHAIRMAN*

JAY CARMONA  
*COMMISSIONER*

VANESSA STEPHENS  
*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 Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming 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. 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. 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. The Commission Chair reserves the right to limit the time allotted for each individual to speak.

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. **PLEDGE OF ALLEGIANCE**
3. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Agenda for September 3, 2019.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for July 23, 2019.

5. **CONSENT AGENDA**

I For possible action, approval of claims in the amount of \$2,398,505.10.

II For possible action, approval of Assessor's Recommended Corrections to 2016-17, 2017-18, 2018-19 and 2019-20 Secured Tax Rolls.

III For possible action, approval of the Assessor's Log of Changes made to the 2019-20 Secured Roll pursuant to NRS 361.310.

IV For possible action, approval of 1st reading for business license Virginia City Gun Works, 145 S C St. Unit #C, Virginia City, NV 89440. Applicants are Erin Stoneback and TJ Lord.

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

A. A & J Paving - Contractor / 1490 Cherokee Trail ~ Reno, NV

B. Big Johnson Construction, LLC - Contractor / 138 West St. ~ Ft. Morgan, CO

C. Burke Roofing, Inc. - Contractor / 109 Shadow Mountain Dr ~ Fernley, NV

D. E & M Contracting, LLC - Contractor / 4880 Donovan Way ~ N. Las Vegas, NV

E. Gerhardt & Berry Construction, Inc. - Contractor / PO Box 51749 ~ Sparks, NV

F. Phillip Joel Kasper - Contractor / 3131 Oreana Dr ~ Carson City, NV

G. Qumulo, Inc. - General / 1501 4th Avenue Ste. 1600 ~ Seattle, WA

H. Sick Inc. - General / 6900 W 110th St. ~ Bloomington, MN

I. Wetzel Tank Construction CO, Inc. - Contractor / 105 W Cherokee St. ~ Southwest City, MO

J. Capital Machinery Systems, Inc. - General / 3207 Angle Road ~ Pendleton, IN

K. Centimark Corporation - Contractor / 1010 Winding Creed Rd. Ste. 130 ~ Roseville, CA

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

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

8. **DISCUSSION/POSSIBLE ACTION:**

Authorize the County Manager to approve a contract with CFA, Inc. for assistance in professional planning and engineering services related to any planned unit development and/or large land subdivision applications or proposals in Storey County. This contract will provide assistance to county planning staff with certain civil and engineering review of such applications and projects, although there are no such applications occurring or anticipated to occur at this time.

9. **DISCUSSION/POSSIBLE ACTION:**

Consideration and possible approval of 99 year lease of the Ice House and associated real property to the Storey County Jeep Posse for an annual rent of \$1.

10. **DISCUSSION/POSSIBLE ACTION:**

Consideration and possible approval of settlement agreement between International Investments, the Peri Trust and Vanessa Stephens as Storey County Treasurer and Tax Receiver in Case No. 18 RP 00002 1E filed in the First Judicial District Court.

11. **DISCUSSION/POSSIBLE ACTION:**

Consideration and possible award of fuel contract to lowest and most responsive bidders as follows:

-Fuel contract award to Carson Valley Oil at rack rate plus \$0.12 per gallon for Storey County Public Works and rack rate plus \$0.15 per gallon for Virginia City Highlands fire station

-Fuel Contract award to Interstate Oil at rack rate plus \$0.08 for fire station in Lockwood and Government Center in TRI

-Propane contract award to Ferrellgas at \$0.32 per gallon to County over BPN TARGA price in San Francisco; \$0.50 per gallon for County employees over BPN TARGA price in San Francisco ; and \$0.60 per gallon for Storey County residents over BPN TARGA price in San Francisco.

12. **DISCUSSION/POSSIBLE ACTION:**

Authorize County Manager to approve a Task Order with Farr West Engineering to provide professional services, drawings and specifications, assistance in bidding, construction management, and materials testing for the rehabilitation of approximately 650,000 square feet of existing roadway in Storey County for an amount not to exceed \$35,971.00.

13. **DISCUSSION/POSSIBLE ACTION:**

Authorize the County Manager to approve Task Order as part of Master Services Agreement for Farr West Engineering to perform GIS services and Parcel Map Books and Change to Storey County Assessor's Office and other offices and departments of Storey County.

14. **DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution No. 19-555 supporting Fulcrum Sierra Holdings, LLC's efforts to obtain bonding and funding support through the Director of the State of Nevada Department of Business and Industry for constructing, improving, and equipping a facility to be used for converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-

Reno Industrial Center, Storey County, Nevada and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada.

**15. DISCUSSION/POSSIBLE ACTION:**

Approval of business license second readings:

- A. Kelley Erosion Control, Inc. - Contractor / 2395 B Tampa St. ~ Reno, NV
- B. N J B Electric LLC - Contractor / 5250 Palo Alto Circle ~ Sparks, NV
- C. Peak Builders Co. - Contractor / 2004 Michael Dr. ~ Carson City, NV
- D. Splendid Cup - Home Business / 2530 Flatiron Rd ~ Virginia City Highlands, NV
- E. Sunlit USA, Inc. - General / 1400 Waltham Way
- F. Zayo Group, LLC - General / 1821 30th St. ~ Boulder, CO

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

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

**NOTICE:**

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](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](mailto:program.intake@usda.gov).

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

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

#### CERTIFICATION OF POSTING

I, Vanessa Stephens, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 8/28/2019; Virginia City Post Office at 132 S C St, Virginia City, NV, the 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.

By  \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer



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

**Meeting date:** Sept. 3, 2019  
**Agenda Item Type:** Regular Agenda

**Estimate of Time Required:** 0-5 min.

1. **Title:** Approval of the Minutes for July 23, 2019.
2. **Recommended motion:** Approve minutes as submitted.
3. **Prepared by:** V Stephens

**Department:** Clerk

**Contact Number:** 775-847-0969

4. **Staff Summary:** Minutes of the July 23, 2019 meeting are attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No

8. **Reviewed by:**

(V3) Department Head

**Department Name:** Clerk

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

9. **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

TUESDAY, JULY 23, 2019 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JAY CARMONA  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

---

**ROLL CALL:** Chairman McBride, Commissioner Carmona, County Manager Austin Osborne, Clerk-Treasurer Vanessa Stephens, District Attorney Anne Langer, Project Coordinator Mike Northan, Comptroller Hugh Gallagher, Fire Marshal Martin Azevedo, Management Analyst Jessie Fain

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

Meeting was called to order by Chairman McBride at 10:00 A.M.

**2. PLEDGE OF ALLEGIANCE**

Chairman McBride led those present in the Pledge of Allegiance.

**3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for July 23, 2019.

Public Comment:  
None

**Motion:** Approve Agenda for July 23, 2019, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=2)**

**4. CONSENT AGENDA:**

I For possible action: 2019-025 Consideration and Possible Action of Grant of Non-Exclusive Easement for Access and Utilities in a portion of the Electric Avenue Right-of-Way to Eagle CPT II LLC, 550 Milan, located at McCarran, Storey County, Nevada.

Public Comment:  
None

**Motion:** Approve Consent Agenda for July 23, 2019, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**5. DISCUSSION ONLY/POSSIBLE ACTION:** Consideration and possible action on Resolution 19-548 to provide a date for a public hearing on the proposed lease of that portion of the Divide Building commonly known as Divide Fitness located at 800 South C Street in Virginia City, Nevada to Divide Fitness, Inc.

County Manager Osborne requested the time of the hearing on page 2 of the Resolution be changed from 1:05 PM to 10:30 AM.

Public Comment:  
None

**Motion:** I, Commissioner Jay Carmona, hereby move to approve Resolution 19-548 to provide for a hearing on the proposed lease of a portion of the Divide Fitness, Inc. on the 6<sup>th</sup> day of August 2019, and further authorize the County Clerk/Treasurer to publish a notice of the proposed lease at least once in a newspaper published in the County, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**6. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**  
**Mike Northan, Project**

- Architects, consultants, and civil engineers met at the Divide Building and completed field verifications. Design work is underway.
- The Sharon House steps project will be on the Comstock Historic District agenda. Concerns can be voiced at that meeting.
- A preliminary study has been completed for the Virginia City Highlands Community Center.
- A quote has been received for electrical design at the fairgrounds - it was a little high. Other proposals will be looked at. The waterline extension is good to go. An estimate is being finalized for the proposed restrooms.
- Still waiting for easement documents for the Six Mile Canyon drainage project. NDEP has approved plans for environmental testing.
- Invitations to bid for fuel delivery to the County have been sent out. Bid opening scheduled for August 14, with award on the 21<sup>st</sup>.

**7. BOARD COMMENT (No Action - No Public Comment):**  
**Commissioner Carmona:**

- Thank you for the opportunity to attend NACO.

**8. PUBLIC COMMENT (No Action)**  
None



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

The meeting was adjourned by the Chair at 10:09 AM

Respectfully submitted,

By: Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



# Storey County Board of County Commissioners Agenda Action Report

**Meeting date:**  
**Agenda Item Type:** Consent Agenda

**Estimate of Time Required:** 0-5 min.

1. **Title:** For possible action, approval of claims in the amount of \$2,398,505.10.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** V Stephens

**Department:** Clerk

**Contact Number:** 775-847-0969

4. **Staff Summary:** Listing of the claims are attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

\_\_\_\_\_ Department Head

**Department Name:** Clerk

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

9. **Board Action:**

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



# Check Register

Packet: APPKT01067 - 2019-08-23 Spcl Ck Ticor V&T Depot cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 404800	TICOR TITLE OF NEVADA	08/23/2019	Regular	0.00	699,099.14	96979

### Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	699,099.14
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>1</b>	<b>1</b>	<b>0.00</b>	<b>699,099.14</b>

Approved by the Storey County Board of Commissioners:

_____	_____	_____
Chairman	Commissioner	Commissioner
_____	_____	_____
Comptroller		Date
_____	_____	_____
Treasurer		Date

### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2019	699,099.14
			<u>699,099.14</u>



# Vendor History Report

## By Vendor Name

Posting Date Range -  
Payment Date Range 08/23/2019 - 08/23/2019

Payable Number	Description	Units	Price	Post Date	Amount	1099 Account Number	Payment Number	Account Name	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
405424 - Optum Bank, Member FDIC	HSA Contributions	0.00	0.00	8/23/2019	10,790.77	001-29506-000	DFT0000305	8/23/2019	Insurances	10,790.77	0.00	0.00	0.00	10,790.77	10,790.77
INV0006297	HSA Contributions	0.00	0.00							10,790.77				10,790.77	10,790.77
<b>Vendors: (1) Total 01 - Storey County Vendors:</b>										<b>10,790.77</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,790.77</b>	<b>10,790.77</b>
<b>Vendors: (1) Report Total:</b>										<b>10,790.77</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,790.77</b>	<b>10,790.77</b>



# Check Register

Packet: APPKT01065 - 2019-08-23 PR Payments cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP Bank-AP Bank</b>						
405456	Public Employees Retirement	08/23/2019	EFT	0.00	126,310.45	10041
404869	SCSO EMPLOYEES ASSOCIATIO	08/23/2019	EFT	0.00	579.00	10042
300007	USAA 529 College Savings Plans	08/23/2019	EFT	0.00	50.00	10043
300003	AFLAC	08/23/2019	Regular	0.00	1,248.42	96966
300008	AFSCME Union	08/23/2019	Regular	0.00	602.39	96967
405610	California State Disbursement Unit	08/23/2019	Regular	0.00	36.94	96968
405519	Cigna Health and Life Insurance Cor	08/23/2019	Regular	0.00	6,507.45	96969
300001	Colonial Life & Accident	08/23/2019	Regular	0.00	111.69	96970
404704	DVM INSURANCE AGENCY	08/23/2019	Regular	0.00	141.26	96971
405264	FIDELITY SEC LIFE INS CO	08/23/2019	Regular	0.00	70.75	96972
300011	Nevada State Treasurer	08/23/2019	Regular	0.00	4.00	96973
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	08/23/2019	Regular	0.00	46.66	96974
300010	State Collection & Disbursement Un	08/23/2019	Regular	0.00	197.70	96975
300006	Storey Co Fire Fighters Assoc	08/23/2019	Regular	0.00	1,300.00	96976
404639	VOYA RETIREMENT INS	08/23/2019	Regular	0.00	8,096.50	96977
300005	Washington National Ins	08/23/2019	Regular	0.00	518.99	96978

**Bank Code AP Bank Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	13	0.00	18,882.75
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	9	3	0.00	126,939.45
	<b>31</b>	<b>16</b>	<b>0.00</b>	<b>145,822.20</b>

Approved by the Storey County Board of Commissioners:

_____	_____	_____
Chairman	Commissioner	Commissioner
_____	_____	_____
Comptroller		Date
_____	_____	_____
Treasurer		Date

### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2019	145,822.20
			<u>145,822.20</u>



# Payroll Check Register Report Summary

Pay Period: 8/5/2019-8/18/2019

Packet: PRPKT00419 - 2019-08-23 Payroll cw  
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	7	5,860.87
Manual Checks	0	0.00
Reversals	2	-3,225.64
Voided Checks	7	0.00
Direct Deposits	169	313,343.15
<b>Total</b>	<b>185</b>	<b>315,978.38</b>

Approved by the Storey County Board of Commissioners:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Comptroller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Treasurer

\_\_\_\_\_  
Date





# Check Register

Packet: APPKT01056 - 2019-8-19 V&T CK Reissue jm

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP Bank-AP Bank</b>						
405268	ARGENTUM PARTNERS, LTD	08/19/2019	Regular	0.00	60,125.19	36788
405380	Barkdull-Spencer, Elaine	08/19/2019	Regular	0.00	12,962.43	36789
405280	Bobula, James Clark	08/19/2019	Regular	0.00	1,364.00	36790
404206	CAPITAL SANITATION CO	08/19/2019	Regular	0.00	89.80	36791
404143	CERTIFIED FOLDER DISPLAY	08/19/2019	Regular	0.00	772.48	36792
405224	KENNETH L DORR JR SOLE M	08/19/2019	Regular	0.00	2,011.90	36793
405530	Knoke, Don G.	08/19/2019	Regular	0.00	771.00	36794
405221	RAIL EVENTS INC.	08/19/2019	Regular	0.00	691.20	36795
405320	Ses Nevada, LLC	08/19/2019	Regular	0.00	539.40	36796
101630	SIERRA PACIFIC POWER CO	08/19/2019	Regular	0.00	44.90	36797
403894	VIRGINIA & TRUCKEE RR CO, INC.	08/19/2019	Regular	0.00	19,775.00	36798
405226	WILLAMAN, GABRIEL	08/19/2019	Regular	0.00	6,695.00	36799

**Bank Code AP Bank Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	12	12	0.00	105,842.30
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>12</b>	<b>12</b>	<b>0.00</b>	<b>105,842.30</b>



# Check Register

Packet: APPKT01053 - 2019-08-16 Spcl Ck Dodge, Kelly Pipers

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405408	Dodge, Kelly	08/16/2019	Regular	0.00	500.00	96965

### Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	500.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>1</b>	<b>1</b>	<b>0.00</b>	<b>500.00</b>

Approved by the Storey County Board of Commissioners:

_____	_____	_____
Chairman	Commissioner	Commissioner
_____	_____	_____
Comptroller		Date
_____	_____	_____
Treasurer		Date

### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2019	500.00
			<hr/>
			500.00



# Check Register

Packet: APPKT01052 - 2019-08-16 Spcl Ck Black Lillies cw

By Check Number

<b>Vendor Number</b>	<b>Vendor Name</b>	<b>Payment Date</b>	<b>Payment Type</b>	<b>Discount Amount</b>	<b>Payment Amount</b>	<b>Number</b>
Bank Code: AP Bank-AP Bank						
405599	The Black Lillies, LLC	08/16/2019	Regular	0.00	750.00	96964

### Bank Code AP Bank Summary

<b>Payment Type</b>	<b>Payable Count</b>	<b>Payment Count</b>	<b>Discount</b>	<b>Payment</b>
Regular Checks	1	1	0.00	750.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>1</b>	<b>1</b>	<b>0.00</b>	<b>750.00</b>

Approved by the Storey County Board of Commissioners:

_____	_____	_____
Chairman	Commissioner	Commissioner
_____	_____	_____
Comptroller		Date
_____	_____	_____
Treasurer		Date

### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2019	750.00
			<u>750.00</u>



# Check Register

Packet: APPKT01051 - 2019-08-16 AP Payment cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404671	PORTER GROUP LLC	08/16/2019	EFT	0.00	12,000.00	10040
10050	ADVANCED DATA SYSTEMS INC	08/16/2019	Regular	0.00	2,646.00	96821
101589	AIRGAS NCN INC	08/16/2019	Regular	0.00	154.63	96822
405612	Aliberti, Nicolas Bernard	08/16/2019	Regular	0.00	100.00	96823
100135	ALSCO INC	08/16/2019	Regular	0.00	266.40	96824
100182	APEX SAW WORKS	08/16/2019	Regular	0.00	54.95	96825
405617	Battle Armor Designs LLC	08/16/2019	Regular	0.00	3,689.00	96826
403959	BENDER, DEBORAH	08/16/2019	Regular	0.00	67.00	96827
405179	BROWN, PETRIE F	08/16/2019	Regular	0.00	388.00	96828
403671	BURRELL, SCOTT LEWIS	08/16/2019	Regular	0.00	970.50	96829
100476	BURTON'S FIRE INC	08/16/2019	Regular	0.00	1,069.09	96830
10035	C & W LOCK, GLASS & SAFE	08/16/2019	Regular	0.00	10.00	96831
99763	CANYON GENERAL IMPROVEMENT I	08/16/2019	Regular	0.00	57.76	96832
404206	CAPITAL SANITATION CO	08/16/2019	Regular	0.00	279.18	96833
100560	CARSON TAHOE REGIONAL HEA	08/16/2019	Regular	0.00	65.00	96834
99720	CASELLE INC	08/16/2019	Regular	0.00	202.00	96835
403268	CELLCO PARTNERSHIP	08/16/2019	Regular	0.00	2,502.61	96836
403635	CENTRAL SANITARY SUPPLY	08/16/2019	Regular	0.00	223.43	96837
100670	CFOA	08/16/2019	Regular	0.00	120.00	96838
403775	CHARM-TEX	08/16/2019	Regular	0.00	73.05	96839
100505	CITY OF CARSON TREASURER	08/16/2019	Regular	0.00	30.00	96840
405134	CMC TIRE INC	08/16/2019	Regular	0.00	679.32	96841
100655	COMMUNITY CHEST INC	08/16/2019	Regular	0.00	175.00	96842
404868	COMPLETE DOCUM MNGMNT SOL	08/16/2019	Regular	0.00	3,168.91	96843
99652	COMSTOCK CHRONICLE (VC)	08/16/2019	Regular	0.00	178.50	96844
403988	COMSTOCK CIVIL WAR REENAC	08/16/2019	Regular	0.00	2,500.00	96845
403887	COMSTOCK GOLD MILL LLC	08/16/2019	Regular	0.00	160.50	96846
405213	CONNELL, RICHARD	08/16/2019	Regular	0.00	128.00	96847
404060	CREATIVE CONCEPTS MEDIA +	08/16/2019	Regular	0.00	1,502.97	96848
404466	DAIHS USA INC	08/16/2019	Regular	0.00	333.50	96849
405167	DIXON, MATT	08/16/2019	Regular	0.00	30.00	96850
404547	ELLIOTT AUTO SUPPLY INC	08/16/2019	Regular	0.00	1,744.22	96851
405619	ENGWorks, Inc	08/16/2019	Regular	0.00	175.00	96852
405008	ERICKSON THORPE & SWAINSTON L	08/16/2019	Regular	0.00	3,441.70	96853
403835	EWING IRRIGATION PRODUCTS, INC	08/16/2019	Regular	0.00	107.20	96854
403216	FARR WEST ENGINEERING	08/16/2019	Regular	0.00	20,146.75	96855
404509	FASTENAL COMPANY	08/16/2019	Regular	0.00	159.00	96856
403975	FERRELLGAS LP	08/16/2019	Regular	0.00	451.97	96857
404640	GLADDING, EDWARD A.	08/16/2019	Regular	0.00	4,185.00	96858
103470	GREAT BASIN TERMITE & PES	08/16/2019	Regular	0.00	130.00	96859
404394	GTP INVESTMENTS LLC	08/16/2019	Regular	0.00	1,057.52	96860
405322	H&E Equipment Services, Inc	08/16/2019	Regular	0.00	27.82	96861
404778	HAT, LTD	08/16/2019	Regular	0.00	2,714.88	96862
403040	HENRY SCHEIN	08/16/2019	Regular	0.00	1,703.04	96863
404980	HIGH SIERRA BUSINESS	08/16/2019	Regular	0.00	219.66	96864
100826	HISTORIC FOURTH WARD SCHOOL F	08/16/2019	Regular	0.00	612.00	96865
404328	INTERCEPT INC	08/16/2019	Regular	0.00	112.00	96866
100885	IRON MOUNTAIN INFO MGT IN	08/16/2019	Regular	0.00	601.32	96867
403834	IT1 SOURCE LLC	08/16/2019	Regular	0.00	2,130.79	96868
404771	ITS MY COMMUNITY STORE	08/16/2019	Regular	0.00	119.59	96869
103317	JBP LLC	08/16/2019	Regular	0.00	1,545.46	96870
404356	LANGUAGE LINE SERVICES IN	08/16/2019	Regular	0.00	22.85	96871
404102	LIQUID BLUE EVENTS LLC	08/16/2019	Regular	0.00	2,300.00	96872
102751	LYON CO COMPTROLLER	08/16/2019	Regular	0.00	4,305.00	96873

## Check Register

Packet: APPKT01051-2019-08-16 AP Payment cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404363	MA LABORATORIES INC	08/16/2019	Regular	0.00	3,137.23	96874
405077	MACKAY MANSION	08/16/2019	Regular	0.00	1,177.00	96875
405560	Mancuso, James V	08/16/2019	Regular	0.00	350.00	96876
404835	MCCULLOUGH, JERRY	08/16/2019	Regular	0.00	325.00	96877
405307	Mckechnie, Marla J.	08/16/2019	Regular	0.00	3,254.00	96878
405611	McPherson, Robert	08/16/2019	Regular	0.00	500.00	96879
103126	MEDICAL PRIORITY DISPATCH	08/16/2019	Regular	0.00	85.00	96880
405609	Michael's Reno Suzuki Yamaha Inc	08/16/2019	Regular	0.00	880.00	96881
405613	Midtgard, Denise Jean	08/16/2019	Regular	0.00	418.88	96882
403839	MORRIS, ROBERT T	08/16/2019	Regular	0.00	800.00	96883
100471	MOUND HOUSE TRUE VALUE	08/16/2019	Regular	0.00	310.62	96884
103303	NACCA	08/16/2019	Regular	0.00	225.00	96885
101168	NACO	08/16/2019	Regular	0.00	175.00	96886
102575	NAPA AUTO & TRUCK PARTS	08/16/2019	Regular	0.00	91.71	96887
101228	NEV ADMIN BLDG & GROUNDS	08/16/2019	Regular	0.00	8,546.67	96888
101226	NEV COMPROLLER	08/16/2019	Regular	0.00	596.00	96889
101226	NEV COMPROLLER	08/16/2019	Regular	0.00	9,659.22	96890
403317	NEV DEPT PUBLIC SAFETY	08/16/2019	Regular	0.00	1,753.50	96891
101335	NEV DEPT TAXATION	08/16/2019	Regular	0.00	107.56	96892
101225	NEV DIV OF FORESTRY	08/16/2019	Regular	0.00	9,940.50	96893
404178	NEV DIV WATER RESOURCES	08/16/2019	Regular	0.00	5,500.00	96894
101969	NEV HUMAN RESOURCES	08/16/2019	Regular	0.00	8,288.25	96895
404940	NEV HUMAN RESOURCES, LV	08/16/2019	Regular	0.00	1,999.25	96896
403632	NEVADA BLUE LTD (RNO)	08/16/2019	Regular	0.00	100.00	96897
101269	NEVADA LEGAL SERVICE INC	08/16/2019	Regular	0.00	655.00	96898
404357	NEVADA OCCUPATIONAL HLTH	08/16/2019	Regular	0.00	110.00	96899
101256	NEVADA STATE GRAZING BRD	08/16/2019	Regular	0.00	19.96	96900
101362	Nextel of California	08/16/2019	Regular	0.00	166.45	96901
405615	Nielsen, Alexys	08/16/2019	Regular	0.00	100.00	96902
102295	NTU TECHNOLOGIES INC	08/16/2019	Regular	0.00	1,253.39	96903
102782	OFFICE DEPOT INC	08/16/2019	Regular	0.00	1,015.63	96904
402926	OFFSITE DATA DEPOT, LLC	08/16/2019	Regular	0.00	266.95	96905
103220	ON THE SIDE GRAPHICS & SI	08/16/2019	Regular	0.00	100.00	96906
405127	O'REILLY AUTO ENTERPRISES LLC	08/16/2019	Regular	0.00	365.20	96907
404870	OSBORNE, JOAN	08/16/2019	Regular	0.00	2,475.00	96908
404556	OUTFRONT MEDIA LLC	08/16/2019	Regular	0.00	1,311.94	96909
405618	Peerless Construction LTD	08/16/2019	Regular	0.00	100.00	96910
403895	PETRINI, ANGELO D	08/16/2019	Regular	0.00	329.00	96911
405433	Pietro Accardi	08/16/2019	Regular	0.00	160.00	96912
405256	PIPER'S OPERA HOUSE	08/16/2019	Regular	0.00	10.00	96913
101435	PITNEY BOWES GLOBAL (LEA)	08/16/2019	Regular	0.00	1,065.81	96914
103032	POWERPLAN	08/16/2019	Regular	0.00	266.58	96915
103221	PUBLIC EMPLY RETIREMENT RETIRE	08/16/2019	Regular	0.00	2,376.18	96916
404398	RAD STRATEGIES INC	08/16/2019	Regular	0.00	6,450.00	96917
404153	RANDS & SOUTH LTD	08/16/2019	Regular	0.00	1,155.00	96918
404134	RAPID SPACE LLC	08/16/2019	Regular	0.00	330.40	96919
402937	RAY MORGAN CO INC (CA)	08/16/2019	Regular	0.00	376.59	96920
404863	REFUSE, INC	08/16/2019	Regular	0.00	498.69	96921
403339	RENO GREEN LANDSCAPING IN	08/16/2019	Regular	0.00	373.00	96922
403944	RENO TAHOE SPECIALTY INC	08/16/2019	Regular	0.00	108.00	96923
103063	RESERVE ACCOUNT	08/16/2019	Regular	0.00	600.00	96924
10026	RUPPCO INC	08/16/2019	Regular	0.00	195.50	96925
200395	SAINT MARYS ARTCENTER INC	08/16/2019	Regular	0.00	28.00	96926
103241	SBC GLOBAL SERVICES IN LD	08/16/2019	Regular	0.00	100.15	96927
101210	SBC GLOBAL SERVICES INC	08/16/2019	Regular	0.00	4,434.14	96928
	**Void**	08/16/2019	Regular	0.00	0.00	96929
405624	Sciarani & Co.	08/16/2019	Regular	0.00	2,000.00	96930
405081	SHERMARK DISTRIBUTORS INC	08/16/2019	Regular	0.00	324.00	96931
404187	SHOAF, BRIAN ALLEN	08/16/2019	Regular	0.00	15.00	96932
102980	SIERRA FIRE PROTECTION LL	08/16/2019	Regular	0.00	1,853.30	96933
405616	Sinning, Ryan	08/16/2019	Regular	0.00	100.00	96934

Check Register

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403480	SLICK INDUSTRIES LLC DBA	08/16/2019	Regular	0.00	181.00	96935
403384	SMITHS FOOD & DRUG CENTER	08/16/2019	Regular	0.00	341.23	96936
404195	SOUTHERN GLAZERS WINE & S	08/16/2019	Regular	0.00	1,238.10	96937
101658	SPB UTILITY SERVICES INC	08/16/2019	Regular	0.00	400.00	96938
101717	ST CO SCHOOL DISTRICT	08/16/2019	Regular	0.00	11,785.00	96939
101717	ST CO SCHOOL DISTRICT	08/16/2019	Regular	0.00	562,309.21	96940
101710	ST CO TREASURER	08/16/2019	Regular	0.00	194,909.15	96941
101745	ST CO WATER SYSTEM	08/16/2019	Regular	0.00	4,823.87	96942
405475	Staples Contract & Commercial, Inc	08/16/2019	Regular	0.00	125.51	96943
404871	STAR2STAR COMMUNICATIONS, LLC	08/16/2019	Regular	0.00	472.91	96944
101229	State of Nevada	08/16/2019	Regular	0.00	35.00	96945
403892	SUN PEAK ENTERPRISES	08/16/2019	Regular	0.00	3,085.00	96946
405124	TERRY, SHIRLEY	08/16/2019	Regular	0.00	1,655.00	96947
405185	THATCHER COMPANY	08/16/2019	Regular	0.00	1,553.17	96948
404615	THE ANTOS AGENCY	08/16/2019	Regular	0.00	1,200.00	96949
101786	THERMATEMP	08/16/2019	Regular	0.00	360.00	96950
404845	THOMAS PETROLEUM LLC	08/16/2019	Regular	0.00	4,303.46	96951
404454	TITAN CONSTR SUPPLY, INC	08/16/2019	Regular	0.00	2,205.07	96952
405614	Trubitsky, Melissa	08/16/2019	Regular	0.00	100.00	96953
101845	US POSTOFFICE (VC)	08/16/2019	Regular	0.00	200.00	96954
403894	VIRGINIA & TRUCKEE RR CO, INC.	08/16/2019	Regular	0.00	6,808.00	96955
403893	VIRGINIA CITY TOURS INC	08/16/2019	Regular	0.00	1,472.00	96956
402820	WALKER & ASSOCIATES	08/16/2019	Regular	0.00	2,167.00	96957
101932	WASHOE CO SHERIFFS OFFICE	08/16/2019	Regular	0.00	22,368.00	96958
405574	Washoe County Forensic Science Di	08/16/2019	Regular	0.00	524.00	96959
103080	WATERS SEPTIC TANK SV DBA	08/16/2019	Regular	0.00	740.00	96960
103237	WESTERN ENVIRONMENTAL LAB	08/16/2019	Regular	0.00	50.00	96961
101921	WESTERN NEV DEVELOP DIST	08/16/2019	Regular	0.00	5,000.00	96962
101920	WESTERN NEVADA SUPPLY CO	08/16/2019	Regular	0.00	614.49	96963
404295	WELLS ONE COMMERCIAL CARD	08/16/2019	Bank Draft	0.00	11,699.52	DFT0000300

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	215	142	0.00	990,173.49
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	18	1	0.00	11,699.52
EFT's	2	1	0.00	12,000.00
	<b>235</b>	<b>145</b>	<b>0.00</b>	<b>1,013,873.01</b>

Approved by the Storey County Board of Commissioners:

\_\_\_\_\_ Chairman  
 \_\_\_\_\_ Commissioner  
 \_\_\_\_\_ Commissioner  
 \_\_\_\_\_ Comptroller  
 \_\_\_\_\_ Date  
 \_\_\_\_\_ Treasurer  
 \_\_\_\_\_ Date



### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2019	<u>1,013,873.01</u>
			<b>1,013,873.01</b>



# Check Register

Packet: APPKT01050 - 2019-08-16 AP Payment V&T cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP V&amp;T-AP V&amp;T</b>						
405620	Argentum Partners	08/16/2019	Regular	0.00	60,125.19	1005
405380	Barkdull-Spencer, Elaine	08/16/2019	Regular	0.00	12,962.43	1006
405280	Bobula, James Clark	08/16/2019	Regular	0.00	1,364.00	1007
405621	Capital Sanitation	08/16/2019	Regular	0.00	89.80	1008
405623	Certified Folder	08/16/2019	Regular	0.00	772.48	1009
405224	KENNETH L DORR JR SOLE M	08/16/2019	Regular	0.00	2,011.90	1010
405530	Knoke, Don G.	08/16/2019	Regular	0.00	771.00	1011
405221	RAIL EVENTS INC.	08/16/2019	Regular	0.00	691.20	1012
405320	Ses Nevada, LLC	08/16/2019	Regular	0.00	539.40	1013
405622	Sierra Pacific Power	08/16/2019	Regular	0.00	44.90	1014
405378	Virginia & Truckee RR CO Inc.	08/16/2019	Regular	0.00	19,775.00	1015
405226	WILLAMAN, GABRIEL	08/16/2019	Regular	0.00	6,695.00	1016

**Bank Code AP V&T Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	19	12	0.00	105,842.30
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>19</b>	<b>12</b>	<b>0.00</b>	<b>105,842.30</b>

Approved by the Storey County Board of Commissioners:

\_\_\_\_\_ Chairman  
 \_\_\_\_\_ Commissioner  
 \_\_\_\_\_ Commissioner  
 \_\_\_\_\_ Comptroller  
 \_\_\_\_\_ Date  
 \_\_\_\_\_ Treasurer  
 \_\_\_\_\_ Date

### Fund Summary

<b>Fund</b>	<b>Name</b>	<b>Period</b>	<b>Amount</b>
221	V&T COMMISSION	8/2019	105,842.30
			<u>105,842.30</u>



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** September 3, 2019

**Estimate of time required:** 0-5 mins

**Agenda:** Consent  Regular agenda  Public hearing required

---

1. **Title:** For Possible Action – Approval – Assessor’s Recommended Corrections to 2016-17, 2017-18, 2018-19 and 2019-20 Secured Tax Rolls

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

**Department:** Assessor’s Office

**Telephone:** 847-0961

4. **Staff summary:** Parcel 004-111-10 was overassessed for the 2016-17, 2017-18, 2018-19 and 2019-20 tax years due to the improvements being unusable or uninhabitable since 2016. The tax bills require adjustment per NRS 361.768.

5. **Supporting materials:** Please see attached letter with adjusted assessed values and tax amounts.

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Assessor’s Office

\_\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 5 II

**Jana Seddon**

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE  
26 South B Street  
P.O. Box 494  
Virginia City, NV 89440

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

August 26, 2019

Memo to: Storey County Commissioners

Re: 004-111-10

The above referenced parcel was billed with errors for the 2016-17, 2017-18, 2018-19 and 2019-20 tax years. Our office has recently been notified that the improvements on the property have been unusable or uninhabitable since 2016 and therefore the assessment for the years noted above should have been adjusted as a result. In accordance with NRS 361.768, I am requesting the following changes be made:

	<u>2016/17</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>
Assessed Value	150,474	146,319	142,527	145,090
Tax Rate	3.4607%	3.4607%	3.4607%	3.4607%
Taxes Billed	\$ 5,207.45	\$ 5,063.66	\$ 4,932.43	\$ 5,021.13
<b>CORRECTED</b>				
Assessed Value	-	-	-	-
Tax Rate	3.4607%	3.4607%	3.4607%	3.4607%
<b>Adjusted Tax Bill</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Please approve these corrections, and advise the County Treasurer to make the changes and issue a corrected tax bill to the taxpayer, as necessary.

Thank You,



Jana Seddon  
Storey County Assessor



**ANNE M. LANGER**  
**STOREY COUNTY DISTRICT ATTORNEY**  
P.O. Box 496 • 201 South C Street, Virginia City, Nevada 89440

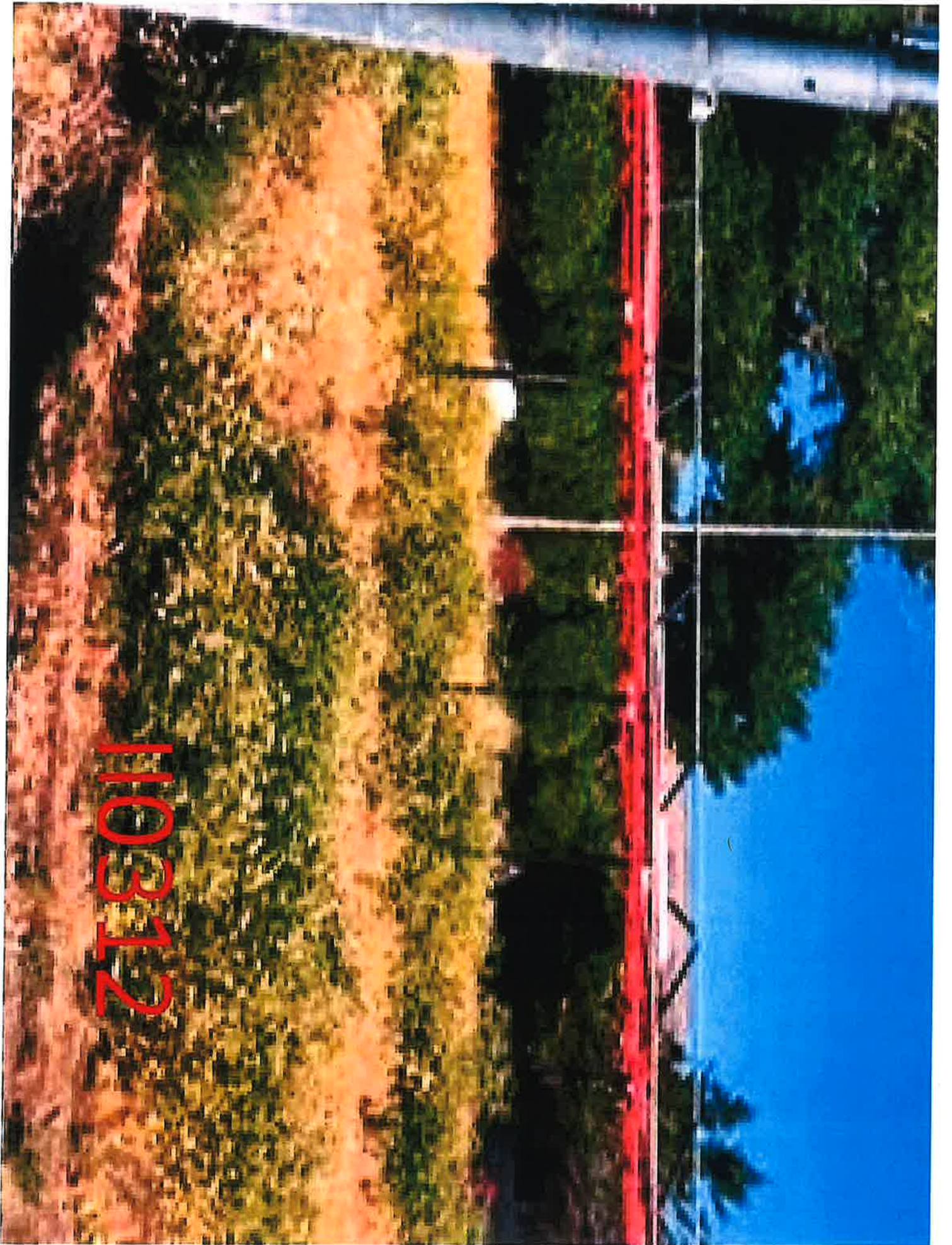
---

**MEMO TO: Jana Seddon**  
**DATE: August 23, 2019**  
**SUBJECT: Old Bridge Ranch Brothel**  
**FROM: Keith Loomis**

Attached are photos of the condition of the Old Bridge Ranch brothel. While the date of the photos is unclear, there is a website found at <http://raisethestakeseditions.com/old-bridge-ranch/> depicting the brothel as it appeared in April of 2016. The scenes are essentially identical. On the basis of the condition of the property as depicted it appears appropriate to treat the assessed value of the property as established by your office as an overassessment pursuant to NRS 361.768. As the assessment is for an improvements only parcel and the improvements are essentially valueless, my recommendation is to establish the value as \$0.00 from 2016 to present.



110311

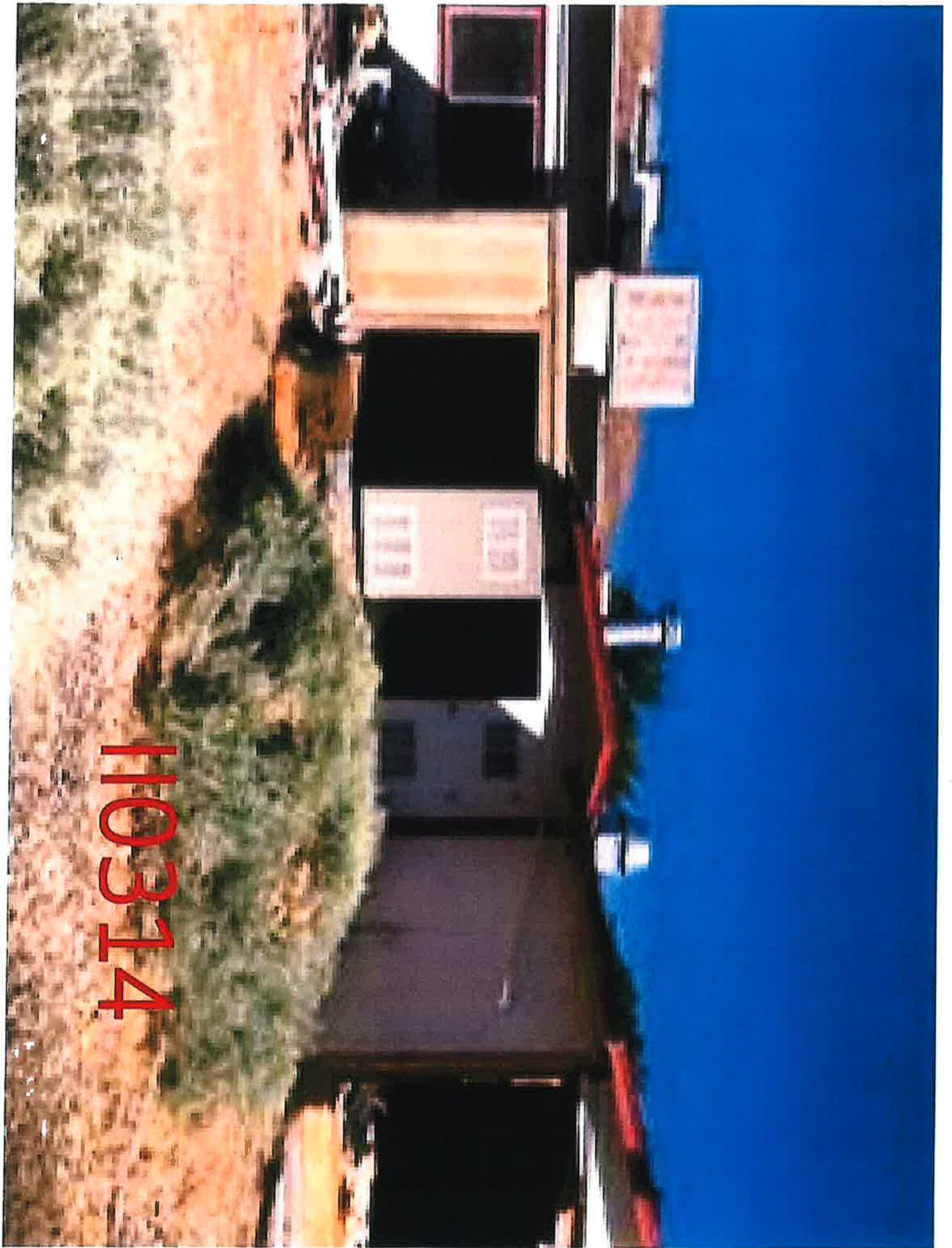


110312





110313



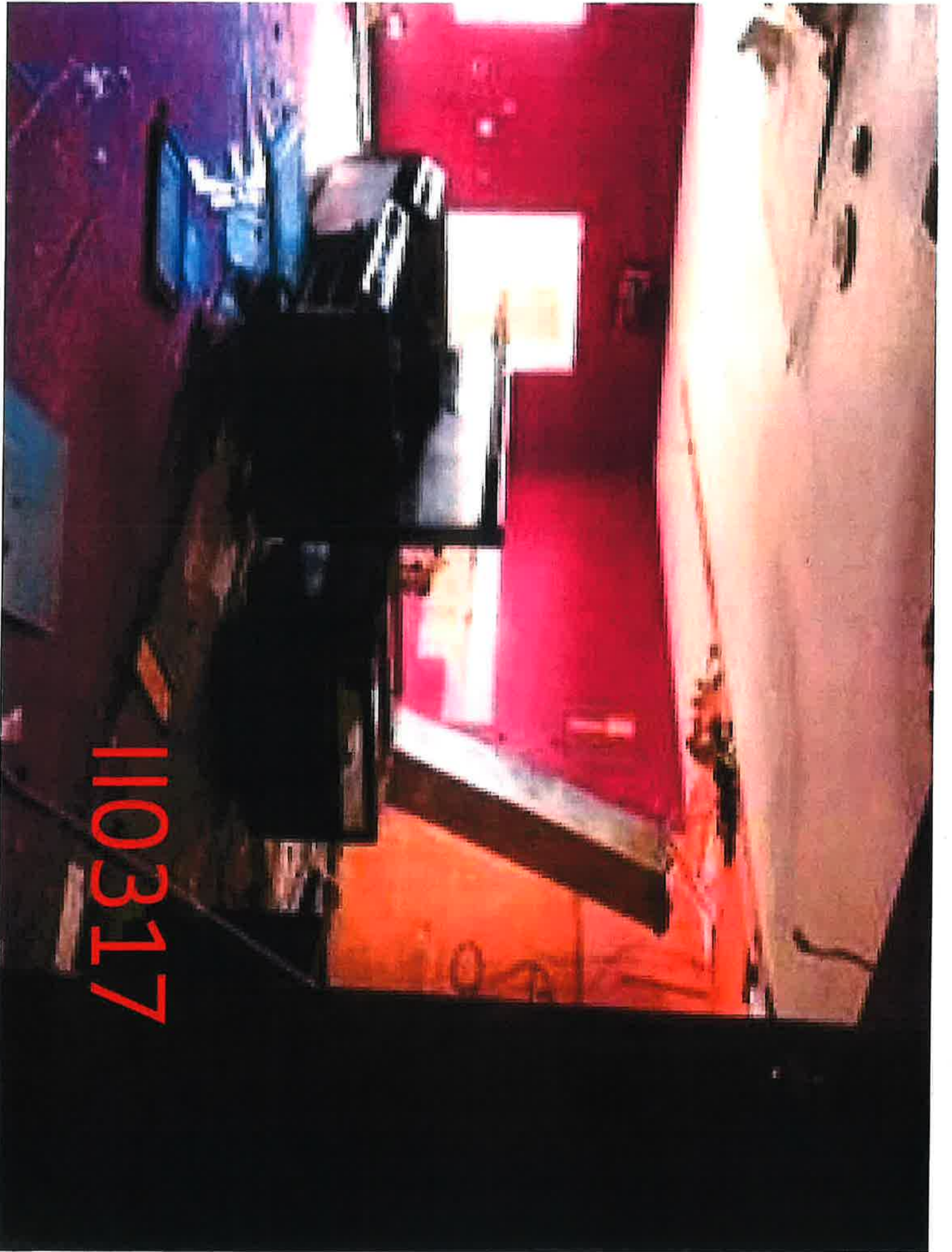
110314



110315



110316

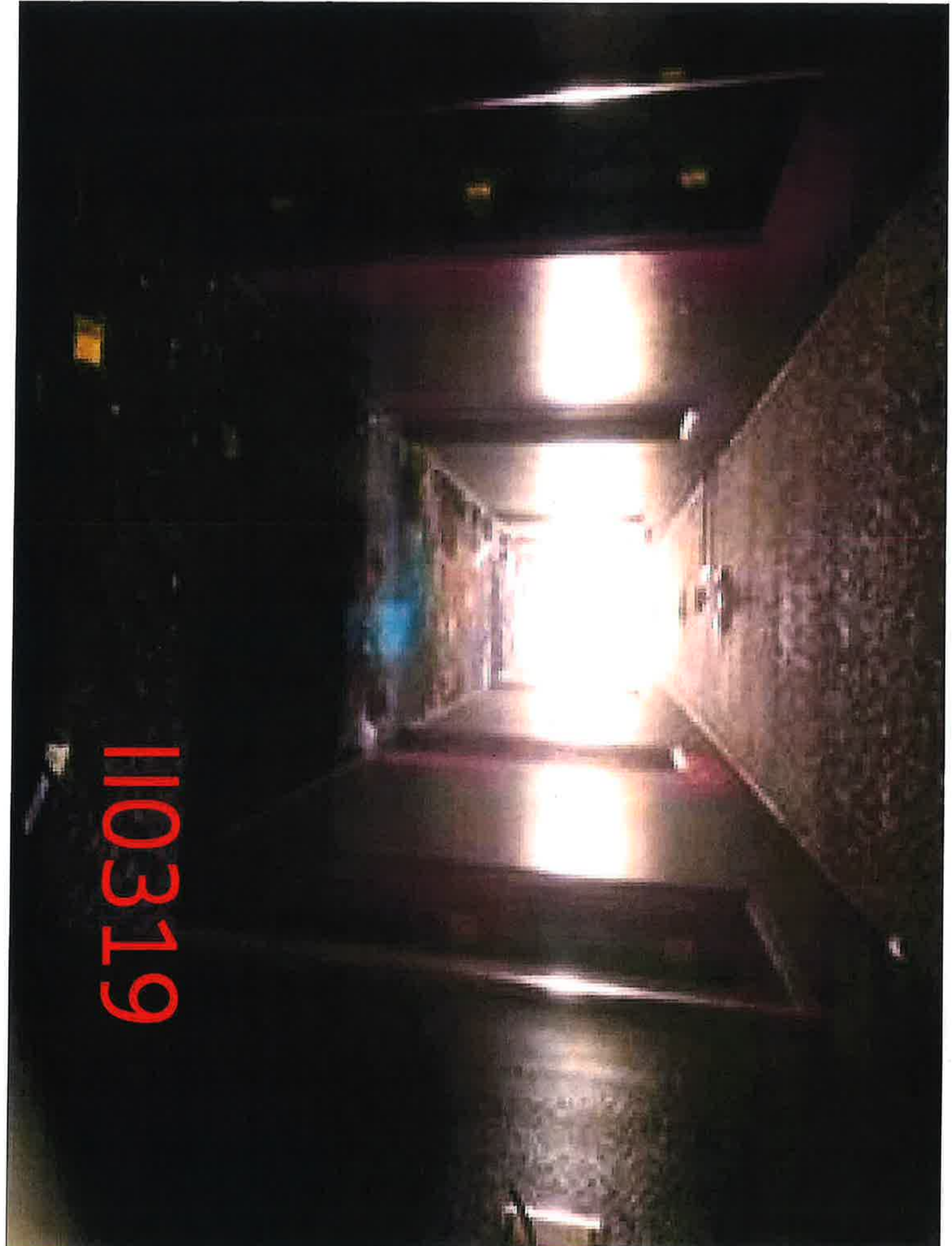


110317

110318



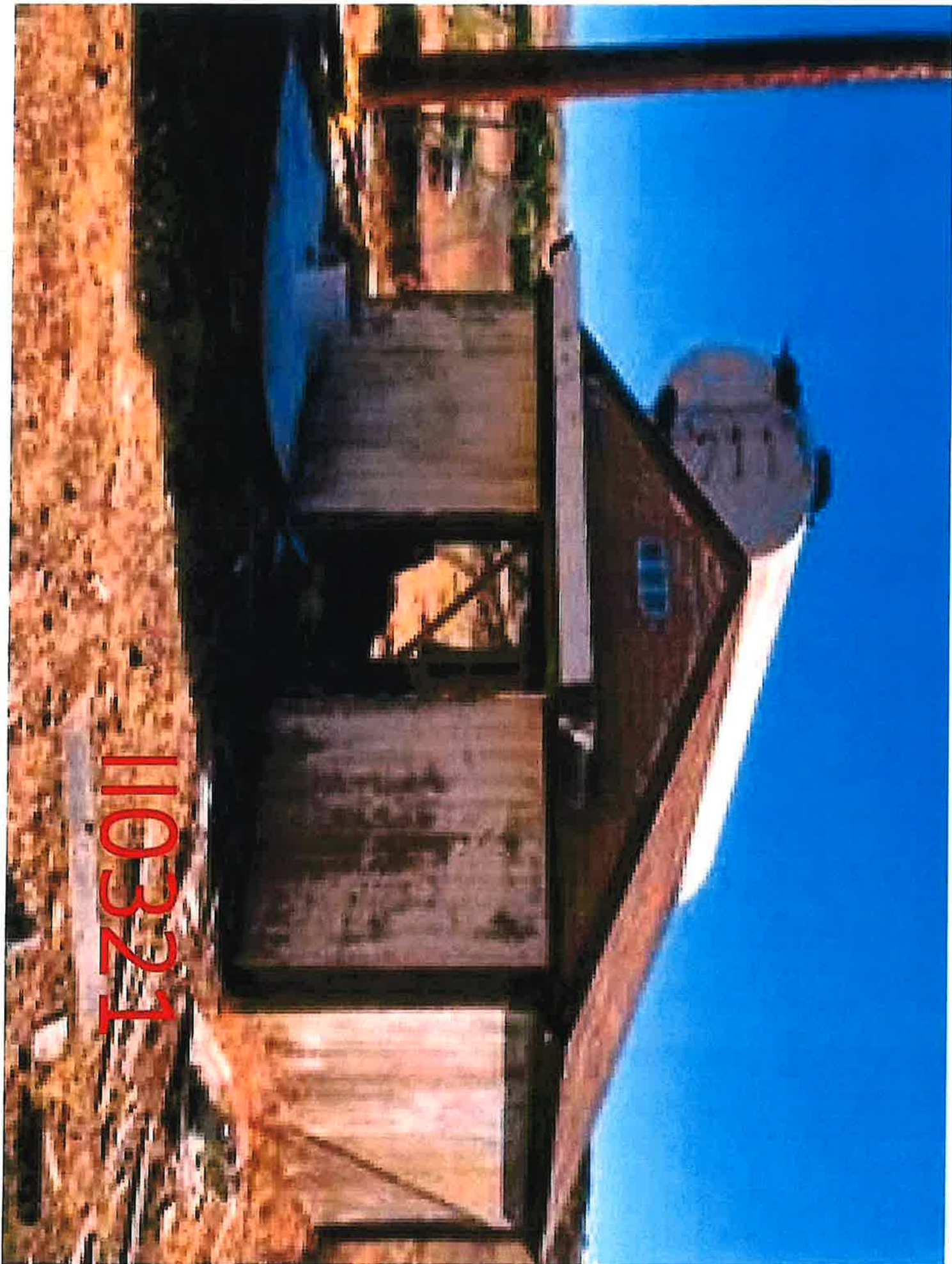
110319





110320



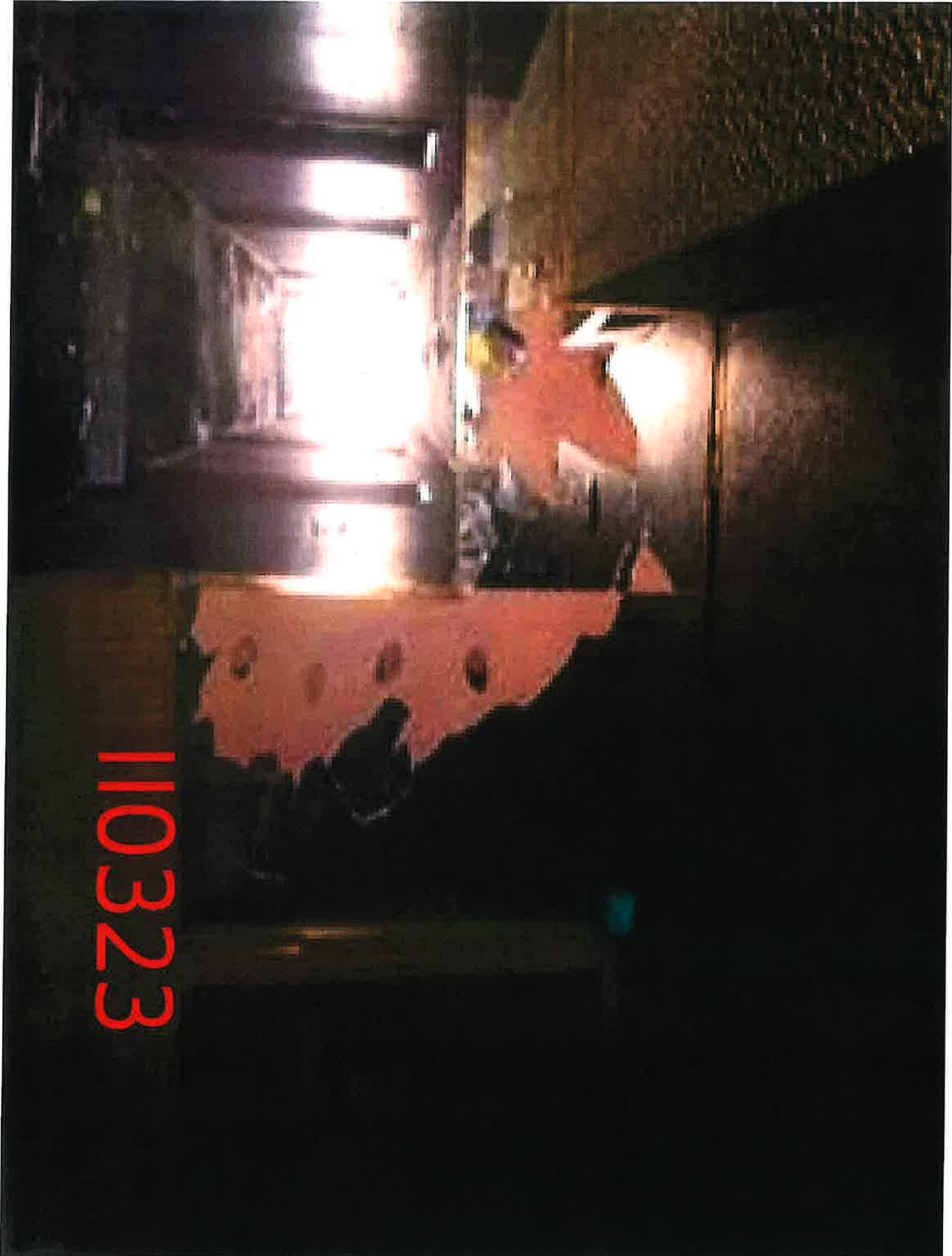


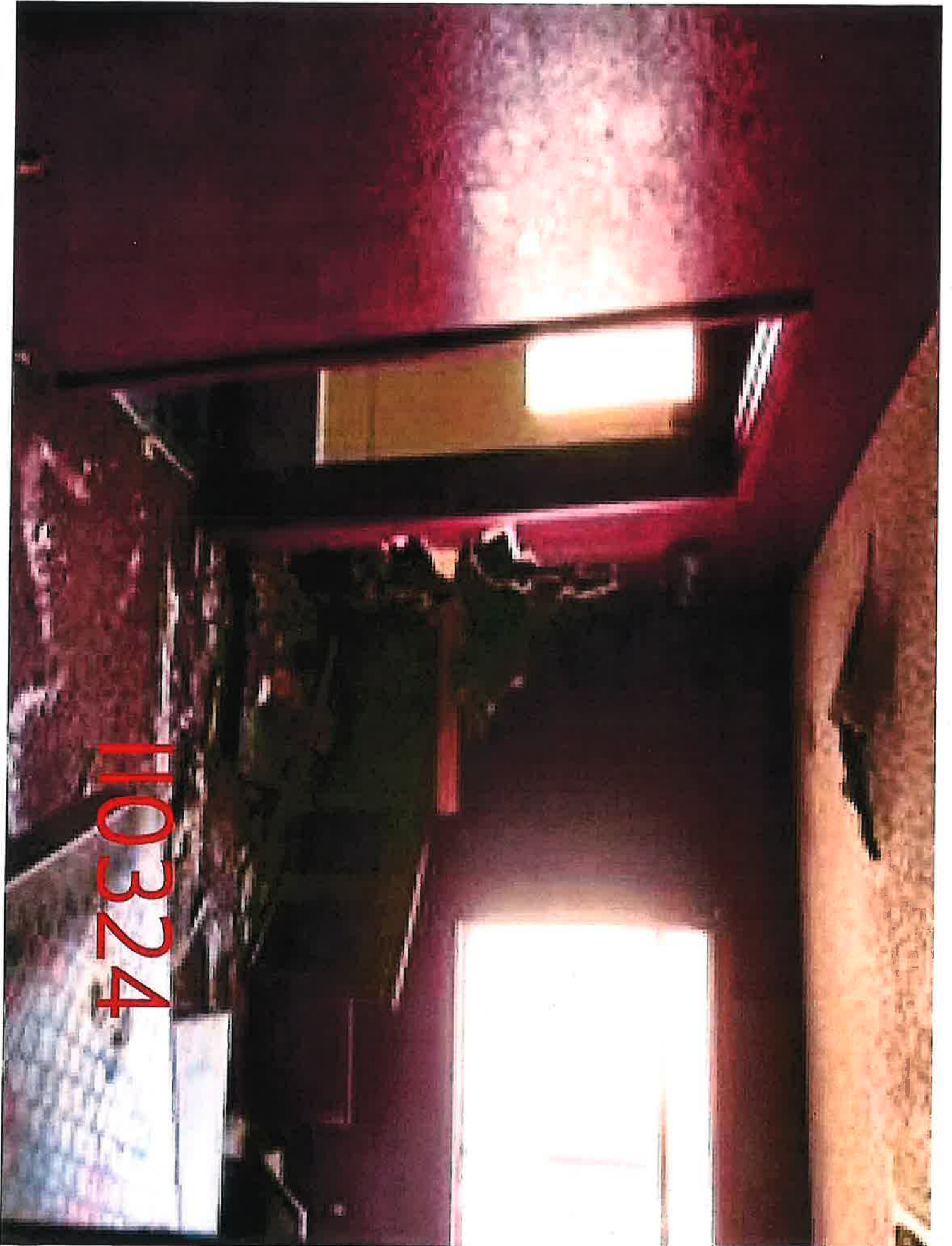
110321



110322

110323

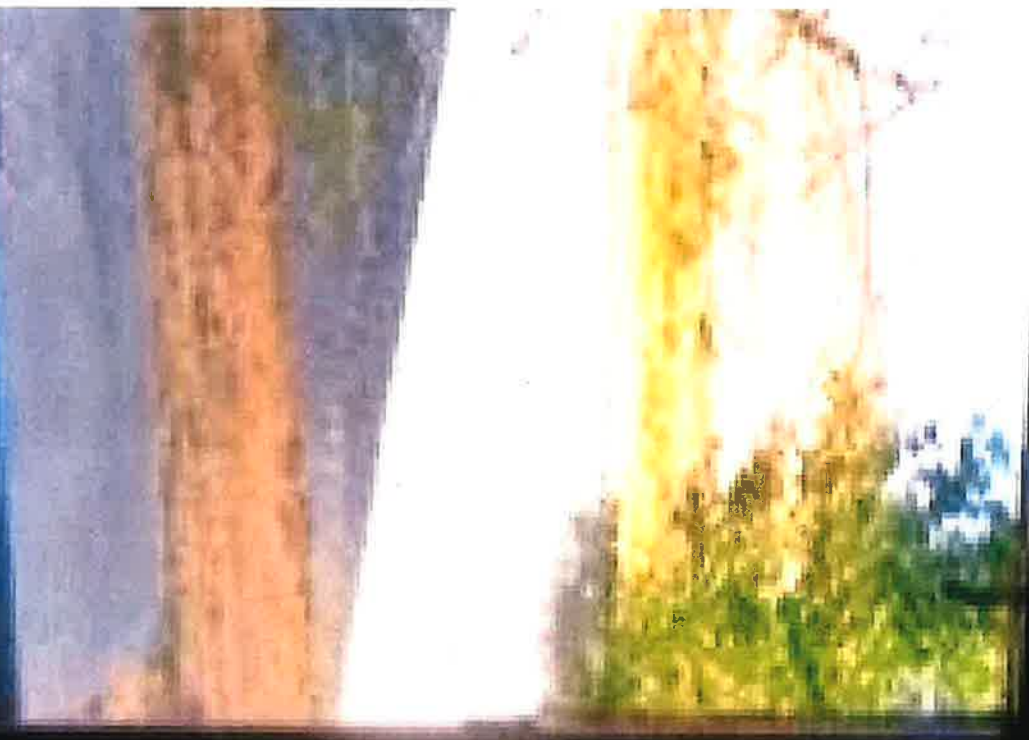




1103224

110325



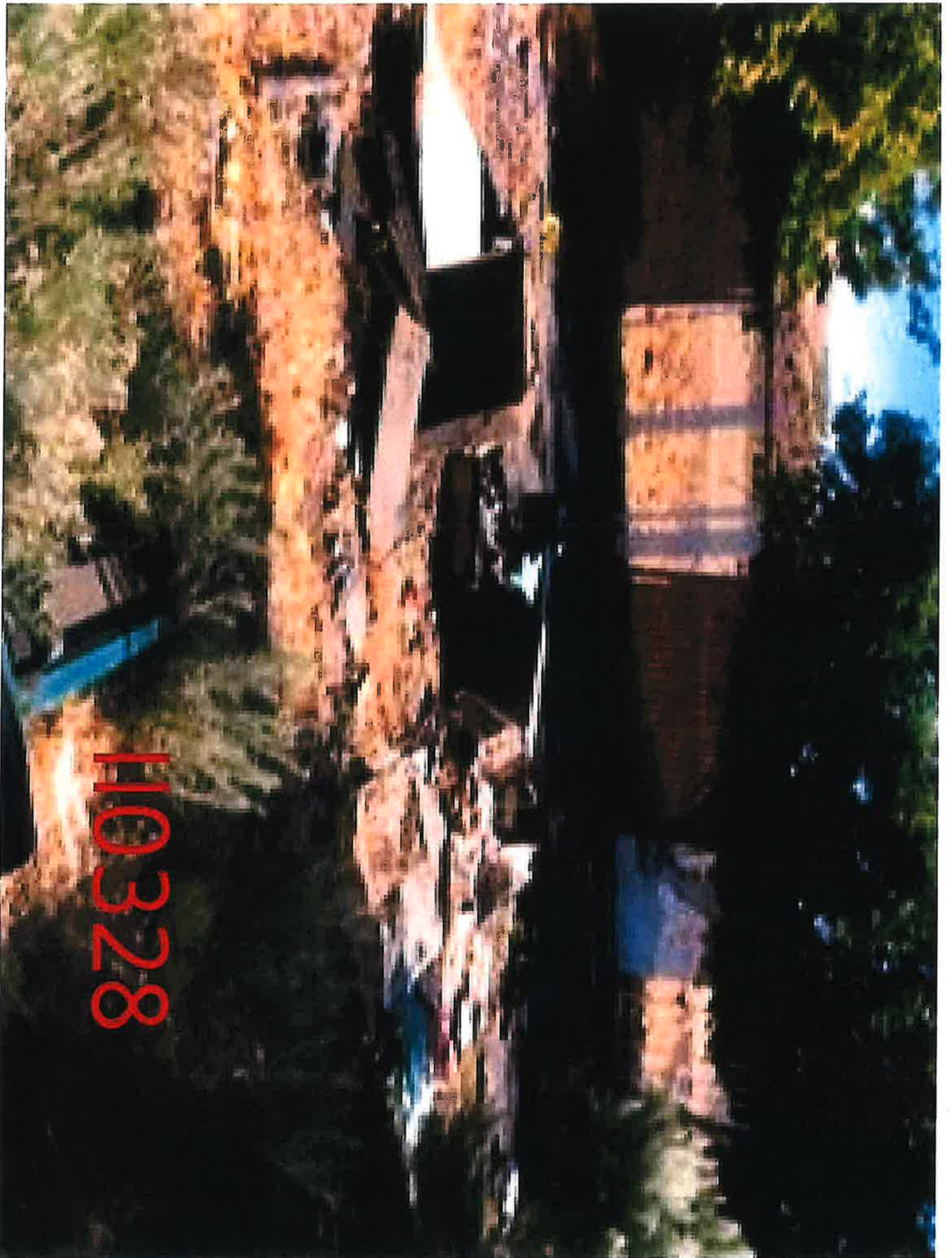


110326



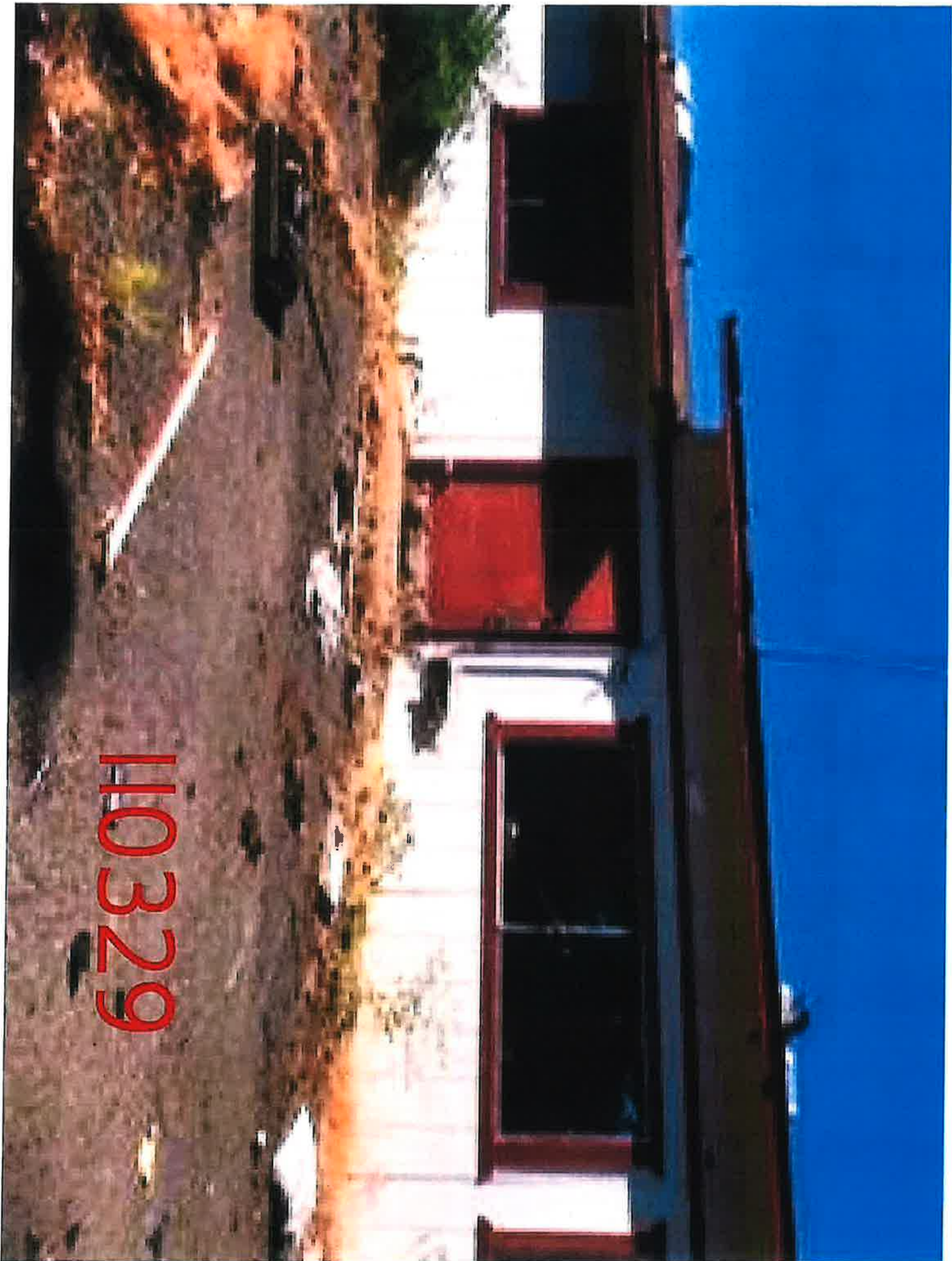


110327

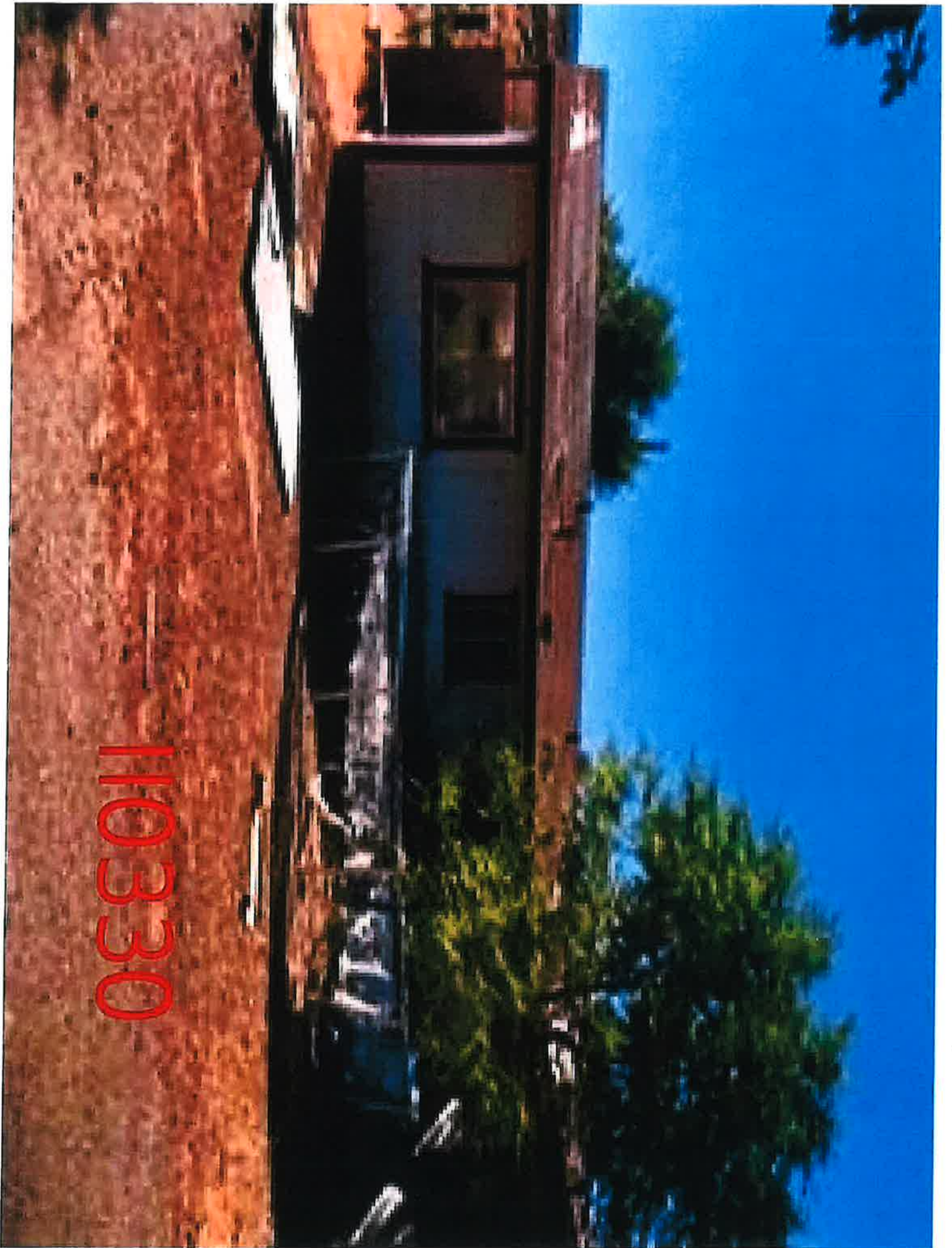


110328





110329



1103330

1103331



1103332





1103333



110334



110335



110336



110337





# Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** September 3, 2019

**Estimate of time required:** 1 min

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

1. **Title:** For possible action approval of the Assessor's Log of Changes made to the 2019-20 Secured Roll pursuant to NRS 361.310

2. **Recommended motion** Approve the Assessor's Log of Changes made to the 2019-20 Secured Roll pursuant to NRS 361.310

3. **Prepared by:** Jana Seddon/Jessie Fain

**Department:** Assessor

**Telephone:** 847-0961

4. **Staff summary:** Procedural matter per NRS 361.310

5. **Supporting materials:** 2019-20 Log of Changes

6. **Fiscal impact:** Assessed Value increase of \$18,465,779

Funds Available: n/a



Fund: General

\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head  
 County Manager

Department Name: Commissioners

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No \_\_\_\_\_

I CERTIFY THAT THE ASSESSMENTS AND OTHER INFORMATION PROVIDED HEREIN ARE IN ACCORDANCE WITH THE NEVADA REVISED STATUTES AND THE REGULATIONS OF THE NEVADA TAX COMMISSION.

COUNTY: Storey County  
 ROLL: 2019-20

DATE 6-27-19

Assessor For Storey County

DATE OF CHANGE	PARCEL NUMBER		LAND IMPR. CODE	P.P.	EX	ASSESSED VALUE CHANGE		COMMENT
	OLD	NEW				OLD	NEW	
12/28/18	003-555-02	SAME			G-1		4,050	ADDING PERSONAL EXEMPTION AMOUNT
1/03/19	001-102-05	SAME			G-1		1,400	NEW VET EXEMPTION
1/03/19	003-461-25	SAME			G-1		2,800	NEW VET EXEMPTION
1/14/19	003-401-02	SAME			G-1		21,000	NEW VET EXEMPTION FOR 2019-20
1/15/19	001-172-01	SAME			G-1		2,102	PROPERTY PURCHASED BY STOREY COUNTY
1/22/19	003-393-02	SAME	J-1			130,335	104,942	CORRECTION OF COMPLETION YEAR AND PERCENT COMPLETE
	003-393-02	SAME	H-4			104,942	85,071	CORRECTION FOR WEIGHTED YEAR AND PERCENT COMPLETE
	003-393-02	SAME	H-4			85,071	113,577	CORRECTIONS FOR % COMPLETE AND OVER RIDE
1/24/19	001-086-19	SAME	J-1			55,062	37,698	STIPULATED AGREEMENT PER INCOME STATEMENTS
1/29/19	001-172-01				C-3	2,102	2,102	PARCEL KILLED
	001-172-01							PARCEL KILLED
1/29/19	001-172-01	001-172-05	C-1				2,102	PARCEL CREATED BY SPLIT
1/29/19	001-172-01	001-172-06	C-1				1,840	PARCEL CREATED BY SPLIT
1/29/19	003-522-20	SAME			G-1		2,800	VET DECEASED
1/30/19	001-073-01	SAME	J-1				8,739	STIPULATED AGREEMENT
1/30/19	001-073-02	SAME	J-1				26,176	STIPULATED AGREEMENT
1/30/19	001-073-07	SAME	J-1				4,911	STIPULATED AGREEMENT
1/30/19	001-073-12	SAME	J-1				3,599	STIPULATED AGREEMENT
1/30/19	001-073-17	SAME	J-1				25,595	STIPULATED AGREEMENT
1/30/19	001-073-19	SAME	J-1				13,365	STIPULATED AGREEMENT
1/30/19	001-073-20	SAME	J-1				18,504	STIPULATED AGREEMENT
1/30/19	001-073-21	SAME	J-1				17,978	STIPULATED AGREEMENT
1/30/19	001-132-08	SAME	H-4				4,807	CORRECT TYPE OF BLDG TO BUNKHSE
	001-132-08	SAME	H-4				12,335	CORRECT VALUE DUE TO ROAD EASEMENT
1/31/19	004-093-34	SAME	C-1				175	SPLIT
2/01/19	005-071-19	SAME			G-1		608,495	CENTRALLY ASSESSED
2/01/19	005-071-17	SAME			G-1		198,683	CENTRALLY ASSESSED
2/04/19	004-131-03	SAME	J-1				1,229,473	COB STIPULATED AGREEMENT
2/05/19	001-172-05	SAME			G-1		2,102	TRANSFER TO COUNTY
2/05/19	001-172-06	SAME			G-1		1,840	TRANSFER TO COUNTY
2/05/19	001-172-04	SAME			G-1		2,419	TRANSFER TO COUNTY
3/05/19	001-194-03	SAME	H-2				26,440	CORRECTION FOR TRAVEL WAY SIZE
3/06/19	004-093-34	SAME			G-1		175	COUNTY EXEMPT
3/06/19	004-093-26				C-3		212	PARCEL KILLED
	004-093-26				C-3		212	PARCEL KILLED
	005-031-20				C-3		175	PARCEL KILLED
	004-093-34				C-3		175	PARCEL KILLED
	004-093-34				C-3		175	PARCEL KILLED

I CERTIFY THAT THE ASSESSMENTS AND OTHER INFORMATION PROVIDED HEREIN ARE IN ACCORDANCE WITH THE NEVADA REVISED STATUTES AND THE REGULATIONS OF THE NEVADA TAX COMMISSION.

COUNTY: Storey County  
 ROLL: 2019-20

DATE

Assessor For Storey County

DATE OF CHANGE	PARCEL NUMBER		LAND IMPR.	CODE	P. P.	EX	ASSESSED VALUE		CHANGE	COMMENT
	OLD	NEW					OLD	NEW		
3/15/19	004-093-33	SAME	C-1			G-1		175	PARCEL SPLIT THIS PTN INTO A NON EXEMPT OWNER	
3/20/19	001-172-03	SAME				G-1	1,840	15,825	GOVERNMENT ENTITY	
3/20/19	001-172-06	SAME				G-1	24,669	NO LONGER OWNED BY GOVERNMENT ENTITY		
4/10/19	001-207-13	SAME	C-3					35,250	PARCEL KILLED	
4/10/19	001-207-13	001-207-20	C-1					35,250	PARCEL CREATED BY SPLIT	
4/10/19	001-207-13	001-207-21	C-1					35,250	PARCEL CREATED BY SPLIT	
4/10/19	001-207-20	SAME	H-4				35,250	12,338	INPUT TAXABLE VALUE INSTEAD OF ASSESSED WHEN SPLIT	
4/10/19	001-207-21	SAME	H-4				2,211	12,338	INPUT TAXABLE VALUE INSTEAD OF ASSESSED WHEN SPLIT	
4/18/19	005-011-58	SAME	F-1				58,789	600,711	ACRES OUT OF AG	
4/19/19	005-051-23	SAME	C-3					7,065	PARCEL KILLED	
5/01/19	001-135-06	SAME				G-1		14,848	GOVERNMENT ENTITY	
5/01/19	001-136-01	SAME				G-1		8,327	GOVERNMENT ENTITY	
5/01/19	001-173-01	SAME				G-1		3,722	GOVERNMENT ENTITY	
5/01/19	001-176-01	SAME				G-1		340,611	GOVERNMENT ENTITY	
5/01/19	005-091-55	SAME				G-1		19,857	GOVERNMENT ENTITY	
5/01/19	005-101-37	SAME				G-1			PARCEL KILLED	
5/01/19	002-031-37	002-031-37	C-3				17,668	17,668	PARCEL KILLED	
5/01/19	002-031-37	002-031-38	C-1				39,795	19,740	PARCEL CREATED BY SPLIT	
5/01/19	002-031-37	002-031-38	C-1					20,063	PARCEL CREATED BY SPLIT	
5/01/19	002-031-37	002-031-39	C-1					20,037	DIVISION OF IMPROVEMENTS AFTER PCL SPLIT	
5/01/19	002-031-38	SAME	C-1					942	IMPROVE SHIFT AFTER PARCEL SPLIT	
5/01/19	002-031-39	SAME	C-1					690,077	PROPERTY OWNERSHIP TRANSFER	
5/01/19	003-523-09	SAME				G-1		1,170,398	BOUNDARY LINE ADJUSTMENT	
5/08/19	004-093-36	SAME	C-1					1,062,147	BOUNDARY LINE ADJUSTMENT	
5/08/19	005-031-21	SAME	C-1					14,473	LOT CONSOLIDATION	
5/08/19	003-314-27	SAME	C-2					63,744	PARCEL KILLED	
5/08/19	003-072-19	003-072-19	C-3				6,067	6,067	PARCEL KILLED	
5/08/19	003-072-18	003-072-18	C-3				6,067	6,067	PARCEL KILLED	
5/08/19	003-072-19	003-072-32	C-2					9,100	PARCELS COMBINED	
5/09/19	005-041-26	005-041-78	C-3					92,401	PARCEL CREATED BY SPLIT	
5/09/19	005-041-26	005-041-78	C-1					59,048	PARCEL CREATED BY SPLIT	
5/09/19	005-041-26	005-041-79	C-1						PARCEL KILLED	

LOG OF CHANGES MADE TO THE SECURED ROLL PURSUANT TO NRS 361.310

I CERTIFY THAT THE ASSESSMENTS AND OTHER INFORMATION PROVIDED HEREIN ARE IN ACCORDANCE WITH THE NEVADA REVISED STATUTES AND THE REGULATIONS OF THE NEVADA TAX COMMISSION.

COUNTY: Storey County  
 ROLL: 2019-20  
 DATE: \_\_\_\_\_, Assessor For Storey County

DATE OF CHANGE	PARCEL NUMBER		LAND IMPR.	CODE	P.P.	EX	ASSESSED VALUE		CHANGE	COMMENT
	OLD	NEW					OLD	NEW		
5/09/19	005-041-26	005-041-80	C-1				20,310	87,819	31,009	PARCEL CREATED BY SPLIT
5/14/19	001-034-15	SAME	C-2				58,673			LOT CONSOLIDATION
5/14/19	003-141-06	003-141-06	C-3				6,067			PARCEL KILLED
5/14/19	003-141-07	003-141-07	C-3				6,067			PARCEL KILLED
5/14/19	003-141-06	003-141-28	C-2				58,673	58,673	9,100	PARCELS COMBINED
5/14/19	001-207-18	001-207-18	C-3				28,000			PARCEL KILLED
5/14/19	001-207-18	001-207-18	C-3				70,935			PARCEL KILLED
5/14/19	001-207-18	001-207-18	C-3				12,335			PARCEL KILLED
5/14/19	001-207-21	001-207-21	C-3				12,335			PARCEL KILLED
5/14/19	001-207-18	001-207-22	C-2				28,000	28,000	22,513	PARCELS COMBINED
5/14/19	001-207-18	001-207-22	C-2				70,935	70,935	22,513	PARCELS COMBINED
5/14/19	001-207-18	001-207-22	C-2				22,513	22,513		PARCELS COMBINED
5/22/19	003-553-16	SAME					28,000			SOLD HOME
5/27/19	003-534-19	SAME		B-1			25,867	26,350		NEW CONST
5/27/19	003-313-05	SAME		B-1			25,972	29,757		NEW SHED & WCP
5/27/19	003-303-23	SAME		B-1				6,825		NEW MH
5/27/19	003-304-21	SAME		B-1			28,231	30,502		NEW GARAGE
5/27/19	003-273-18	SAME		B-1			63,891	65,473		NEW DECK
5/27/19	004-271-52	SAME		B-1			46,195	47,399		NEW SHED
5/27/19	004-281-48	SAME		B-1			6,948	15,994		NEW SHEDS
5/27/19	001-255-08	SAME		B-1			9,766	69,352		RES 100% COMPLETE
5/28/19	001-246-21	SAME		B-1			25,127	82,312		NEW RES IS 100% COMP
5/28/19	001-086-16	SAME		B-1			30,124	31,038		NEW FIRE SPRINK
5/28/19	001-086-08	SAME		B-1			55,628	56,930		NEW SPRINKLERS
5/28/19	001-073-28	SAME		B-1			87,080	134,626		RES 100% COMPLETE
5/28/19	001-246-24	SAME		B-1				29,149		NEW RES @ 35% COMPLETE
5/28/19	001-132-27	SAME		B-1			8,332	10,305		RES IS 70% COMPLETE
5/29/19	004-071-08	SAME					2,800			DECEASED
5/30/19	001-053-14	SAME						1,400		VETERAN'S EXEMPTION
5/30/19	003-552-16	SAME						2,800		VETERAN'S EXEMPTION
5/30/19	003-285-10	SAME						21,000		NEW EXEMPTION
5/30/19	001-135-07	SAME						2,800		NEW EXEMPTION
5/30/19	003-451-12	SAME						21,000		NEW EXEMPTION
5/30/19	003-534-15	SAME						2,800		NEW EXEMPTION
5/30/19	001-091-01	SAME						1,400		NEW EXEMPTION

I CERTIFY THAT THE ASSESSMENTS AND OTHER INFORMATION PROVIDED HEREIN ARE IN ACCORDANCE WITH THE NEVADA REVISED STATUTES AND OTHER REGULATIONS OF THE NEVADA TAX COMMISSION.

COUNTY: Storey County  
 ROLL: 2019-20  
 DATE: \_\_\_\_\_, Assessor for Storey County

DATE OF CHANGE	PARCEL NUMBER		LAND IMPR	CODE P.P.	EX	ASSESSED VALUE CHANGE		COMMENT
	OLD	NEW				OLD	NEW	
5/30/19	003-023-16	SAME			G-1		2,800	NEW EXEMPTION
5/30/19	001-021-08	SAME			G-1		2,800	NEW EXEMPTION
5/30/19	003-122-06	SAME			G-1		21,000	CHANGE IN DISABILITY AMOUNT
5/30/19	003-393-10	SAME			G-1		2,800	UPDATE EXEMPTION
5/30/19	003-293-03	SAME			G-1		2,800	NEW EXEMPTION
6/03/19	003-316-05	SAME		B-1			16,166	NEW SIDING AND WINDOWS
6/03/19	004-271-28	SAME		B-1			52,553	NEW RES 70%
6/03/19	004-271-28	SAME		B-1			58,927	ADDED WELL TO NEW CONST
6/03/19	004-121-30	SAME		B-1			56,920	NEW RES 100%
6/03/19	003-284-08	SAME		B-1			155,344	NEW METAL BLDG
6/03/19	004-271-49	SAME		B-1			31,592	NEW METAL BLDG
6/03/19	004-121-31	SAME		B-1			103,708	NEW METAL BLDG
6/03/19	004-121-30	SAME		B-1			118,297	NEW HAY STORAGE
6/03/19	001-212-03	SAME		B-1			463,163	NEW HAY STORAGE
6/04/19	003-551-08	SAME		B-1			156,776	SEPTIC
6/03/19	001-211-01	SAME		H-2			39,651	RES IS 40% COMPLETE
6/03/19	001-024-14	SAME		B-1			22,141	CORRECT SQUARE FOOTAGE
6/03/19	003-081-24	SAME		B-1			49,630	RES IS 85% COMP
6/03/19	003-442-03	SAME		B-1			70,792	RES IS 85% COMP
6/04/19	003-524-04	SAME		B-1			50,365	REPLACED OLD DECK
6/03/19	003-431-14	SAME		B-1			6,374	NEW W/S
6/04/19	003-524-06	SAME					58,711	RES 100% COMP
6/04/19	003-121-15	SAME					28,000	NEW EXEMPTION
6/04/19	003-295-03	SAME					80,525	NEW RES IS 50% COMPL
6/04/19	003-442-03	SAME					28,000	NEW EXEMPTION
6/04/19	003-524-21	SAME					1,400	NEW EXEMPTION
6/04/19	001-264-11	SAME					28,000	NEW EXEMPTION
6/03/19	003-451-22	SAME		B-1			30,649	NEW RES 15% COMPL
6/03/19	003-431-14	SAME		B-1			81,957	ADD SEPTIC
6/03/19	003-321-21	SAME		B-1			115,474	NEW METAL BLDG
6/03/19	003-331-11	SAME		B-1			126,613	CONVERTED SHOP TO RESIDENCE
6/05/19	004-121-30	SAME		H-2			155,328	CORRECT SF OF RES
6/05/19	003-014-47	SAME		B-1			68,538	ADD FIN ABOVE GARAGE

LOG OF CHANGES MADE TO THE SECURED ROLL PURSUANT TO NRS 361.310

I CERTIFY THAT THE ASSESSMENTS AND OTHER INFORMATION PROVIDED HEREIN ARE IN ACCORDANCE WITH THE NEVADA REVISED STATUTES AND THE REGULATIONS OF THE NEVADA TAX COMMISSION.

COUNTY: Storey County  
 ROLL: 2019-20

Assessor for Storey County

DATE OF CHANGE	PARCEL NUMBER	NEW	LAND IMPR	CODE	EX	ASSESSED VALUE CHANGE		COMMENT
						OLD	NEW	
6/05/19	003-052-71	SAME		B-1			40,954	NEW RBS
6/05/19	003-011-09	SAME		B-1		32,689	45,823	RES @ 57% COMP
6/05/19	003-101-11	SAME		B-1			39,060	NEW RBS
6/06/19	003-371-08	SAME			G-1		21,000	NEW EXEMPTION
6/06/19	001-097-05	SAME			G-1		4,200	NEW EXEMPTION
6/06/19	001-187-13	SAME			G-1		2,800	NEW EXEMPTION
6/06/19	003-293-26	SAME			G-1			DECEASED
6/06/19	003-045-66	SAME					2,800	NEW EXEMPTION
6/05/19	003-182-01	SAME		B-1		65,958	69,474	STONE OVERLAY
6/05/19	003-045-42	SAME		B-1		36,168	42,741	NEW MTL BLDG
6/05/19	001-086-10	SAME		B-1		58,466	67,232	RES 100% COMP
6/05/19	003-361-38	SAME		B-1			6,374	NEW W/S
6/05/19	001-254-03	SAME		B-1		35,151	88,403	RES 100% COMPL
6/05/19	001-251-06	SAME		B-1		7,996	22,729	RES IS 44% COMPL
6/06/19	001-135-07	SAME		B-1		28,391	73,872	RES 100% COMPL
6/06/19	001-086-22	SAME		B-1		39,898	59,663	NEW DECKS
6/10/19	001-042-14	SAME		B-1			291,615	NEW 8 UNIT APARTMENTS 100%
6/10/19	001-206-06	SAME		B-1		4,867	74,493	NEW RES IS 100% COMPLETE
6/10/19	003-391-01	SAME		B-1			6,418	NEW PUMP HOUSE
6/10/19	003-412-04	SAME		B-1		4,867	74,204	NEW RES IS 97% COMPLETE
6/10/19	003-401-10	SAME		B-1		82,588	103,944	NEW RES 100% COMPLETE
6/10/19	003-371-05	SAME		B-1			6,374	NEW W/S
6/10/19	003-121-01	SAME		B-1		55,350	60,149	RES IS 61% COMPLETE
6/10/19	003-032-09	SAME		B-1			23,609	NEW RES IS 15% COMPLETE
6/10/19	003-161-25	SAME		B-1		67,404	69,906	RES IS 98% COMPL
6/10/19	003-393-02	SAME		B-1		113,577	115,160	NEW CCP
6/10/19	003-123-07	SAME		B-1		73,123	97,221	NEW SHOP AND SHEDS
6/10/19	003-045-57	SAME		B-1		47,658	49,840	REPLACE WELL & PUMP
6/10/19	003-061-38	SAME		B-1			6,374	W/S
6/10/19	003-341-03	SAME		B-1			5,018	WELL ONLY
6/10/19	003-381-15	SAME		B-1			4,942	WELL ONLY
6/10/19	003-401-09	SAME		B-1		92,089	92,662	POWER POLE IN
6/10/19	001-184-05	SAME		B-1		53,273	54,618	CAR CHARGER IN

LOG OF CHANGES MADE TO THE SECURED ROLL PURSUANT TO NRS 361.310

I CERTIFY THAT THE ASSESSMENTS AND OTHER INFORMATION PROVIDED HEREIN ARE IN ACCORDANCE WITH THE NEVADA REVISED STATUTES AND OTHER REGULATIONS OF THE NEVADA TAX COMMISSION.

COUNTY: Storey County

DATE: \_\_\_\_\_

Assessor For Storey County

DATE OF CHANGE	PARCEL NUMBER		LAND IMPR	P. P.	EX	ASSESSED VALUE CHANGE		COMMENT
	OLD	NEW				OLD	NEW	
6/10/19	001-204-08	SAME	B-1			68,068	69,475	NEW A/C UNIT
6/10/19	004-321-40	SAME	B-1				5,018	NEW WELL
6/10/19	004-321-55	SAME	B-1			66,035	72,104	RES @ 100% COMP
6/10/19	800-001-34	SAME	B-1				1,323	SEPTIC
6/11/19	003-321-02	SAME			G-1		2,800	NEW EXEMPTION
6/11/19	001-264-09	SAME			G-1		2,800	NEW EXEMPTION
6/11/19	002-071-37	SAME			G-1		2,800	NEW EXEMPTION
6/11/19	003-461-08	SAME			G-1		1,400	NEW EXEMPTION
6/11/19	003-321-47	SAME			G-1		2,800	NEW EXEMPTION
6/11/19	003-545-06	SAME			G-1	2,800	5,600	CHG EXEMPTION USE TO VEHICLE
6/11/19	003-321-47	SAME			G-1	2,800	14,000	NEW EXEMPTION
6/11/19	003-014-06	SAME			G-1		6,224	SEPTIC
6/11/19	003-442-15	SAME	B-1			4,792	10,305	REMODEL
6/11/19	001-017-04	SAME	B-1			12,437	109,085	NEW SHOP
6/11/19	003-381-17	SAME	B-1			87,372	132,909	NEW SHOP
6/11/19	003-141-27	SAME	B-1			101,023	103,302	CORRECTION TO SHOP VALUES
6/11/19	003-381-17	SAME	H-4			109,085	73,325	BARN AND FENCING NEVER PICKED UP
6/11/19	003-312-07	SAME	B-1			57,611	70,256	RES IS 56% COMPLETE
6/11/19	003-092-12	SAME	B-1			67,971	2,800	CHG TO SECURE
6/13/19	003-522-13	SAME			G-1		71,689	NEW RES 62% COMPL
6/11/19	003-092-98	SAME	B-1			4,717	39,049	GARAGE CONVERTED TO HOUSE
6/11/19	001-131-22	SAME	B-1			16,708	28,000	NEW EXEMPTION
6/14/19	003-162-13	SAME			G-1		168	NEW EXEMPTION
6/14/19	004-221-56	SAME			G-1		1,400	NEW EXEMPTION
6/18/19	003-122-13	SAME			G-1		2,800	NEW EXEMPTION
6/18/19	003-293-26	SAME			G-1		2,800	NEW EXEMPTION
6/20/19	003-281-06	SAME			G-1		2,800	NEW EXEMPTION
6/20/19	003-551-11	SAME			G-1		2,800	NEW EXEMPTION
6/20/19	001-251-08	SAME			G-1		2,800	NEW EXEMPTION
6/21/19	001-044-09	SAME	B-1			32,463	49,990	ADDITION 95% COMPLETE
6/21/19	005-111-02	SAME	B-1			19,837	189,777	NEW METAL BLDG 100%
6/21/19	005-061-09	SAME	B-1				289,545	NEW BLDG 100% COMPL
6/21/19	005-041-80	SAME	B-1				42,839	NEW BURGER KING IS 25% COMPLETE







Code	Old Amount	New Amount	Difference	
B-1	47,677,348	67,685,986	20,008,638	
C-1	1,828,266	2,268,481	440,215	
C-2	53,611	293,886	240,275	
C-3	524,881		524,881-	
F-1	156,610	783,273	626,663	
G-1	71,858-	1,550,889-	1,479,031-	
H-2	205,794	203,909	1,885-	
H-4	386,740	339,207	47,533-	
J-1	2,271,689	1,475,007	796,682-	
***	53,033,081	71,498,860	18,465,779	** GRAND TOTALS **



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/3/19

Estimate of time required:

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

1. **Title:** Approval of 1<sup>st</sup> reading for general business license Virginia City Gun Works, 145 S C St. Unit #C, Virginia City, NV 89440. Applicants are Erin Stoneback and TJ Lord.

2. **Recommended motion:** I motion to approve the 1<sup>st</sup> reading for general business license Virginia City Gun Works, 145 S C St. Unit #C, Virginia City, NV 89440. Applicants are Erin Stoneback and TJ Lord.

3. **Prepared by:** Brandy Gavenda, Administrative Assistant

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** 1<sup>st</sup> reading for general business license Virginia City Gun Works, 145 S C St. Unit #C, Virginia City, NV 89440. Applicants are Erin Stoneback and TJ Lord.

5. **Supporting materials:** See attached Agenda letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Gerald Antinoro

\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No.

5 IV



## STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro  
**Sheriff**

August 26, 2019

---

To: Vanessa Stephens, Clerk's Office  
Austin Osborne, County Manager

Fr: Brandy Gavenda

Please add the following item(s) to the September 3, 2019 Commissioners Consent Agenda:

### LICENSE BOARD

#### First Reading:

1. General Business License – Virginia City Gun Works, 145 S C St. Unit #C, Virginia City, NV 89440. Applicants are Erin Stoneback and TJ Lord.

---

**PO Box 498**  
**205 South C Street**  
**Virginia City, NV 89440**  
**Office: (775) 847-0959      Fax: (775) 847-0924**



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: 09-03-2019

Estimate of time required: 0 - 5

Agenda: Consent  Regular agenda  Public hearing required

1. **Title:** Business License First Readings -- Approval

2. **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).

3. **Prepared by:** Ashley Mead

**Department:** Community Development

**Telephone:** 847-0966

4. **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.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_ District Attorney

8. **Reviewed by:**

Department Head  
*Ashley Mead*  
County Manager

Department Name: Community Development

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. 5V

# 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: Vanessa Stephens, Clerk's office  
Austin Osborne, County Manager

**August 26, 2019**  
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **SEPTEMBER 3, 2019,**

COMMISSIONERS Consent Agenda:

## **LICENSING BOARD FIRST READINGS:**

- A. Kelley Erosion Control, Inc.** - Contractor / 2395 B Tampa St. ~ Reno, NV
- B. N J B Electric LLC** – Contractor / 5250 Palo Alto Circle ~ Sparks, NV
- C. Peak Builders Co.** – Contractor / 2004 Michael Dr. ~ Carson City, NV
- D. Splendid Cup** – Home Business / 2530 Flatiron Rd ~ Virginia City Highlands, NV
- E. Sunlit USA, Inc.** – General / 1400 Waltham Way
- F. Zayo Group, LLC** – General / 1821 30<sup>th</sup> St. ~ Boulder, CO

Ec: Community Development  
Commissioner's Office

Planning Department  
Comptroller's Office

Sheriff's Office



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07/02/19

Estimate of time required: 20 min.

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

1. **Title:** Discussion/Possible Action: Authorize the County Manager to approve a contract with CFA, Inc. for assistance in professional planning and engineering services related to any planned unit development and/or large land subdivision applications or proposals in Storey County. This contract will provide assistance to county planning staff with certain civil and engineering review of such applications and projects, although there are no such applications occurring or anticipated to occur at this time.

2. **Recommended motion:** Based on the recommendation by staff, I [county commissioner] authorize the County Manager to approve a contract with CFA, Inc. for professional planning and engineering services related to any planned unit development and/or large land subdivision applications or proposals in Storey County.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 775.847.0968

5. **Staff summary:** Under this contract CFA, Inc. will assist county planning staff in civil and engineering review of applications and projects for large planned unit developments, subdivisions, and other similar development. All services will be provided on an on-call bases as needed as determined by the Planning department. Planning staff is currently working on amendments to Storey County Code Title 16 that will defer these costs to developers; however, at this time there is no such provision in the county code.

6. **Supporting materials:** Enclosures: Master Service Agreement.

7. **Fiscal impact:** None on local government.

Funds Available: \_\_\_\_\_ Fund: \_\_\_\_\_ Comptroller

8. **Legal review required:**

\_\_\_yes\_\_\_ District Attorney

9. **Reviewed by:**

                     Department Head

Department Name: \_\_\_\_\_

\_\_\_ County Manager

Other agency review: \_\_\_\_\_

10. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. 8



MASTER SERVICES AGREEMENT  
BETWEEN  
STOREY COUNTY  
AND  
CFA, INC.  
FOR  
PROFESSIONAL PLANNING & ENGINEERING SERVICES

Prepared August \_\_\_\_, 2019

## TABLE OF CONTENTS

Article 1 -Services of Engineer .....	1
1.01 Scope .....	1
Article 2 -Owner's Responsibilities .....	1
2.01 General .....	1
Article 3 -Schedule For Rendering Services .....	1
3.01 Commencement .....	1
3.02 Time for Completion .....	1
Article 4 -Invoices and Payments .....	2
4.01 Invoices .....	2
4.02 Payments .....	2
Article 5 -Opinions of Cost .....	2
5.01 Opinions of Probable Construction Cost .....	2
5.02 Opinions of Total Project Costs .....	2
Article 6 -General Considerations .....	2
6.01 Standards of Performance .....	2
6.02 Design without Construction Phase Services .....	3
6.03 Use of Documents .....	3
6.04 Insurance .....	4
6.05 Suspension and Termination .....	5
6.06 Controlling Law .....	6
6.07 Successors, Assigns, and Beneficiaries .....	6
6.08 Dispute Resolution .....	6
6.09 Environmental Condition of Site .....	7
6.10 Indemnification and Mutual Waiver .....	7
6.11 Miscellaneous Provisions .....	8
Article 7 -Definitions .....	9
7.01 Defined Terms .....	9
Article 8 -Exhibits and Special Provisions .....	11
8.01 Exhibits .....	11
8.02 Total Agreement .....	11
8.03 Designated Representatives .....	11

THIS IS AN AGREEMENT effective as of August, 2019 ("Effective Date") between Storey County ("Owner) and CFA, Inc. ("Engineer").

Engineer agrees to perform those basic services described in separate written task orders signed by Owner and Engineer (the "Services"). Each task order will be described separately and numbered sequentially and will become exhibits to this Agreement. All task orders will be included under Exhibit A of this Agreement. This Agreement provides the terms, obligations and conditions which shall control all work. Unless modified in writing by both parties, duties of Engineer shall not be construed to exceed those services specifically described in each task order. In the event work is authorized prior to the issuance of a written task order, any services performed by Engineer will be presumed to have been completed under the terms of this Agreement.

Owner and Engineer agree as follows:

#### **ARTICLE 1-SERVICES OF ENGINEER**

##### 1.01 *Scope*

- A. Engineer shall provide, or cause to be provided, the services set forth herein and in each task order.

#### **ARTICLE 2-OWNER'S RESPONSIBILITIES**

##### 2.01 *General*

- A. Owner shall have the responsibilities set forth herein and in Exhibit B.
- B. Owner shall pay Engineer as set forth in Exhibit A, "Task Order." Compensation for "time and materials" method of payment shall be in accordance with Exhibit C, "Rate Schedule." The Rate Schedule shall be updated upon the date of expiration using Exhibit F, "Amendment to Standard Form of Agreement."
- C. Owner shall be responsible for, and Engineer may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by Owner to Engineer pursuant to this Agreement. Engineer may use such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement.

#### **ARTICLE 3-SCHEDULE FOR RENDERING SERVICES**

##### 3.01 *Commencement*

- A. Engineer shall begin rendering services as of the Effective Date of the task order.

##### 3.02 *Time for Completion*

- A. Engineer shall complete its obligations within a reasonable time. Specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided in Exhibit A, and are hereby agreed to be reasonable.
- B. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's services is impaired, or Engineer's services are delayed or suspended, then the time for completion of Engineer's services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.
- C. If Owner authorizes changes in the scope, extent, or character of the Project, then the time for completion of Engineer's services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

D. Owner shall make decisions and carry out its other responsibilities in a timely manner so as not to delay the Engineer's performance of its services.

E. If Engineer fails, through its own fault, to complete the performance required in this Agreement within the time set forth, as duly adjusted, then Owner shall be entitled to the recovery of direct damages resulting from such failure.

#### **ARTICLE 4 - INVOICES AND PAYMENTS**

##### **4.01** *Invoices*

A. *Preparation and Submittal of Invoices.* Engineer shall prepare invoices in accordance with its standard invoicing practices and the terms of Exhibit A, and in a manner acceptable to Owner. Engineer shall submit its invoices to Owner no more than once per month. Invoices are due and payable within 30 days of receipt.

##### **4.02** *Payments*

A. *Failure to Pay.* If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's invoice and funds are available for the Project, then:

1. Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Owner has paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.

B. *Disputed Invoices.* If Owner contests an invoice, Owner may withhold only that portion so contested, and must pay the undisputed portion.

#### **ARTICLE 5 - OPINIONS OF COST**

##### **5.01** *Opinions of Probable Construction Cost*

A. Engineer's opinions of probable Construction Cost are to be made on the basis of Engineer's experience and qualifications and represent Engineer's best judgment as an experienced and qualified professional generally familiar with the construction industry. However, since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Engineer. If Owner wishes greater assurance as to probable Construction Cost, Owner shall employ an independent cost estimator as provided in Exhibit B.

##### **5.02** *Opinions of Total Project Costs*

A. The services, if any, of Engineer with respect to Total Project Costs shall be limited to assisting the Owner in collating the various cost categories which comprise Total Project Costs. Engineer assumes no responsibility for the accuracy of any opinions of Total Project Costs.

#### **ARTICLE 6 - GENERAL CONSIDERATIONS**

##### **6.01** *Standards of Performance*

A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services.

- B. Owner shall not be responsible for discovering deficiencies in the technical accuracy of Engineer's services. Engineer shall correct any such deficiencies in technical accuracy without additional compensation except to the extent such corrective action is directly attributable to deficiencies in Owner-furnished information.
- C. Engineer may retain such Consultants as Engineer deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objections by Owner. The retention of such Consultants shall not reduce the Engineer's obligations to Owner under this Agreement.
- D. Subject to the standard of care set forth in Paragraph 6.01.A, Engineer and its Consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- E. Engineer and Owner shall comply with applicable Laws and Regulations. Engineer shall comply with Owner-mandated standards that Owner has provided to Engineer in writing. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Owner's responsibilities or to Engineer's scope of services, times of performance, and compensation.
- F. Engineer shall not be required to sign any documents, no matter by whom requested, that would result in the Engineer having to certify, guarantee, or warrant the existence of conditions whose existence the Engineer cannot ascertain. Owner agrees not to make resolution of any dispute with the Engineer or payment of any amount due to the Engineer in any way contingent upon the Engineer signing any such documents.
- G. Engineer shall not at any time supervise, direct, or have control over Contractor's work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by Contractor, for security or safety at the Site, 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.
- I. Engineer 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.
- J. Engineer shall not be responsible for the acts or omissions of any Contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Engineer's own employees and its Consultants) at the Site or otherwise furnishing or performing any Work; or for any decision made on interpretations or clarifications of the Contract Documents given by Owner without consultation and advice of Engineer.

6.02 *Design without Construction Phase Services*

- A. If Engineer's Basic Services under this Agreement do not include Project observation, or review of the Contractor's performance, or any other Construction Phase services, then (1) Engineer's services under this Agreement shall be deemed complete no later than the end of the Bidding or Negotiating Phase; (2) Engineer shall have no design or shop drawing review obligations during construction; (3) Owner assumes all responsibility for the application and interpretation of the Contract Documents, contract administration, construction observation and review, and all other necessary Construction Phase engineering and professional services; and (4) Owner waives any claims against the Engineer that may be connected in any way thereto.

6.03 *Use of Documents*

- A. All Documents are instruments of service in respect to this Project, and Engineer shall retain an ownership and property interest therein (including the copyright and the right of first refusal at the discretion of the Engineer) whether or not the Project is completed. Owner shall not rely in any way on any Document unless it is in printed font, signed or sealed by the Engineer or one of its Consultants.

- B. A party may rely data or information set forth on paper (also known as hard copies) that the party receives from the oilier party by mail, hand delivery, or facsimile, are the items that the other party intended to send. Files in electronic media format of text, data, graphics, or other types that are furnished by one party to the other are furnished only for convenience, not reliance by the receiving party. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- C. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any transmittal errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files.
- D. When transferring documents in electronic media format, the transferring party 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 the documents' creator.
- E. Owner may make and retain copies of Documents for information and reference in connection with use on the Project by Owner. Engineer grants Owner a license to use the Documents on the Project, extensions of the Project, and earlier projects of Owner, subject to the following limitations: (1) Owner acknowledges that such Documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project or on any other project without written verification or adaptation by Engineer; (2) any such use or reuse, or any modification of the Documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to Engineer's Consultants; (3) Owner shall indemnify and hold harmless Engineer and Engineer's Consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification -without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.
- F. If Engineer at Owner's request verifies or adapts the Documents for extensions of the Project or for any other project, then Owner shall compensate Engineer at rates or in an amount to be agreed upon by Owner and Engineer.

6.04 *Insurance*

- A. Engineer shall procure and maintain insurance as set forth in Exhibit D, "Insurance." Engineer shall cause Owner to be listed as an additional insured on any applicable general liability insurance policy carried by Engineer.
- B. Owner shall procure and maintain insurance as set forth in Exhibit D, "Insurance."
- C. Owner and Engineer shall each deliver to the other certificates of insurance evidencing the coverages indicated in Exhibit D. Such certificates shall be furnished prior to commencement of Engineer's services and at renewals thereafter during the life of the Agreement.
- D. All policies of property insurance relating to the Project shall contain provisions to the effect that that in the event of payment of any loss or damage the insurers will have no rights of recovery against Engineer or its Consultants, or any insureds or additional insureds thereunder.
- F. At any time, Owner may request that Engineer or its Consultants, at Owner's sole expense, provide additional insurance coverage, increased limits, or revised deductibles that are more protective than those specified in Exhibit D. If so, requested by Owner, and if commercially available, Engineer shall obtain and shall require its Consultants to obtain such additional insurance coverage, different limits, or revised deductibles for such periods of time as requested by Owner, and Exhibit D will be supplemented to incorporate these requirements.

6.05 *Suspension and Termination*

- A. *Suspension.*

1. By Owner: Owner may suspend the Project upon seven days written notice to Engineer.
  2. By Engineer: If Engineer's services are substantially delayed through no fault of Engineer, Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement.
- B. *Termination.* The obligation to provide further services under this Agreement may be terminated:
1. For cause,
    - a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.
    - b. By Engineer:
      - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
      - 2) upon seven days written notice if the Engineer's services for the Project are delayed or suspended for more than 90 days for reasons beyond Engineer's control.
      - 3) Engineer shall have no liability to Owner on account of such termination.
    - c. Notwithstanding the foregoing, this Agreement will not terminate under paragraph 6.05.B.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt thereof; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.
  2. For convenience,
    - a. By Owner effective upon Engineer's receipt of notice from Owner.
- C. *Effective Date of Termination.* The terminating party under paragraph 6.05.B may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Engineer to demobilize personnel and equipment from the Site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.
- D. *Payments Upon Termination.*
1. In the event of any termination under paragraph 6.05, Engineer will be entitled to invoice Owner and to receive payment for all acceptable services performed or furnished and all Reimbursable Expenses incurred through the effective date of termination.
  2. In the event of termination by Owner for convenience or by Engineer for cause, Engineer shall be entitled, in addition to invoicing for those items identified in paragraph 6.05.D. 1, to invoice Owner and to payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Engineer's Consultants, and other related close-out costs.
- E. *Delivery of Project Materials to Owner.* Prior to the effective date of termination, the Engineer will deliver to Owner copies of all completed Documents and other Project materials for which Owner has compensated Engineer. Owner's use of any such Documents or Project materials shall be subject to the terms of Paragraph 6.03.

6.06 *Controlling Law*

- A. This Agreement is to be governed by the law of the state in which the Project is located, its conflict of laws provisions excepted.

6.07 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer each is hereby bound and the partners, successors, executors, administrators and legal representatives of Owner and Engineer (and to the extent permitted by paragraph 6.07.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise in this Agreement:
1. Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Contractor, Contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.
  2. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.
  3. Owner agrees that the substance of the provisions of this paragraph 6.07.C shall appear in the Contract Documents.

6.08 *Dispute Resolution*

- A. Owner and Engineer agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice prior to invoking the procedures of Exhibit E or other provisions of this Agreement, or exercising their rights under law.

If the parties fail to resolve a dispute through negotiation under paragraph 6.08.A, then either or both may invoke the procedures of Exhibit E. If Exhibit E is not included, or if no dispute resolution method is specified in Exhibit E, then the parties may exercise their rights under law.

6.10 *Indemnification and Mutual Waiver*

- A. *Indemnification by Engineer.* To the fullest extent permitted by law, Engineer shall indemnify and hold harmless Owner, and Owner's officers, directors, partners, agents, consultants, and employees from and against costs, losses, and damages (including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Engineer or Engineer's officers, directors, partners, employees, or Consultants.
- B. *Indemnification by Owner.* To the fullest extent permitted by law, Owner shall indemnify and hold harmless Engineer, Engineer's officers, directors, partners, agents, employees, and Consultants from and against costs,



losses, and damages (including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death or to damage to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Owner or Owner's officers, directors, partners, agents, consultants, or employees.

- C. *Percentage Share of Negligence.* To the fullest extent permitted by law, a party's total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damage caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, shall not exceed the percentage share that the party's negligence bears to the total negligence of Owner, Engineer, and all other negligent entities and individuals.
- D. *Mutual Waiver.* To the fullest extent permitted by law, Owner and Engineer waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project.
- E. *Engineer's Liability Limited.* To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Engineer and Engineer's officers, directors, partners, employees, agents, and Engineer's Consultants, and any of them, to Owner and anyone claiming by, through, or under Owner for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to the Project from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Engineer or Engineer's officers, directors, partners, employees, agents, or Engineer's Consultants, or any of them, shall not exceed the total insurance coverage available to Engineer under the coverages it is required to obtain under Exhibit D.
- F. *Exclusion of Special, Incidental, Indirect and Consequential Damages for Engineer.* To the fullest extent permitted by law, and notwithstanding any other provision in the Agreement, Engineer and Engineer's officers, directors, partners, employees, agents, and Engineer's Consultants shall not be liable to Owner or anyone claiming by, through, or under Owner for any special, incidental, indirect, or consequential damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Engineer or Engineer's officers, directors, partners, employees, agents, or Engineer's Consultants, or any of them.
- G. *Exclusion of Special, Incidental, Indirect and Consequential Damages for Owner.* To the fullest extent permitted by law, and notwithstanding any other provision in the Agreement, Owner and Owner's officers, employees, agents, and Owner's Consultants shall not be liable to Engineer or anyone claiming by, through, or under Engineer for any special, incidental, indirect, or consequential damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Owner or Owner's officers, employees, agents, or Owner's consultants, or any of them.
- H. **Limited Liability of Owner.** The Owner will not waive and intends to assert available NRS Chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Owner, Owner's officers, employees, agents, and Owner's Consultants, and any of them, to Engineer and anyone claiming by, through, or under Owner for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to the Project from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Owner or Owner's officers, employees, agents, or Owner's Consultants, or any of them, shall never exceed the amount of insurance coverage available to owner under the coverages it is required to obtain under Exhibit D.

#### 6.11 *Miscellaneous Provisions*

- A. *Notices.* Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, by facsimile, by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.
- B. *Survival.* All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.
- C. *Severability.* Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Engineer, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- D. *Waiver.* A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- E. *Accrual of Claims.* To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of Substantial Completion.

### **ARTICLE 7-DEFINITIONS**

#### 7.01 *Defined Terms*

- A. Wherever used in this Agreement (including the Exhibits hereto) terms (including the singular and plural forms) printed with initial capital letters have the meanings indicated in the text above or in the exhibits; in the following provisions; or in the "Standard General Conditions of the Construction Contract," prepared by the Engineers Joint Contract Documents Committee (No. C-710, 2002 Edition, or later):
  - 1. *Services* – The services to be performed for or furnished to Owner by Engineer in accordance with Exhibit A, Part 1, of this Agreement.
  - 2. *Construction Cost* – The cost to Owner of those portions of the entire Project designed or specified by Engineer. Construction Cost does not include costs of services of Engineer or other design professionals and consultants, cost of land, rights-of-way, or compensation for damages to properties, or Owner's costs for legal, accounting, insurance counseling or auditing services, or interest and financing charges incurred in connection with the Project, or the cost of other services to be provided by others to Owner pursuant to Exhibit B of this Agreement. Construction Cost is one of the items comprising Total Project Costs.
  - 3. *Constituent of Concern* – Any substance, product, waste, or other material of any nature whatsoever (including, but not limited to, Asbestos, Petroleum, Radioactive Material, and PCBs) which is or becomes listed, regulated, or addressed pursuant to [a] the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA"); [b] the Hazardous Materials Transportation Act, 49 U.S.C. §§1801 et seq.; [c] the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. ("RCRA"); [d] the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; [e] the Clean Water Act, 33 U.S.C. §§1251 et seq.; [f] the Clean Air Act, 42 U.S.C. §§7401 et seq.; and [g] any other federal, state, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.
  - 4. *Consultants* – Individuals or entities having a contract with Engineer or Owner to furnish services with respect to this Project as Engineer's or Owner's independent professional associates, consultants, subcontractors, or vendors.

5. *Documents* – Data, reports, Drawings, Specifications, Record Drawings, and other deliverables, whether in printed or electronic media format, provided or furnished in appropriate phases by Engineer to Owner pursuant to this Agreement.
  6. *Drawings* – That part of the Contract Documents prepared or approved by Engineer which graphically shows the scope, extent, and character of the Work to be performed by Contractor. Shop Drawings are not Drawings as so defined.
  7. *Effective Date of the Agreement* – The date indicated in this Agreement on which it becomes effective. If no such date is indicated it means the date on which Owner concurs with the Agreement.
  8. *Laws and Regulations; Laws or Regulations* – Any and all applicable laws, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.
  9. *Reimbursable Expenses* – The expenses incurred directly by Engineer in connection with the performing or furnishing of Basic and Additional Services for the Project.
10. *Resident Project Representative* – The authorized representative of Engineer, if any, assigned to assist Engineer at the Site during the Construction Phase. The Resident Project Representative will be Engineer's agent or employee and under Engineer's supervision. As used herein, the term Resident Project Representative includes any assistants of Resident Project Representative agreed to by Owner. The duties and responsibilities of the Resident Project Representative, if any, are as set forth in Exhibit A.
  11. *Specifications* – That part of the Contract Documents consisting of written technical descriptions of materials, equipment, systems, standards, and workmanship as applied to the Work and certain administrative details applicable thereto.
  12. *Total Project Costs* – The sum of the Construction Cost, allowances for contingencies, and the total costs of services of Engineer or other design professionals and consultants, together with such other Project-related costs that Owner furnishes for inclusion, including but not limited to cost of land, rights-of-way, compensation for damages to properties, Owner's costs for legal, accounting, insurance counseling and auditing services, interest and financing charges incurred in connection with the Project, and the cost of other services to be provided by others to Owner pursuant to Exhibit B of this Agreement.

## ARTICLE 8-EXHIBITS AND SPECIAL PROVISIONS

### 8.01 Exhibits

- A. Exhibit A, "Task Order."
- B. Exhibit B, "Owner's Responsibilities."
- C. Exhibit C, "Rate Schedule."
- D. Exhibit D, "Insurance."
- E. Exhibit E, "Dispute Resolution."
- F. Exhibit F, "Amendment to Standard Form of Agreement."

### 8.02 Total Agreement

- A. This Agreement (consisting of pages 1 to 12, inclusive; together with the exhibits identified above) constitutes the entire agreement between Owner and Engineer for the Project and supersedes all prior written or oral

understandings. This Agreement may only be amended, supplemented, or modified by a duly executed written instrument based on the format of Exhibit F to this Agreement.

8.03 *Designated Representatives*

- A. With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of each respective party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Owner: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title \_\_\_\_\_

Date Signed: \_\_\_\_\_

Engineer: CFA, Inc.

By: \_\_\_\_\_

Print Name: Bob LaRiviere, PLS

Title President

Date Signed: \_\_\_\_\_

Engineer License or Certificate No. \_\_\_\_\_

State of Nevada

Address for giving notices:

Storey County Commission

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Address for giving notices:

CFA, Inc

1150 Corporate Blvd.

Reno, NV 89502

\_\_\_\_\_

\_\_\_\_\_

Designated Representative (see paragraph 8.03.A):

\_\_\_\_\_

Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Facsimile Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Designated Representative (see paragraph 8.03.A):

R. David Snelgrove, AICP

\_\_\_\_\_

Title: Planning & Right of Way Manager

Phone Number: 775-737-8910

Facsimile Number: 775-856-1160

E-Mail Address: dsnelgrove@CFAReno.com

**Task Order**

---

**Task Order No. 1:**     **Date:**

June \_\_, 2019

**Title:** Development Application Review – On-Call Services

**Project Description:** This project involves assistance to the Storey County Community Development Department in the review of larger development applications. All services are to be provided in an “On-Call” basis. Specific projects where the Engineer’s on-call assistance is desired will be at the sole discretion of the Storey County Planning Director.

**Project Budget:**

The approved project budget is as follows:

On-Call Land Use Planning and Civil Engineering Development Review Services:   \$40,000\*

Notes - \* - Services to be provided on a Time and Materials (T&M) based fee with the budget amount as a not-to-exceed amount without prior approval by the Storey County Board of Commissioners.

**The Agreement is amended and supplemented to include the following agreement of the parties.**

**PART I -SERVICES**

On-Call Development Application Review Services

Services to be provided under this task include, but are not limited to:

Review of the specified development applications for conformance with Storey County Master Plan  
Review of specified development application(s) for conformance with Storey County Land Use Code (Setbacks, Parking, Landscaping,  
Review of proposed preliminary utility and public level improvements against Storey County design standards and best management practices (BMP's) for such design

**PART 2 -COMPENSATION**

A.2.1 *Compensation for Basic Services -Time and Materials Method of Payment*

A. Owner shall pay Engineer for Services set forth in Exhibit A, as follows:

Services provided under this task order will be invoiced on a monthly basis and are payable within 30 from the date of invoice at the rates set forth in Exhibit C and are not to exceed \$150,000.00.

**PART 3-SCHEDULE**

1. Due to the expected sporadic nature of the services identified in this task order, the timeframe necessary for each project review that is requested by Storey County will be determined as each task is assigned based on the overall size of the project and complexity of the review. Acceptance of the time frame shall be to the agreement of both the Owner and Engineer.

This is EXHIBIT B, consisting of 1 page, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated August \_\_, 2019.

**Owner's Responsibilities**

---

Article 2 of the Agreement is amended and supplemented to include the following agreement of the parties.

B.2.01 In addition to other responsibilities of Owner as set forth in this Agreement, Owner shall at its expense

- A. provide Engineer with the following information prior to the commencement of any development review task:
  - 1. Complete copy of the defined project application materials submitted to Storey
  - 2. Copy of target documentation format and style (possibly from other staff reports)
  - 3. Copy of any past approvals for the subject property
  - 4. Electronic searchable copy of the current Storey County documents that will be required as the basis of development review (including but not limited to Master Plan, Zoning Code, design standards used by Storey County)
- B. Arrange for safe access to and make all provisions for Engineer to enter upon public and private property as may be necessary for site visit to view existing conditions of proposed development property.
- C. Either provide direct access or provide Storey County conduit for communication with the project applicant or applicant's representative for any questions regarding the proposed development.



**Rate Schedule- Effective January 1, 2019 to December 31, 2019**

---

**CFA, Inc.  
2019 Fee Schedule**

	<u>Rate Per Hour</u>
President	\$155.00
Principal or Department Manager Engineering/Land Surveying/Planning	\$135.00 – \$155.00
Senior Engineer/Land Surveyor/Planner	\$125.00 – \$145.00
Project Engineer/Land Surveyor/Associate Planner	\$100.00 – \$125.00
Civil Designer/Land Survey Technician	\$ 90.00 – \$115.00
Civil Technician/Land Survey Draftsman/Assistant Planner	\$ 85.00 – \$100.00
Intern Engineering/Land Surveying/Planning	\$ 45.00 - \$ 60.00
Construction Observation	\$ 85.00 – \$ 95.00
1-Man Survey Crew	\$135.00 – \$155.00
Additional Survey Crew Members	\$ 35.00 – \$ 55.00
Clerical	\$ 45.00 – \$ 60.00

**Notes**

1. Direct expenses such as reproduction, postage, express mail, subsistence, and travel will be billed additionally as a direct expense.
2. Vehicle miles may be charged at the current federal rate per mile
3. Overtime may be charged at 1.50 times the fee schedule.
4. Court-related research and appearances including but not limited to depositions or other legal testimony, and research for any legal proceedings will be charged at 1.5 times the hourly rate.
5. Vehicles used for Construction Observation projects may be billed at \$10.00 per hour.
6. This fee schedule is subject to change on an annual basis.

**Insurance**

---

Paragraph 6.04 of the Agreement is amended and supplemented to include the following agreement of the parties:

D.6.04 *Insurance*

A. The limits of liability for the insurance required by paragraph 6.04 and 6.04.B of the Agreement are as follows:

1. By Engineer:

- a. Workers' Compensation:
- b. Employer's Liability - Statutory
  - 1) Each Accident: \$500,000
  - 2) Disease, Policy Limit: \$500,000
  - 3) Disease, Each Employee: \$500,000
- c. General Liability -
  - 1) Each Occurrence (Bodily Injury and Property Damage): \$2,000,000
  - 2) General Aggregate: \$4,000,000
- d. Excess Umbrella Liability -
  - 1) Each Occurrence: None
  - 2) General Aggregate: None
- e. Automobile Liability -
  - 1) Combined Single Limit (Bodily Injury and Property Damage):
    - a) Each Accident \$1,000,000
- f. Professional Liability Insurance
  - 1) Each Claim Made: \$1,000,000
  - 2) Annual Aggregate: \$1,000,000
- g. Other (specify): None

2. By Owner:

- a. Workers' Compensation: Statutory
- b. Employer's Liability -
  - 1) Each Accident: \$1,000,000
  - 2) Disease, Policy Limit: \$1,000,000
  - 3) Disease, Each Employee: \$1,000,000
- c. General Liability -

1) General Aggregate:	<u>\$2,000,000</u>
2) Each Occurrence (Bodily Injury and Property Damage):	<u>\$1,000,000</u>
d. Excess Umbrella Liability -	
1) Each Occurrence:	None
2) General Aggregate:	None
e. Automobile Liability -	
1) Combined Single Limit (Bodily Injury and Property Damage):	
1) Each Accident	<u>\$1,000,000</u>
f. Other (specify):	None

B. Additional Insureds.

1. The following persons or entities are to be listed on Owner's general liability and property policies of insurance as additional insureds, as provided in paragraph 6.04.B:
2. The Owner shall be listed on Engineer's general liability policy as provided in paragraph 6.04.A.

This is EXHIBIT E, consisting of 1 page, referred to in and part of the  
**Agreement between Owner and Engineer for Professional Services**  
dated August , 2019.

Dispute Resolution

---

Paragraph 6.08 of the Agreement is amended and supplemented to include the following agreement of the parties:

E.6.08 *Dispute Resolution*

Owner and Engineer agree to negotiate all disputes between them in good faith for a period not to exceed 30 days from the date of notice prior to exercising their rights under this Exhibit E or other provisions of this Agreement, or under law.

Dispute Resolution

Owner and Engineer agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement or the breach thereof ("Disputes") to mediation.

All Disputes with values of \$100,000 or less between Owner and Engineer not settled by mediation pursuant to this Exhibit E, shall be submitted exclusively to arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association effective at the Effective Date of the Agreement, subject to the limitations and restrictions stated in this Section and any applicable Nevada law. The arbitration shall be conducted exclusively in Washoe County, Nevada at a location mutually acceptable to Owner and Engineer. This agreement to arbitrate and any other agreement or consent to arbitrate entered into in accordance herewith as provided in this Section will be specifically enforceable under prevailing law of any court having jurisdiction. The award rendered by the arbitrators will be final, and judgment may be entered upon it in any court having jurisdiction thereof.

Disputes with values over \$100,000 would be settled by court litigation.

This is EXHIBIT F, consisting of 2 pages, referred to in and part of the  
**Agreement between Owner and Engineer for Professional Services**  
dated August \_\_, 2019

**Amendment to Owner-Engineer Agreement**

---

**1. Background Date**

- a. Effective Date of Owner-Engineer Agreement: June \_\_, 2019
- b. Owner: Storey County
- c. Engineer: CFA, Inc.

**2. Nature of Amendment**

**3. Description of Modifications**

Exhibit F -Amendment to Owner-Engineer Agreement

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of

the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is

\_\_\_\_\_

OWNER:

\_\_\_\_\_

By:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date Signed:

\_\_\_\_\_

ENGINEER:

\_\_\_\_\_

By:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date Signed:

\_\_\_\_\_



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 3, 2019

Estimate of time required: 15 minutes

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

1. **Title: FOR POSSIBLE ACTION:** Consideration and possible approval of 99 year lease of the Ice House and associated real property to the Storey County Jeep Posse for an annual rent of \$1.

2. **Recommended motion:** I \_\_\_\_\_ (Commissioner) move to approve the grant of a 99 year lease of the Ice House and associated real property to the Storey County Jeep Posse for an annual rent of \$1. And authorize the chairman to sign

3. **Prepared by:** Keith Loomis

4. **Department:** District Attorney's Office **Telephone:** 847-0964

5. **Staff summary:** The Storey County Jeep Posse has requested that the County grant it a 99 year lease as to the Ice House and associated real property for an annual rent of \$1. Pursuant to NRS 244.284 the County is authorized to lease county owned land to a corporation for public benefit for up to 99 years on such terms and conditions as to the Board seems proper. The Storey County Jeep Posse does qualify as a corporation for public benefit as that term is defined in NRS 82.021. The Jeep Posse desires the 99 year lease as they are proposing to invest substantial sums for the repair and rehabilitation of the Ice House building. They do not want to invest the sums unless they are assured that they will have possession of the building for a lengthy period of time.

6. **Supporting materials:** Proposed Lease; NRS 244.284

7. **Fiscal impact:**

Funds Available: \_\_\_\_\_ Fund: \_\_\_\_\_ Comptroller

8. **Legal review required:**

District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head Department Name:

\_\_\_\_ County Manager Other agency review: \_\_\_\_\_

9. **Board action:**

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied   | <input type="checkbox"/> Continued                   |





## LEASE AGREEMENT

This lease agreement is entered into as of the date of its execution as set forth below and is by and between the County of Storey, a political subdivision of the State of Nevada (hereafter County) and the Storey County Jeep Posse, a Nevada non-profit corporation and a corporation for public benefit (hereafter Jeep Posse)

### BACKGROUND

Jeep Posse has been involved for many years, though not at present, in providing search and rescue services in conjunction with the Storey County Sheriff's Office in Storey County, Nevada. It is anticipated that it may again provide such services in the future. It has also maintained the historic structure known as the Ice House. It has provided scholarships to local students, allowed the use of the property for a shooting range and as a skeet range and provided other services benefitting the public. Some of the services provided would have to be provided by Storey County at its own expense if not provided by the Jeep Posse.

Under NRS 244.284 a Board of County Commissioners is authorized to lease the real property of the county to a corporation for public benefit for a period not to exceed 99 years if such real property is not needed for public purposes of the county and the property will actually be used for charitable or civic purposes. The Jeep Posse is a corporation for public benefit as that term is defined in NRS 82.021. The Ice House building is not needed for public purposes of the County. The associated unimproved real property is not needed for the exclusive use of the County but is utilized by the Storey County Public Works Department for the storage of materials. Accordingly it is the intention of County to memorialize and formalize the terms of a lease to Jeep Posse for the exclusive right to occupy and utilize the Ice House building and a non-exclusive right to utilize the unimproved real property described in Exhibits A and B attached hereto, hereafter, collectively, the Premises.

Accordingly, the County does hereby lease to Jeep Posse the Premises on the following terms and conditions.

1. **Term.** County leases to Jeep Posse the Premises depicted in Exhibits A and B for a term of 99 years unless sooner terminated as set forth below. The occupancy of the Ice House and associated outbuildings and fenced area is granted exclusively to Jeep Posse. The unimproved portion of the Premises is granted to Jeep Posse for its use but in conjunction with the use of this portion of the Premises by the Storey County Public Works Department.
2. **Use of Premises.** Jeep Posse will utilize the premises for charitable or civic purposes throughout the term of the lease.

3. **Maintenance and Repair.** Jeep Posse must maintain the Ice House in a neat and orderly condition throughout the time this lease remains in effect. Any damage occasioned to the Ice House by the conduct of Jeep Posse its members and guests must be repaired at the expense of Jeep Posse. Jeep Posse will be responsible for the expense of routine repairs for ordinary wear and tear.
  
4. **Alterations.** Jeep Posse may not make any alterations or improvements to the Ice House without the express written permission of County. Upon termination of this lease any alterations or improvements made to the Ice House which are affixed to the Ice House shall become the property of County without further payment or reimbursement to Jeep Posse.
  
5. **Utilities.** Jeep Posse will provide electricity, water, garbage disposal and gas to the Premises at its own expense
  
6. **Jeep Posse Insurance, Liability and Indemnity.** Jeep Posse acknowledges that it will occupy and utilize the Premises at its own risk and waives any claim for damages for injury or loss of life to its members, officers, employees and volunteers for its/their use of the Ice House and agrees to indemnify and hold County harmless for any claims of injury or loss of life occasioned by Jeep Posse's use of the Premises, whether that claim is made by Jeep Posse's members, officers, employees, volunteers or guests. In this regard, Jeep Posse shall maintain a policy of liability insurance with a minimum coverage of two million dollars (\$2,000,000.00) and have County identified as an additional insured on such policy of insurance. Jeep Posse will provide County with a certificate of insurance verifying such coverage prior to beginning utilization of the Premises and annually thereafter.
  
7. **County Insurance.** County will carry insurance covering the Premises and County activities as provided by the Nevada Public Agency Insurance Pool.
  
8. **Subrogation.** Both parties waive the right to assert claims against each other, their officers, employees, agents and volunteers for damages or losses which are covered by their own policies of insurance.

9. **Termination.** Jeep Posse may terminate this agreement at any time and for any reason or even for no reason upon giving written notice of its termination to County addressed to County Manager at PO Box 176 Virginia City, NV 89440. County may terminate the lease at any time if Jeep Posse fails to utilize the premises for charitable or civic purposes for a period of 6 months or more. Notice of termination must be delivered by sending written notice to James Trabert at 196 Q Street, Virginia City, NV 89440 or to any other location provided in writing to the County Manager by Jeep Posse.
10. **Entire Contract and Modification.** This Contract and its integrated attachment(s) constitute the entire agreement of the parties and as such are intended to be the complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto and approved by the Office of the District Attorney and the Board of County Commissioners.
11. **Governing Law: Jurisdiction.** This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada, without giving effect to any principle of conflict-of-law that would require the application of the law of any other jurisdiction. The parties consent to the exclusive jurisdiction of and venue in the First Judicial District Court, Carson City, Nevada for enforcement of this Contract, and consent to personal jurisdiction in such court for any action or proceeding arising out of this Contract.
12. **Waiver of Breach.** Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.
13. **Status of Parties.** The parties are associated with each other only for the purposes and to the extent set forth in this Agreement. Each party is and shall be an entity separate and distinct from the other party and shall have the right to supervise, manage, operate, control and direct performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or except as provided herein, otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities and obligations of the other agency or any other party.

14. **Counterparts and Facsimile Signatures.** This Agreement may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each party and delivered to the other party, it being understood that all parties need not sign the same counterpart. This Agreement may be executed by facsimile signatures.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Storey County Jeep Posse

By: \_\_\_\_\_  
Casey Kelley, President

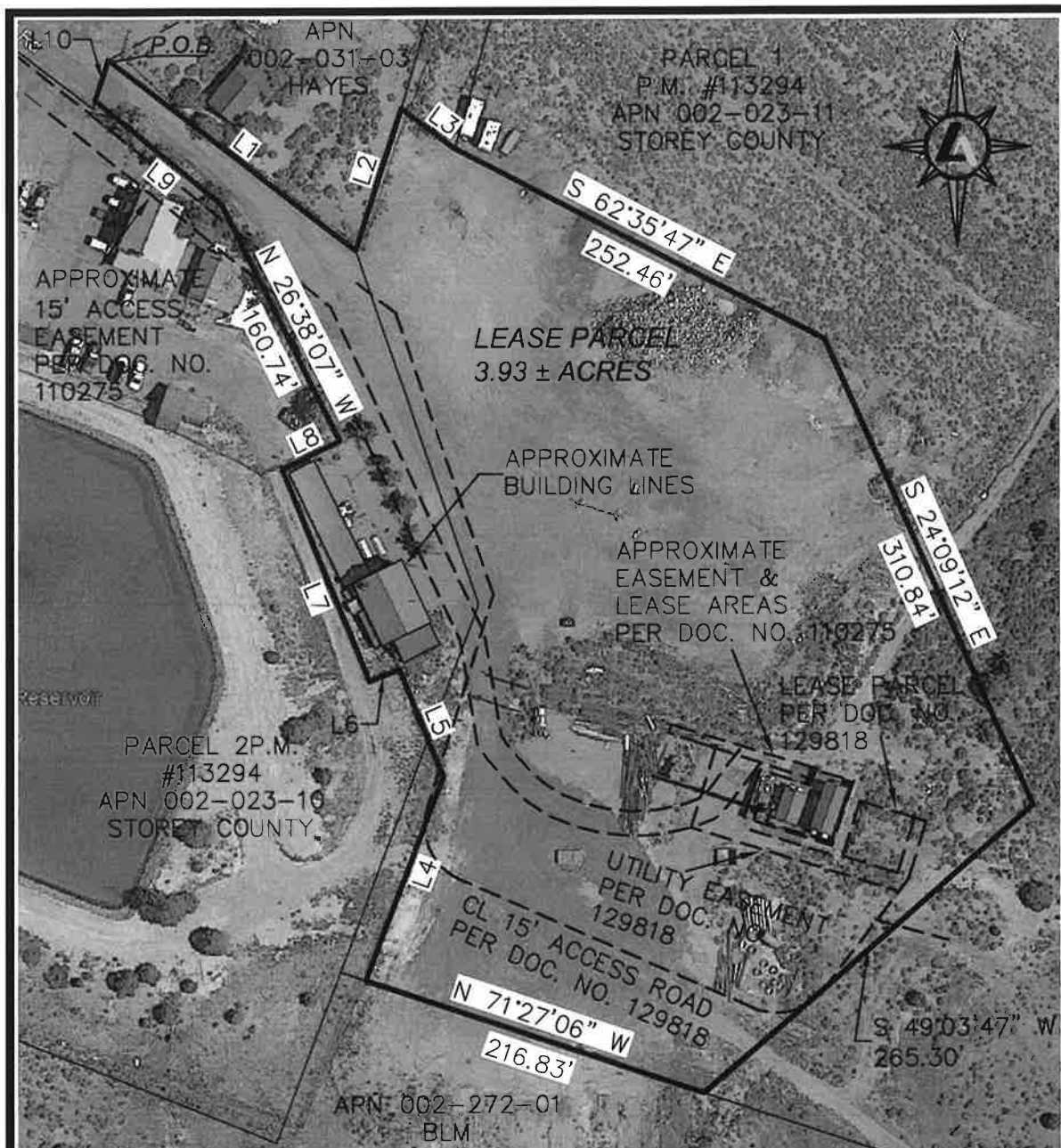
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Storey County

By: \_\_\_\_\_  
Marshall McBride, Chairman Storey County  
Board of County Commissioners

ATTEST:

\_\_\_\_\_  
Vanessa Stephens,  
Storey County Clerk/Treasurer



Line #	Length	Direction	Line #	Length	Direction
L1	190.00'	S52°26'08" E	L6	19.41'	S68°03'41" W
L2	90.18'	N17°54'52" E	L7	139.29'	N22°17'03" W
L3	40.68'	S53°24'51" E	L8	39.16'	N63°50'03" E
L4	132.41'	N20°54'47" E	L9	99.55'	N50°30'27" W
L5	70.23'	N22°35'59" W	L10	25.78'	N17°54'52" E

**LUMOS**  
 & ASSOCIATES   
 178 SOUTH MAINE STREET  
 FALLON, NV 89406  
 TEL (775) 423-2188

**EXHIBIT "B"**  
**STOREY COUNTY JEEP POSSE**  
**LEASE PARCEL**  
**PORTION OF SEC. 32, T17N, R21E, MDM**  
**STOREY COUNTY NEVADA**

Date: 06/2019  
 Scale: 1" = 100'  
 Job No: 9772.000

**EXHIBIT "A"**  
**LEASE PARCEL**

All that certain piece or parcel of land located within a portion of the West One-Half (W1/2) of Section Thirty-Two (32), Township Seventeen (17) North, Range Twenty-One (21) East, being a portions of Parcels 1 and 2 as shown and so designated on Parcel Map for Storey County, File No. 113294 in the Official Records of Storey County, Nevada, and being more particularly described as follows:

BEGINNING at a point on the northerly line of said Parcel 2, from which the northeast corner of said Section 32 bears North 61°14'24" East, 4322.32 feet;

THENCE along the northerly line of said Parcel 2, South 52°26'08" East, 190.00 feet;

THENCE continuing along said northerly line, North 17°54'52" East, 90.18 feet;

THENCE continuing along said northerly line, South 53°24'51" East, 40.68 feet;

THENCE leaving said northerly line, South 62°35'47" East, 252.46 feet;

THENCE South 24°09'12" East, 310.84 feet;

THENCE South 49°03'47" West, 265.30 feet;

THENCE North 71°27'06" West, 216.83 feet;

THENCE North 20°54'47" East, 132.41 feet;

THENCE North 22°35'59" West, 70.23 feet;

THENCE South 68°03'41" West, 19.41 feet;

THENCE North 22°17'03" West, 139.29 feet;

THENCE North 63°50'03" East, 39.16 feet;

THENCE North 26°38'07" West, 160.74 feet;

THENCE North 50°30'27" West, 99.55 feet to the above mentioned northerly line of said Parcel 2;

THENCE along said northerly line, North 17°54'52" East, 25.78 feet to the POINT OF BEGINNING.

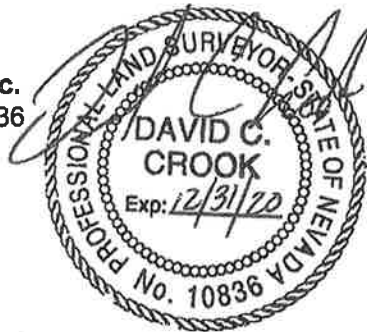
Said LEASE PARCEL contains 3.93 acres of land, more or less.

**EXCEPTING THEREFROM** all that certain area described in Memorandum of Land Lease Agreement, Document No. 110273 in the official Records of Storey County, Nevada, Memorandum of License Agreement, Document No. 110274 in the Official Records of Storey County, Nevada and Memorandum of Grant of Easement, Document No. 110275 in the Official Records of Storey County, Nevada.

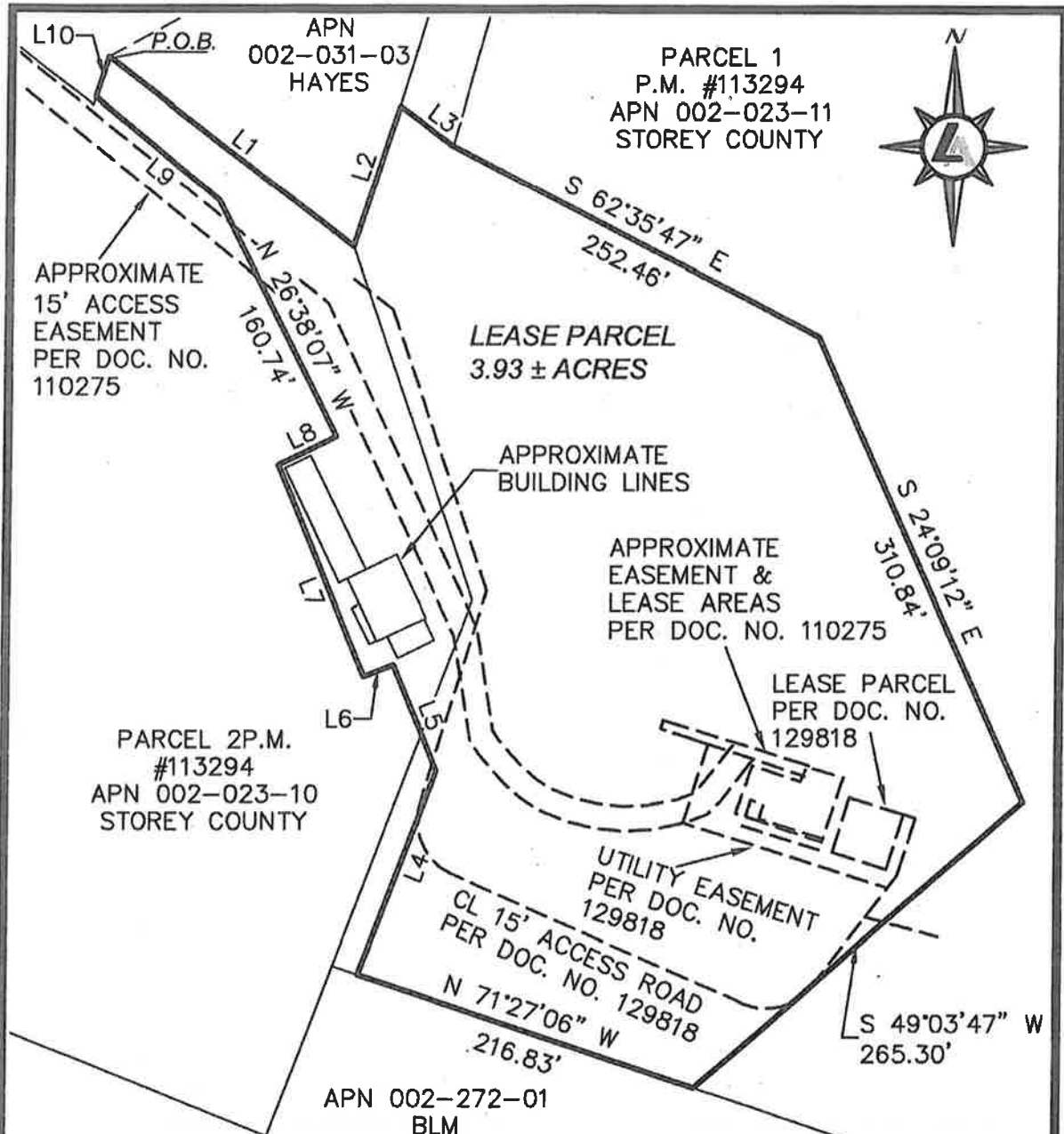
**ALSO EXCEPTING THEREFROM** all that certain area for the Lease Parcel, Access Route and Utility Route as shown in Memorandum of Lease, Document No. 129818 in the Official Records of Storey County, Nevada and as shown on the site plan for CVL06075 "GOLD HILL", Sheet LS-1, dated November 18, 2018 and prepared by Casey R. Lynch, PLS.

The Basis of Bearings for this description is Parcel Map for Storey County, File No. 113294 in the Official Records of Storey County, Nevada,

Prepared by:  
**Lumos & Associates, Inc.**  
David C. Crook, PLS 10836  
178 South Maine Street  
Fallon, NV 89406



06/28/2019



Line #	Length	Direction
L1	190.00'	S52°26'08"E
L2	90.18'	N17°54'52"E
L3	40.68'	S53°24'51"E
L4	132.41'	N20°54'47"E
L5	70.23'	N22°35'59"W

Line #	Length	Direction
L6	19.41'	S68°03'41"W
L7	139.29'	N22°17'03"W
L8	39.16'	N63°50'03"E
L9	99.55'	N50°30'27"W
L10	25.78'	N17°54'52"E

**LUMOS**  
ASSOCIATES

178 SOUTH MAINE STREET  
FALLON, NV 89406  
TEL (775) 423-2188

**EXHIBIT "B"**  
**STOREY COUNTY JEEP POSSE**  
**LEASE PARCEL**  
**PORTION OF SEC. 32, T17N, R21E, MDM**  
**STOREY COUNTY NEVADA**

Date: 06/2019  
Scale: 1" = 100'  
Job No: 9772.000





# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** September 3, 2019

**Estimate of time required:** 15 minutes

**Agenda:** Consent  Regular agenda  Public hearing required

1. **Title: FOR POSSIBLE ACTION:** Consideration and possible approval of settlement agreement between International Investments, the Peri Trusts and Vanessa Stephens as Storey County Treasurer and Tax Receiver in Case No. 18 RP 00002 1E filed in the First Judicial District Court

2. **Recommended motion:** I \_\_\_\_\_ (Commissioner) move to approve the terms of the settlement agreement reached between International Investments LLC, the Peri Trusts and Vanessa Stephens in her role as Storey County Treasurer and Tax Receiver and ratify the Chairman's signature to the agreement

3. **Prepared by:** Keith Loomis

4. **Department:** District Attorney's Office

**Telephone:** 847-0964

5. **Staff summary:** See attached

6. **Supporting materials:** Settlement Agreement

7. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

8. **Legal review required:**

District Attorney

8. **Reviewed by:**

\_\_\_\_\_ Department Head

\_\_\_\_\_ County Manager

Department Name:

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Denied

Approved with Modifications

Continued

## STAFF SUMMARY

The International Investments case is a case brought by International Investments LLC to quiet title to a parcel of real property located east of Lockwood. Vanessa Stephens was named in the suit in her role as the Storey County Treasurer and Tax receiver. Her interest in the property stems from a lien for unpaid taxes associated with the Old Bridge Ranch brothel in an amount somewhat in excess of \$106,000.00. Other parties appearing in the suit were representatives of the Peri Trusts who claimed an interest in the Old Bridge Ranch brothel and a parcel of land on which the brothel building is located.

On Tuesday August 13, Chairman McBride and I appeared at a settlement conference managed by the Honorable David Gamble, Senior District Judge. Also appearing were representatives of International Investments LLC and of the Peri Trusts. After some hours of negotiation it was agreed that International Investments would pay the County \$42,302.89 in past due taxes. In turn the County would pay \$3,000 to the Peri trusts towards the expense of abating the brothel building as a nuisance. The brothel building will have to be removed within two years. The County will forgive past due interest and penalties as it is authorized to do pursuant to NRS 361.4835(1) and will recognize an overassessment as to the current and three past years of taxes as allowed by NRS 361.378.

## SETTLEMENT AGREEMENT

This Settlement Agreement (the "Agreement") dated August 13, 2019 is made and entered into by and between INTERNATIONAL INVESTMENTS LLC, a Nevada limited liability company ("International Investments"); VANESSA STEPHENS fka VANESSA DIXON solely in her capacity as EX-OFFICIO TAX RECEIVER OF STOREY COUNTY ("Storey County Tax Receiver"); VANESSA STEPHENS fka VANESSA DIXON solely in her capacity as TREASURER OF STOREY COUNTY ("Storey County Treasurer" and collectively with Storey County Tax Receiver, "Storey County"); THE JAMES L. PERI TRUST, DATED AUGUST 18, 1993, a trust ("James Peri Trust"); and THE JOSEPH F. PERI FAMILY TRUST, DATED AUGUST 17, 1993, a trust ("Joseph Peri Trust") (together, the "Peri Trusts"); (all parties individually a "Settling Party" and collectively the "Settling Parties"). This Agreement is effective and entered into when executed by all Settling Parties.

### RECITALS:

On April 20, 2018, International Investments filed a Verified Complaint ("Complaint") in the First Judicial District Court of the State of Nevada in and for the County of Storey asserting a claim for, among other things, quiet title to property referred to as the Bridge Ranch Portion<sup>1</sup> of the Parent Parcel<sup>2</sup>, as those terms are defined in the Complaint (the "Lawsuit").

---

<sup>1</sup> The "Bridge Ranch Portion" is defined as: All that certain parcel situate within a portion of the Southwest One-Quarter (SW ¼) of the Northeast One-Quarter (NE ¼) of Section Fifteen (15), Township Nineteen (19) North, Range Twenty-One (21) East, Mount Daiblo Meridian [sic], Washoe County, Nevada, said parcel being more particularly described as follows:

BEGINNING as a point 20 feet easterly of the centerline of a paved road from which the west one-quarter corner of said Section 15 bears South 75°02'23" West, 2,819.17 feet;

THENCE from the POINT OF BEGINNING along a line 20 feet easterly of the centerline of the above mentioned paved road, South 11°40'59" East, 303.12 feet;

THENCE leaving said paved road, South 61°45'09" East, 119.02 feet;

THENCE North 30°56'51" East, 266.72 feet;

THENCE North 15°41'26" West, 42.45 feet;

THENCE North 63°42'39" West, 188.66 feet to the POINT OF BEGINNING, and contains 49,460 square feet more or less.

<sup>2</sup> The "Parent Parcel" is defined as: all that certain parcel situate within a portion of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 19 North, Range 21 East, M.D.B.&M., Storey County, Nevada, being more particularly described as follows:

BEGINNING on the northerly line of the Southwest 1/4 of the Northeast 1/4 of Section 15 and the easterly right-of-way line of a 40 foot road easement from which the Northeast corner of said Section 15 bears North 59°56'50" East, 2,864.47 feet; thence

The Settling Parties engaged in a mediation on August 13, 2019. As a result of the mediation, The Settling Parties desire to resolve all issues and disagreements by and between them (the "Dispute"), including, but not limited to, all claims any Settling Party has or may have against another Settling Party with respect to the above-referenced Lawsuit and Dispute, including but not limited to any claims that were or could have been brought in the Lawsuit.

**TERMS OF SETTLEMENT:**

In consideration of the mutual covenants and promises contained in this Agreement and to avoid the expense of litigation, the Settling Parties agree as follows:

1. The forgoing recitals are true and incorporated herein, as though set forth in full.
2. Consideration: the consideration given under this Agreement shall be the following:

- a. Plaintiffs pay tax bill to Storey Co of \$42,302.89  
Plaintiffs pay \$7000 to Peri Trusts  
Storey Co pays Peri trusts 3000 as portion of nuisance abatement
- b. Peris remove access easement from Plaintiffs  
Peris grant sewer easement to Plaintiffs.  
Peris have option to hook up to sewer & GID water
- c. County fully releases other parties for taxes (past)  
Peris quitclaim real property to Inter Inv LLC.  
Int. Inv. LLC agrees to abate nuisance within 2 years
- d. Plaintiffs will make no further or future claim  
for any water rights of Peri Trusts.



from the point of beginning along said easterly right-of-way line South 06°59'30" West, 509.68 feet; thence South 06°40'43" West, 303.18 feet; thence South 09°42'00" East, 90.48 feet; thence leaving said easterly right-of-way line, South 89°23'00" East, 69.50 feet; thence North 27°24'00" East, 191.00 feet; thence South 71°32'00" East, 152.00 feet; thence North 13°42'00" East, 139.20 feet; thence South 82°14'47" East, 115.41 feet; thence North 25°00'00" West, 120.00 feet; thence North 65°00'00" East, 85.00 feet; thence North 38°44'24" West, 628.26 feet to the point of beginning.

e. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

g. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- h. Upon full performance of the items listed above, the parties authorize their counsel to prepare and execute a stipulation and proposed order for dismissal, with prejudice, of the Lawsuit. The stipulation and proposed order shall reflect that each party will bear their own attorneys' fees and costs.
- i. Each Settling Party to this Agreement shall bear its own fees and costs, including attorneys' fees, resulting from or related to the negotiation and execution of this Agreement. Each Settling Party waives and releases any claim for fees and expenses, including but not limited to attorneys' fees, with respect to the negotiation and execution of this Agreement.

3. Agreement Not Admission of Liability. This Agreement is a resolution of disputed claims and defenses and is intended by the Settling Parties to avoid the expenses and risks of litigation. By executing this Agreement, no Settling Party, nor any of their affiliates, employees or representatives admits to any wrongdoing, liability or responsibility.

4. Mutual Releases. 

a. ~~Upon full performance of Paragraph 2,~~ International Investments and its affiliates, control persons, agents, attorneys, administrators, members, successors, and assigns, agree to completely and forever release and discharge Storey County and the Peri Trusts and their affiliates, employees, agents, insurers, officers, directors, shareholders, successors, beneficiaries, trustees, executors, and assigns of and from all known and unknown past, present, and future actions, causes of action, agreements, controversies, claims, damages, demands, debts, liabilities, obligations, expenses, compensation, suits, and variances whatsoever in law or at equity, based on a tort, contract, or other theory of recovery, and whether for compensatory or punitive damages, which International Investments ever had or now has against those persons and entities

including those in any way connected with, arising out of, concerning, or related to the Lawsuit, the Dispute, and/or the negotiation and execution of this Agreement. This release specifically excludes any claims that may arise out of this Agreement after the date of full execution.

*KL*

b. ~~Upon full performance of Paragraph 2,~~ Storey County and its respective affiliates, employees, agents, attorneys, administrators, successors, and assigns, agree to completely and forever release and discharge International Investments and the Peri Trusts and their affiliates, employees, agents, insurers, officers, directors, shareholders, members, successors, beneficiaries, trustees, executors, and assigns of and from all known and unknown past, present, and future actions, causes of action, agreements, controversies, claims, damages, demands, debts, liabilities, obligations, expenses, compensation, suits, and variances whatsoever in law or at equity, based on a tort, contract, or other theory of recovery, and whether for compensatory or punitive damages, which Storey County ever had or now has against those persons and entities including those in any way connected with, arising out of, concerning, or related to the Lawsuit, the Dispute, and/or the negotiation and execution of this Agreement. This release specifically excludes any claims that may arise out of this Agreement after the date of full execution.

*KL*

c. ~~Upon full performance of Paragraph 2,~~ the Peri Trusts and their respective affiliates, employees, agents, attorneys, administrators, successors, beneficiaries, trustees, executors, and assigns, agree to completely and forever release and discharge International Investments and Storey County and their affiliates, employees, agents, insurers, officers, directors, shareholders, members, successors, beneficiaries, trustees, executors, and assigns of and from all known and unknown past, present, and future actions, causes of action, agreements, controversies, claims, damages, demands, debts, liabilities, obligations, expenses, compensation, suits, and variances whatsoever in law or at equity, based on a tort, contract, or other theory of recovery, and whether for compensatory or punitive damages, which the Peri Trusts ever had or now have against those persons and entities including those in any way connected with, arising out of, concerning, or related to the Lawsuit, the Dispute, and/or the negotiation and execution of this Agreement. This release specifically excludes any claims that may arise out of this Agreement after the date of full execution.

5. Attorneys' Fees. If any action or proceeding is commenced to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs incurred therein from the non-prevailing party.

6. General Provisions.

a. Notice. All notices concerning this Agreement shall be mailed and emailed to the Settling Parties at the following addresses:

To International Investments:

Mark H. Gunderson, Esq.  
Gunderson Law Firm  
3895 Warren Way  
Reno, NV 89509  
mgunderson@gundersonlaw.com

To Storey County:

Keith Loomis, Esq.  
Deputy District Attorney  
Storey County District Attorney's Office  
P.O. Box 496, 201 South C Street  
Virginia City, NV 89440  
kloomis@storeycounty.org

To Peri Trusts:

Brad Johnston, Esq.  
SIMONS HALL JOHNSTON PC  
22 State Route 208  
Yerington, Nevada 89447  
bjohnston@shjnevada.com

--Any Settling Party may change their address for notices by a notice in writing mailed or emailed to the addresses shown above.

- b. Resolution of Disputes. Any issue or dispute with regard to the terms of this Agreement is to be determined solely by Ret. Judge David Gamble. The resolution found by Judge Gamble regarding the terms of this Agreement shall be binding on the Parties without appeal.
- c. Integration and Amendments. This Agreement, and the documents to be concurrently executed herewith, contain the entire Agreement of the Settling Parties relating to the subject matter of this Agreement and may be modified or amended only by a written instrument executed by all of the Settling Parties. This Agreement shall supersede all other written documents executed by the Settling Parties relating to the subject matter of this Agreement.

- d. Severability. If any portion of this Agreement shall for any reason be unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement, unless enforcement of the remainder would constitute a material failure of consideration.
- e. Authority and No Prior Assignment. Each person executing this Agreement represents and warrants to each other Settling Party that (i) he/she has the authority to execute this Agreement and (ii) that he/she has not voluntarily or involuntarily assigned or otherwise hypothecated his/her interest in the claims or demands hereby compromised and released. Storey County requires ~~format~~ approval of this Settlement Agreement by a vote of the Storey County Commission in accordance with Nevada law. AW  
KC  
[Signature]
- f. No Construction Against Drafter. Each Settling Party has had the opportunity to review this Agreement independently with their respective attorney and has participated in the drafting hereof. Any ambiguity shall not be construed against any one Settling Party merely because that Settling Party was allegedly the drafter thereof.
- g. Parties Represented by Counsel: The Settling Parties acknowledge and agree that they have entered into this Agreement voluntarily, without duress or coercion, and have done so with the full advice of their respective legal counsel.
- h. Course of Dealing. No course of dealing and no delay on the part of the Settling Parties in exercising any right, power, or remedy under this Agreement shall operate as a waiver thereof or otherwise prejudice the Settling Parties' rights, powers, and remedies conferred under this Agreement. No right, power, or remedy conferred by this Agreement shall be exclusive of any other right, power, or remedy now or hereafter available at law, in equity, by statute, or otherwise.
- i. Counterparts. This Agreement may be executed in any number of counterparts, and all such counterparts executed by all of the Settling Parties hereto, each as an original, shall constitute one and the same instrument. The parties may each sign by "DocuSign" and a copy, scan, or fax thereof shall be deemed an original. Facsimile, "DocuSign," or electronic mail signatures shall be sufficient to make this Agreement binding, with original signatures to be delivered promptly after the date of full execution.



- j. Headings. The headings in this Agreement are intended solely for convenience of reference and shall be given no effect in the construction or interpretation of this Agreement.

INTERNATIONAL INVESTMENTS LLC,  
a Nevada Limited Liability Company



By: Dante Perano as President of G&G  
Capital Inc.  
Its: Manager

THE JAMES L. PERI TRUST, DATED  
AUGUST 18, 1993

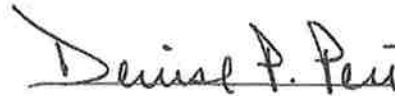


By:  
Its: Trustee

STOREY COUNTY

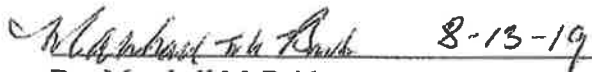
THE JOSEPH F. PERI FAMILY TRUST,  
DATED AUGUST 17, 1993

By: Vanessa Stephens fka Vanessa Dixon  
Its: Treasurer and Tax Receiver



By:  
Its: Trustee

and



By: Marshall McBride  
Its: Chairman, Storey County Commission





# Storey County Board of County Commissioners Agenda Action Report

Meeting date: Sep 03, 2019

Estimate of time required: 15 min

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

1. **Title: Discussion/For Possible Action:** Award of Contract for Fuel and Propane Delivery to County Facilities.

2. **Recommended motion:** I, [commissioner], move to award the contract for fuel delivery to Interstate Oil for the Lockwood and TRI locations and to Carson Valley Oil for the Virginia City and Highlands locations. I further move to award the contract for propane delivery to Ferrellgas for all county locations.

3. **Prepared by:** Mike Northan

4. **Department:** Public Works

**Telephone:** (775) 335 6991

5. **Staff summary:** See attached Staff Report

6. **Supporting materials:** Staff report, bid results summary, bid forms.

7. **Fiscal impact:**

Funds Available:

Fund:

*[Signature]* Comptroller

8. **Legal review required:**

\_\_\_\_\_ District Attorney

9. **Reviewed by:**

*[Signature]* Department Head

Department Name:

*[Signature]* County Manager

Other agency review: \_\_\_\_\_

10. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. | |



## STOREY COUNTY PUBLIC WORKS

P.O. Box 435 Virginia City NV 89440

100 Toll Road Virginia City NV 89440

Phone (775) 847-0968 Fax (775) 847-0949

Road Dept., Water System, Sewer System, Parks, Buildings and Grounds

Staff report and recommendations:

RE: Bids for fuel and propane delivery

After soliciting and receiving bids for fuel and propane delivery, staff has identified the lowest responsive bidders for fuel and propane delivery.

Apparent low bidder for fuel is Interstate Oil with a price per gallon of rack rate plus \$0.1175 for the Storey County Public Works yard and the fire station in the Virginia City Highlands and a price per gallon of rack rate plus \$0.08 for the fire station in Lockwood and the Government Center in TRI.

Second lowest bid for fuel delivery is Carson Valley Oil with a price per gallon of rack rate plus \$0.12 for the Storey County Public Works Yard and rack rate plus \$0.15 for Virginia City Highlands fire station. They did not provide bids for TRI and Lockwood locations

Only one bid was received for propane delivery from our current supplier, Ferrellgas. Prices have increased from their previous contract somewhat due to their costs increasing (fuel for the trucks, wages, insurance, etc.). Their proposed rate per gallon is \$0.32 over the posted BPN TARGA price in San Francisco CA. Their Storey County Employee rate per gallon is \$0.50 over the posted BPN TARGA price. The rate per gallon for Storey County Residents is \$0.60 over the BPN TARGA price. Storey County will not be charged for tank rental or other fees. Employees and residents will be charged \$60.00 annually for tanks with no other fees.

It is staff's recommendation that we award the contracts to Interstate Oil for fuel delivery to the Lockwood and TRI locations and to Carson Valley Oil for the Virginia City and Highlands locations. Staff recommends that we award the contract for propane delivery to Ferrellgas.

Bidder:	CARSON VALLEY OIL	INTERSTATE OIL
Bid Checklist	✓	✓
Sealed	✓	✓
Bid form used	✓	✓
Complete		
Incomplete		
Rack/supply price		
Add		
Price per G		
Notes:	NO PROPANE	NO PROPANE

REG. UNLEADED PW YARD - TRUCK + 12¢  
VC -  
FIRE LOCKWID - NO BID  
VC HIGHLANDS FO - RACK + 15  
SC FIRE TRI - NO BID

MID GRADE GAS PW YARD VC R + 12  
LOCKWID NO BID  
HIGHLANDS FIRE R + 15  
FIRE TRI NO BID

#2 DIESEL PW YARD RACK + 12  
LKWD - NO BID  
FD HIGHLANDS R + 15

REG UNLEAD.  
SC PW YARD R + .1175  
FD LKWD R + .08  
FD HIGHLANDS R + .1175  
FD TRI R + .08

MID GRADE  
SAME

DIESEL  
PW YARD R + .1175  
LKWD R + .08  
FD HIGHLANDS R + .1175  
FD TRI R + .08

PROPANE ONLY

Bidder:	PILOT THOMAS LOGISTICS	FERRELL GAS
Bid Checklist		✓
Sealed		✓
Bid form used		✓
Complete		
Incomplete		
Rack/supply price		
Add		
Price per G		NO BID GAS OR DIESEL
Notes:	<p>REG UNLEADED R + .3044          PW YARD R + .1900          FD LKWA R + .2399          FD HIGHLAND R + .1900          FD TRI R + .1900</p> <p>MID GRADE          PW YARD R + .3044          FD LKWA R + .1900          FD HIGHLAND R + .2399          FD TRI R + .1900</p> <p>DIESEL          PW YARD R + .3044          FD LKWA R + .1900          FD HIGHLAND R + .2399          FD TRI R + .1900</p> <p>NO PROPANE</p>	<p>PRICE PER .32 OVER BPSN POSTED PRICE          NO TANK RENTAL          WAZ MAT 0          DISCOUNT RATE FOR SC EM. .50 OVER + TANK RENT          60<sup>th</sup> ANNUAL          DISCOUNT RESIDENTS .60 OVER + TANK 60<sup>th</sup> ANNUAL</p>

**BID FORM**  
**GASOLINE/DIESEL FUEL**

**Bid Opening Date:** Wednesday, August 14, 2019  
**Bid Opening Time:** 2:00 P.M.  
**Place:** Storey County Manager's Office  
 Storey County Court House  
 26 South B Street  
 Virginia City, Nevada

Date: 08/13/2019

TO: Storey County Commissioners:

The undersigned warranting examination of the instruction to Bidders and Specifications for providing gasoline and/or Diesel Engine Fuel to the Storey County Departments as specified in Items 1 through 2 as previously specified, hereby offers to furnish and deliver in accordance with the provisions of the terms, conditions and specifications relating thereto, the following for amount herein stated. Please indicate "NO BID" on items not quoted.

This firm will use rack average price information from the following petroleum industry information service: OPIS

ITEM NO.1	Regular Unleaded Gasoline Destination	Price per gallon/ Freight Differential/ Tariff
1	Storey County Public Works - Virginia City	Rack average + 12¢
2	Storey County Fire Dept.- Lockwood	No Bid
3	Storey County Fire Dept. - Virginia City Highlands	Rack average + 15¢
4	Storey County Fire Dept. - McCarran (TRI)	No Bid

ITEM NO.1	Unleaded Mid-grade Gasoline Destination	Price per gallon Freight Differential/ Tariff
1.	Storey County Public Works - Virginia City	Rack average + 12¢
2	Storey County Fire Dept.- Lockwood	No Bid
3	Storey County Fire Dept.- Virginia City Highlands	Rack average + 15¢
4	Storey County Fire Dept. - McCarran (TRI)	No Bid

ITEM NO.1 #2 Diesel Engine Fuel  
Destination

Price per gallon/  
Freight Differential/ Tariff

1	Storey County Public Works - Virginia City	Rack average + 12¢
2	Storey County Fire Dept. - Lockwood	No Bid
3	Storey County Fire Dept. - Virginia City Highlands	Rack average + 15¢
4	Storey County Fire Dept. - McCarran (TRI)	No Bid

The bid price for each site should be the vendor's appropriate freight differential in mills and cents. To this, the District will add the daily rack average price excluding all taxes as verified by the certified copy of the daily statement and appropriate taxes.

COMPANY NAME: Carson Valley Oil

CONTACT: Keith Schroeder

ADDRESS: 4551 Goni Rd.  
Carson City, NV 89706

PHONE: (775) 887-7777

SIGNED BY: Keith Schroeder

DATE 8/13/2019

**BID FORM**  
**GASOLINE/DIESEL FUEL**

**Bid Opening Date:** Wednesday, August 14, 2019  
**Bid Opening Time:** 2:00 P.M.  
**Place:** Storey County Manager's Office  
 Storey County Court House  
 26 South B Street  
 Virginia City, Nevada

Date: 08-13-19

TO: Storey County Commissioners:

The undersigned warranting examination of the instruction to Bidders and Specifications for providing gasoline and/or Diesel Engine Fuel to the Storey County Departments as specified in Items 1 through 2 as previously specified, hereby offers to furnish and deliver in accordance with the provisions of the terms, conditions and specifications relating thereto, the following for amount herein stated. Please indicate "NO BID" on items not quoted.

This firm will use rack average price information from the following petroleum industry information service: Oil Price Information Service (OPIS) Reno/Sparks Rack

ITEM NO.1	Regular Unleaded Gasoline Destination	Price per gallon/ Freight Differential/ Tariff
1	Storey County Public Works - Virginia City	\$0.3044
2	Storey County Fire Dept.- Lockwood	\$0.1900
3	Storey County Fire Dept. – Virginia City Highlands	\$0.2399
4	Storey County Fire Dept. – McCarran (TRI)	\$0.1900

ITEM NO.1	Unleaded Mid-grade Gasoline Destination	Price per gallon Freight Differential/ Tariff
1.	Storey County Public Works - Virginia City	\$0.3044
2	Storey County Fire Dept.- Lockwood	\$0.1900
3	Storey County Fire Dept.- Virginia City Highlands	\$0.2399
4	Storey County Fire Dept. – McCarran (TRI)	\$0.1900



ITEM NO.1	#2 Diesel Engine Fuel Destination	Price per gallon/ Freight Differential/ Tariff
1	Storey County Public Works - Virginia City	\$0.3044
2	Storey County Fire Dept. - Lockwood	\$0.1900
3	Storey County Fire Dept. – Virginia City Highlands	\$0.2399
4	Storey County Fire Dept. – McCarran (TRI)	\$0.1900


The bid price for each site should be the vendor's appropriate freight differential in mills and cents. To this, the District will add the daily rack average price excluding all taxes as verified by the certified copy of the daily statement and appropriate taxes.

COMPANY NAME: Pilot Thomas Logistics

CONTACT: Paul Anderson

ADDRESS: 995 S. McCarran Blvd., Suite 103  
Sparks, NV 89431

PHONE: ( 775 ) 848-0834

SIGNED BY: 

DATE 08-13-19

**BID FORM**  
**GASOLINE/DIESEL FUEL**

**Bid Opening Date:** Wednesday, August 14, 2019  
**Bid Opening Time:** 2:00 P.M.  
**Place:** Storey County Manager's Office  
 Storey County Court House  
 26 South B Street  
 Virginia City, Nevada

Date: 8/6/19

TO: Storey County Commissioners:

The undersigned warranting examination of the instruction to Bidders and Specifications for providing gasoline and/or Diesel Engine Fuel to the Storey County Departments as specified in Items 1 through 2 as previously specified, hereby offers to furnish and deliver in accordance with the provisions of the terms, conditions and specifications relating thereto, the following for amount herein stated. Please indicate "NO BID" on items not quoted.

This firm will use rack average price information from the following petroleum industry information service: Oil Price Information Service "OPIS"

ITEM NO.1	Regular Unleaded Gasoline Destination	Price per gallon/ Freight Differential/ Tariff
1	Storey County Public Works - Virginia City	.1175
2	Storey County Fire Dept.- Lockwood	.08
3	Storey County Fire Dept. - Virginia City Highlands	.1175
4	Storey County Fire Dept. - McCarran (TRI)	.08

ITEM NO.1	Unleaded Mid-grade Gasoline Destination	Price per gallon Freight Differential/ Tariff
1.	Storey County Public Works - Virginia City	.1175
2	Storey County Fire Dept.- Lockwood	.08
3	Storey County Fire Dept.- Virginia City Highlands	.1175
4	Storey County Fire Dept. - McCarran (TRI)	.08

ITEM NO.1 #2 Diesel Engine Fuel  
Destination

Price per gallon/  
Freight Differential/ Tariff

ITEM NO.1	#2 Diesel Engine Fuel Destination	Price per gallon/ Freight Differential/ Tariff
1	Storey County Public Works - Virginia City	.1175
2	Storey County Fire Dept. - Lockwood	.08
3	Storey County Fire Dept. - Virginia City Highlands	.1175
4	Storey County Fire Dept. - McCarran (TRI)	.08

The bid price for each site should be the vendor's appropriate freight differential in mills and cents. To this, the District will add the daily rack average price excluding all taxes as verified by the certified copy of the daily statement and appropriate taxes.

COMPANY NAME: Interstate Oil Co.

CONTACT: Jim Motsinger

ADDRESS: 50 Lillard Dr.

SPARKS, NV. 89434

PHONE: (775) 359-1586

SIGNED BY: Jim Motsinger

DATE: 8/6/19

## BID FORM PROPANE

Bid Opening Date: Wednesday, August 14, 2019  
 Bid Opening Time: 2:00 P.M.  
 Place: Storey County Manager's Office  
 Storey County Court House  
 26 south B Street  
 Virginia City, Nevada

TO: Storey County Commissioners:

Date: 8-7-2019

The undersigned warranting examination of the instruction to Bidders and Specifications for providing propane to the Storey County Departments as specified below, hereby offers to furnish and deliver in accordance with the provisions of the terms, conditions and specifications relating thereto, the following for amount herein stated. Please indicate "NO BID" on items not quoted.

<u>Destination</u>	<u>Tank Size</u>
Storey County Building Dept., VC, NV	1 – 499 gallon tank
Storey County Courthouse, VC, NV	2 – 499 gallon tanks
Storey County Admin Offices, VC, NV	1-- 500 gallon tank
Storey County Divide Building	1-- 500 gallon tank
Storey County Piper's OH	2—500 gallon tanks
Storey County Fire Departments:	
Station 1 - VC, NV	1 – 325 gallon tank
Station 11 - VC, NV	1 – 325 gallon tank
Training Bldg. - VC, NV	1 – 172 gallon tank
Station 2 - VC Highlands, NV	1 – 500 gallon tank
Station 21 - VC Highlands, NV	1 – 500 gallon tank
Fire Residence - VCH, NV	1 – 250 gallon tank
Station 3 - Mark Twain, NV	1 – 499 gallon tank
Station 4 - Lockwood, NV	1 – 500 gallon tank
Storey County Public Works, VC, NV	1 – 1000 gallon tank
Storey County Water Plant, VC, NV	2 – 1000 gallon tanks
Storey County Pool, VC, NV	1 – 499 gallon tank <b>(Seasonal)</b>
Storey County School District:	
HG Elementary, VC, NV	1 – 1000 gallon tank
Middle School, VC, NV	1 - 1000 gallon tank
Middle School, VC, NV	1 – 1000 gallon tank
High School, VC, NV	1 – 300 gallon tank
High School, VC, NV	4 – 1000 gallon tanks
Storey County Senior Centers:	
Virginia City, NV	1 – 288 gallon tank
Lockwood, NV	1 – 499 gallon tank
Storey County Sheriffs Dept., VC, NV	1 – 350 gallon tank
Jail	1 – 1000 gallon tank
St. Mary's Art Center, VC, NV	1 – 1150 gallon tank
Fourth Ward School Museum, VC, NV	1 – 500 gallon tank
Fire Museum	1 – 288 gallon tank

Please note, **NO** tax is to be included

Please complete each line item, if you do not have an entry please indicate.

Price per Gallon Propane Specifics \$0.32 CENTS PER GALLON  
OVER THE BPN POSTED TARGA PRICE IN SAN FRANCISCO  
CA.  
Yearly Tank Rental Charge NO CHARGE  
Other Fees (ex: Hazmat, Fuel Service Chgs) NO FEES  
Discount/Rate for Storey County Employees  
\$0.50 OVER PLUS TANK RENT \$60.00 ANNUAL, NO FEES  
Discount/Rate for Storey County Residents  
\$0.60 OVER PLUS TANK RENT \$60.00 ANNUAL, NO FEES

COMPANY NAME: FERRELL GAS

CONTACT: JAY READ

ADDRESS: 7757 N. VIRGINIA ST.  
RENO, NV. 89506

PHONE: (775) 331-1212 CELL 775-225-5339

SIGNED BY: Jay Read

DATE 8-7-2019

PROOF OF POSTING IS ATTACHED,  
THIS IS A WEEKLY NEWSLETTER.  
PRICE IS HIGHLIGHTED ON PAGE-5

**STOREY COUNTY PUBLIC WORKS**



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: SEP 3 2019

Estimate of time required: 10 min

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

1. **Title: Discussion/For Possible Action:** Authorize County Manager to approve a Task Order with Farr West Engineering to provide professional services, drawings and specifications, assistance in bidding, construction management, and materials testing for the rehabilitation of approximately 650,000 square feet of existing roadway in Storey County for an amount not to exceed \$35,971.00.

2. **Recommended motion:** I, [commissioner], move to approve the county manager to authorize the task order for Farr West Engineering to provide professional services for the rehabilitation of 650,000 square feet of existing roadway in Storey County.

3. **Prepared by:** Mike Northan

4. **Department:** Public Works **Telephone:** (775) 335 6991

5. **Staff summary:** A much needed project to repair and rehabilitate certain roadways in TRI and Mark Twain areas.

6. **Supporting materials:** Attached task order, fee schedule, and construction cost estimate

7. **Fiscal impact:**

Funds Available: Fund: *AK* Comptroller

8. **Legal review required:**

\_\_\_\_\_ District Attorney

9. **Reviewed by:**

*JW* Department Head

Department Name:

*AC* County Manager

Other agency review: \_\_\_\_\_

10. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 12

This is **EXHIBIT A**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated September 1, 2009.

**Task Order**

---

**Task Order Number:** 32

**Date:** August 5, 2019

**Title:** Storey County 2019 Road Rehabilitation Project

**Project Description:** Provide professional services to Storey County (County) to prepare construction documents, assist during bidding, provide construction management and materials testing services for the rehabilitation of approximately 656,000 square feet of existing roadway in Storey County.

**The Agreement is amended and supplemented to include the following agreement of the parties.**

**PART 1 – SERVICES**

- A. Farr West will prepare drawings and contract documents for a bid date in September of 2019. The project scope includes slurry seal, cape seal, mill and overlay, and pulverization and overlay as appropriate for current pavement conditions. The following list of roadways will be included in the drawings and contract documents as Storey County budget allows: Venice Drive, Denmark Drive, Ireland Drive, Alexandria Court, Megabyte Drive, London Drive, Huckleberry Way and Edith Way.
- B. Services include but are not limited to: topographic survey, preparation of construction drawings and specifications, preparation of bid documents, coordination of bid and bid letting, bid review, award recommendation, contractor coordination, construction staking, installed quantity verification, field visits during construction, and construction observation during HMA overlay operations. Materials testing will be provided by a subconsultant, CME, through Farr West Engineering.

**PART 2 – COMPENSATION**

Storey County shall pay Farr West on a time and materials basis not to exceed \$35,971.

IN WITNESS WHEREOF, the parties hereto have executed this Task Order.

Owner: Storey County  
By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Engineer: Farr West Engineering  
By: \_\_\_\_\_

Print Name: Lucas Tipton, P.E.

Title: Principal Engineer

Date Signed: 8/7/19

**Storey County  
2019 Road Rehabilitation  
Engineering Fee Estimate**

TASKS	Rate (\$/hr)	Principal Civil Engineer -	Senior Engineer II -	Engineer in Training I -	Project Assistant -	Administrator II -	Designer II -	Professional Surveyor -	Survey Technician II -	2 Team Survey Crew -	Survey Technician - Prevailing Wage -	Hours (S)	Total Labor	Subcontractor \$1	Fair West 15% Markup	TOTAL
<b>1.0 Project Management</b>																
Project Coordination and Management	\$160	2	4	357	350	\$70	\$105	\$130	\$60	\$170	\$200	6	\$678			\$878
Monthly Report/Progress Meetings		1	1			2						3	\$282			\$282
<b>Subtotal</b>		<b>2</b>	<b>5</b>	<b>357</b>	<b>350</b>	<b>2</b>	<b>105</b>	<b>130</b>	<b>60</b>	<b>170</b>	<b>200</b>	<b>9</b>	<b>\$1,220</b>			<b>\$1,220</b>
<b>2.0 Design</b>																
Plan Development		4	32				8					44	\$4,232			\$4,232
Spec Development		2	8		6							10	\$1,000			\$1,000
Bid Documents			4	4								8	\$640			\$640
Site Visit									13	20		34	\$4,700			\$4,700
Mark Tween Topo Survey												6	\$628			\$628
QA/QC		2	4									6	\$628			\$628
<b>Subtotal</b>		<b>2</b>	<b>14</b>	<b>44</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>13</b>	<b>13</b>	<b>20</b>	<b>20</b>	<b>118</b>	<b>\$72,684</b>			<b>\$72,684</b>
<b>7.0 Building Assistance</b>																
RFIs, Questions During Bidding, Addendum (c)		1	4	2								7	\$660			\$660
Bid Opening		1	1	1	2							2	\$238			\$238
Bid Tabulation and Recommendation		1	1	1	2							5	\$558			\$558
<b>Subtotal</b>		<b>1</b>	<b>3</b>	<b>6</b>	<b>4</b>							<b>16</b>	<b>\$1,456</b>			<b>\$1,456</b>
<b>8.0 Construction Management</b>																
Awarding Activities (NoA, Agreements, Bonds and Insurance)		1	2	4	4							7	\$764			\$764
Submittal Review			1	4								5	\$500			\$500
Organize and Conduct Pre-Construction Conference		2	1	1								3	\$391			\$391
Office Engineering (if)		5	1	4								5	\$500			\$500
Field Visit/Meetings (e)			6	6								12	\$1,034			\$1,034
<b>Subtotal</b>		<b>1</b>	<b>12</b>	<b>15</b>	<b>4</b>							<b>32</b>	<b>\$3,689</b>			<b>\$3,689</b>
<b>9.0 Construction Staking (PVPF)</b>																
Construction Staking (Prevailing Wage)									24			24	\$6,240			\$6,240
Office Engineering								2	11			13	\$1,250			\$1,250
<b>Subtotal</b>								<b>2</b>	<b>11</b>		<b>24</b>	<b>37</b>	<b>\$7,490</b>			<b>\$7,490</b>
<b>11.0 Subcontractors</b>																
Materials Testing														\$8,488		\$8,488
<b>Subtotal</b>														<b>\$8,488</b>		<b>\$8,488</b>
<b>TOTAL</b>		<b>6</b>	<b>34</b>	<b>65</b>	<b>16</b>	<b>2</b>	<b>8</b>	<b>3</b>	<b>24</b>	<b>20</b>	<b>24</b>	<b>262</b>	<b>\$28,233</b>			<b>\$28,233</b>
																<b>\$35,871</b>



**Jason Wierzbicki**

---

**From:** Keith Karpstein <kkarpstein@farrwestengineering.com>  
**Sent:** Monday, August 5, 2019 1:56 PM  
**To:** Jason Wierzbicki  
**Cc:** Lucas Tipton  
**Subject:** RE: 2019 Street Rehab  
**Attachments:** Task Order No 31 - 2019 Road Rehabilitation\_Signed.pdf; Task Order No 31\_2019 Road Rehabilitation Fee Estimate.pdf

Jason,

Attached is our task order and fee proposal for the Storey County 2019 Street Rehab project. As we discussed, our fee includes a design topographic survey and construction staking for the two roads in the Mark Twain Estates area. Our fee also includes testing and inspection of the hot-mix asphalt through CME. We did a preliminary cost estimate for the road rehab work based on the surface treatments listed below. Denmark Drive was listed as a cape seal in the CIP, but based on our visual inspection it is my opinion that a slurry seal will suffice. Let me know if you disagree. It looks like we'll be over the limit of your available funding (+/- \$500K) based on this latest estimate. Do you think we should strip out any of the roads to keep within budget? Or should we do a bid alternate which will allow us to make the decision based on bid results? Let me know your thoughts on this.

Road	Width (ft)	Length (ft)	Area (ft <sup>2</sup> )	Surface Treatment	Treatment Cost (\$/ft <sup>2</sup> )	Cost Estimate (\$)
Venice	30	4,240	127,200	Slurry Seal	0.25	31,800
Denmark	30	6,950	208,500	Slurry Seal	0.25	52,125
London	24	3,970	95,280	Slurry Seal	0.25	23,820
Ireland	30	2,930	87,900	Cape Seal	0.75	65,925
Megabyte	30	1,230	36,900	Cape Seal	0.75	27,675
Alexandria	30	890	26,700	Mill & Overlay	2.00	53,400
Huckleberry	20	1,880	37,600	Reconstruct	4.25	159,800
Edith	20	1,790	35,800	Reconstruct	4.25	152,150
<b>Total:</b>						<b>566,695</b>

Thanks,

Keith Karpstein, P.E.  
Direct: (775) 284-7898  
Cell: (775) 772-9742

**From:** Keith Karpstein  
**Sent:** Tuesday, July 30, 2019 3:04 PM  
**To:** Jason Wierzbicki <jwierzbicki@storeycounty.org>

**Cc:** Lucas Tipton <lucas@farrwestengineering.com>

**Subject:** 2019 Street Rehab

Jason,

I tried to call but your voicemail is full. I want to give you a quick update on where we're at with the fee proposal. After looking at all the roads that are planned for treatment this year, we saw that the two roads in the Mark Twain Estates area are not suitable for straight overlays. The only option at this point is to pulverize the existing road and then do an overlay. With the issues we had on the last project where we did the same treatment, I'd like to provide the contractor with design and survey control so you can get a good product. This would require a pre-design survey as well as some construction staking. The total estimated fee for these two tasks would be \$12,190. I also reached out to CME to provide a fee estimate to do some quality control testing on the HMA. Their fee for that effort is around \$6,800. The survey and materials testing alone are approaching \$20,000. If I add our design and CM fees, we are looking at a total fee of around \$35,000. I wanted to reach out to you before sending the fee proposal so you aren't too shocked. Although this email probably has the same effect. Let me know if you'd like to discuss this before we send our proposal.

Thanks,



**Keith Karpstein, P.E.**

Senior Engineer

Farr West Engineering

5510 Longley Lane

Reno, NV 89511

Main: (775) 851-4788

Direct: (775) 284-7898

Cell: (775) 772-9742

Fax: (775) 851-0766

[www.farrwestengineering.com](http://www.farrwestengineering.com)



# Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** September 3, 2019

**Estimate of time required:** 1 min

**Agenda:** Consent  Regular agenda  Public hearing required

---

1. **Title:** Farr West Engineering Tasks Contract

2. **Recommended motion** Approval

3. **Prepared by:** Jana Seddon/Austin Osborne

**Department:** Assessor/County Manager

**Telephone:**

4. **Staff summary:** This is for GIS services and Parcel Map Books/Changes

5. **Supporting materials:** See Attached

6. **Fiscal impact:**

Funds Available: All funds have been budgeted by individual departments  
\_\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_\_ Department Head

Department Name: Commissioner's Office

\_\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 13

This is **EXHIBIT A**, consisting of 8 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated September 1, 2009.

## **Task Order**

---

**Task Order Number: 29**

**Date:** April 11, 2019

**Title:** Fiscal Year 2020 GIS Services

**Project Description:** Provide professional services to Storey County (County) to be the County's sole GIS service provider. Farr West will provide GIS services for the Assessor's department as well as six other departments within the County. Farr West has prepared a scope of work (SOW) which details the work included in nine different tasks to address the County's GIS needs in Fiscal Year 2020 (FY20).

The Master Services Agreement is amended and supplemented to include the following agreement of the parties.

### **PART 1 – SERVICES**

#### **Task 1: Project Management**

##### **Objective**

To plan, organize, direct, control, and communicate all relevant activities set forth in this Scope of Work within the approved budget and schedule.

##### **Approach**

Farr West will routinely review project progress and communicate project status on a regular basis. Communication will be through email and telephone or with occasional project coordination meetings with the County. This task will include the following activities:

- Project administration includes scheduling maintenance, cost control, monthly invoicing, filing, resource allocation, subconsultant management, and routine communications.
- Team coordination, including conference calls and internal meetings.
- Monitoring changes to the scope, budget, or schedule and developing change management strategies with the County.

##### **Deliverables**

The following will be delivered under this task:

- Monthly status reports, as required.

##### **Assumptions**

The following assumptions apply:

- Monthly reports will be provided with timely invoices.
- Project-related issues will be identified, communicated, and resolved.

## **Task 2: Online Viewer Services**

### ***Objective***

To provide the WebGIS viewer that will allow the County staff to interact with the GIS. This viewer can be consumed using either a desktop browser or mobile device.

### ***Approach***

This task will include the following activities:

- A standard organizational account will be established with three (3) Viewer accounts for use by the County.
- An additional three (3) Viewer accounts will be purchased by the County for FY20.
- One (1) Field Worker account will be purchased by the County for FY20.
- Public and/or private web maps and apps will be developed and customized on the County's direction or preference.

### ***Deliverables***

The following deliverables will be submitted under this task:

- A County WebGIS account with access for all user accounts associated with the organization.

### ***Assumptions***

The following assumptions apply:

- Beyond the three (3) Viewer accounts provided as part of the standard organizational account, additional user accounts and their levels will be paid for annually by the County.
- Internet access, not provided under this scope of work, will be required to access the web viewer.

## **Task 3: Assessor's Office**

### ***Objective***

To provide professional GIS services to the Assessor's office.

### ***Approach***

This task will include the following activities:

- Monthly parcel change updates to the GIS land database.
- Monthly updates to Pictometry.
- Develop Assessor Map Book 4 in digital format.
- Revise Map Books.

### ***Deliverables***

The following deliverables will be submitted under this task:

- Monthly updates to the County's Pictometry web viewer.
- Monthly updates to the County's WebGIS viewer.
- GIS updates to EdgeMaps™ provided by DEVNET.

### ***Assumptions***

The following assumptions apply:

- GIS updates to EdgeMaps will not require any additional licensing from ESRI or cloud-based services not currently being provided by Farr West.
- Map books will be revised according to redlines provided by the Assessor's Office.

#### **Task 4: Emergency Management/Response**

##### ***Objective***

To provide professional GIS services related to Emergency Management/Response services.

##### ***Approach***

This task will include the following activities:

- Meet with the Director of Emergency Management to develop list of needs.
- Improvements and updates to the e911 GIS.
- Incident mapping for future use and analysis.
- WebGIS viewer training and updates for Emergency Services personnel.

##### ***Deliverables***

The following deliverables will be submitted under this task:

- Additional maps and exhibits (as requested).
- Monthly updates to the County's WebGIS viewer.

##### ***Assumptions***

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

#### **Task 5: Public Works**

##### ***Objective***

To provide professional GIS services for the Public Works Department.

##### ***Approach***

This task will include the following activities:

- Update utility and roadway GIS, as requested.
- Update the MXUID customer data table.
- Update and maintain Pictometry Public Works login.
- Provide updated utility map books.
- Create layer for roadway rehabilitation projects for FY20, 21 and 22.
- Create layer identifying all water and sewer system customers of County owned systems.
- Provide WebGIS viewer training and technical support, as requested.

##### ***Deliverables***

The following deliverables will be submitted under this task:

- Map books.
- Monthly updates to the County's WebGIS viewer.

***Assumptions***

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

**Task 6: Planning**

***Objective***

To provide professional GIS services for the Planning Department.

***Approach***

This task will include the following activities:

- Update County GIS with new zoning and land use codes.
- Keep FEMA flood zone layer data current.
- Maintain the WebGIS viewer with the most recent BLM PLSS data.
- Create a Planning Department app on the WebGIS viewer.
- Provide WebGIS training and technical support, as requested.
- Provide maps and exhibits, as requested.

***Deliverables***

The following deliverables will be submitted under this task:

- Maps and exhibits, as requested.
- Monthly updates to the County's WebGIS viewer.

***Assumptions***

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

**Task 7: Community Development**

***Objective***

To provide professional GIS services for the Community Development Department.

***Approach***

This task will include the following activities:

- Create a Community Development Department app on the WebGIS viewer.
- Develop a GIS for development areas: Planned, Existing, and Expired.
- Provide WebGIS training and technical support, as requested.

- Provide maps and exhibits, as requested.

#### ***Deliverables***

The following deliverables will be submitted under this task:

- Maps and exhibits, as requested.
- Monthly updates to the County's WebGIS viewer.

#### ***Assumptions***

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

### **Task 8: Communications**

#### ***Objective***

To provide professional GIS services for Communications.

#### ***Approach***

This task will include the following activities:

- Continue to work with the County to enable the e911 dispatch system to consume the updated address information in the GIS.
- Update County street centerline data with address range information.
- Continue to update and maintain point address information for geocoder.
- Develop business model for routine dispatch update procedures.
- Create a Communications Department app on the WebGIS viewer.
- Provide WebGIS training and technical support, as requested.
- Provide maps and exhibits, as requested.

#### ***Deliverables***

The following deliverables will be submitted under this task:

- Maps and exhibits, as requested.
- Monthly updates to the County's GIS.
- Monthly updates to the County's WebGIS viewer.

#### ***Assumptions***

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.



## **Task 9: Owner Directed Services/Special Projects**

### ***Objective***

Similar to previous fiscal year SOW's, this task can be used for special figures required for reports, department support, GIS data requests, or any other unforeseen projects that may require work in addition to the tasks presented previously.

### ***Approach***

This task will include the following activities:

- GIS Services, as requested
- If possible, projects or services will be performed within the budget allotted for the department which is requesting the work or will be incorporated into the next fiscal year annual contract base budget.

### ***Deliverables***

There are no formal deliverables associated with this task.

### ***Assumptions***

The following assumptions apply:

- Work will not be performed as part of this task without the written direction of Austin Osborne or Jana Seddon.

## **Task 10: On-Call Services**

This task includes all on-call or emergency services which could be requested following a natural disaster such as a wildfire, flood or earthquake. These services have the potential to be requested when the County needs immediate assistance in spatially depicting areas or properties which have been impacted by the emergency event. Approval to commence work on this task shall only come from Austin Osborne and the terms of compensation for these services shall be negotiated between Storey County and Farr West after the immediacy of the event has passed. For example, the individual task budgets presented below may be re-allocated so that resources become available for the on-call services or Farr West's billing periods and standard rates may be revised to meet the needs of the County.

### ***Objective***

Provide on-call or emergency services which could be requested following a natural disaster such as a wildfire, flood or earthquake. These services have the potential to be requested when the County needs immediate assistance in spatially depicting areas or properties which have been impacted by the emergency event.

### ***Approach***

This task will include the following activities:

- Approval to commence work on this task shall only come from Austin Osborne and the terms of compensation for these services may be negotiated between Storey County and Farr West after the immediacy of the event has passed.

### ***Deliverables***

There are no formal deliverables associated with this task.

**Assumptions**

The following assumptions apply:

- Work will not be performed as part of this task without the written direction of Austin Osborne.

**PART 2 – COMPENSATION**

The County shall pay Farr West on a time and materials basis, including travel, not to exceed Seventy-five thousand dollars (\$75,000.00). Hourly rates and other expenses shall be in accordance with Exhibit C of the Master Services Agreement (Standard Hourly Rates). A breakdown of the individual task budgets is as follows:

Task 1	Project Management	\$3,000
Task 2	Online Viewer Services	\$3,200
Task 3	Assessor's Office	\$38,000
Task 4	Emergency Management / Response	\$5,500
Task 5	Public Works	\$5,000
Task 6	Planning	\$4,500
Task 7	Community Development	\$4,500
Task 8	Communications	\$4,500
Task 9	General Services / Special Projects	\$6,800
Task 10	On-Call Services	Time and Expense
	<b>TOTAL:</b>	<b>\$75,000</b>

**PART 3 – SCHEDULE**

The following is a proposed schedule to be used as a general guideline only.

Services Begin: July 1, 2019  
 End of Services: June 30, 2020

Owner: Storey County

Engineer: Farr West Engineering

By: \_\_\_\_\_

By:  \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: Lucas Tipton, P.E.

Title: \_\_\_\_\_

Title: Principal Engineer

Date

Date Signed: \_\_\_\_\_

Signed:

June 5, 2019

**EXHIBIT C**

<b>Title</b>	<b>Hourly Rate</b>	<b>Title</b>	<b>Hourly Rate</b>
Principal Engineer	\$160	Building Inspector II	\$70
Senior Engineer II	\$152	Building Inspector I	\$65
Senior Engineer	\$142	Designer III	\$115
Engineer IV	\$134	Designer II	\$105
Engineer III	\$125	Designer I	\$95
Engineer II	\$115	GIS Analyst II	\$130
Engineer I	\$105	GIS Analyst I	\$115
Engineer in Training II	\$95	GIS Specialist	\$95
Engineer in Training I	\$87	GIS Technician	\$85
Senior Hydrogeologist	\$155	Water Rights Specialist III	\$150
Hydrogeologist II	\$100	Water Rights Specialist II	\$125
Hydrogeologist I	\$85	Water Rights Specialist I	\$105
Electrical Engineer	\$150	Water Rights Technician III	\$95
Construction Inspector III	\$105	Water Rights Technician II	\$90
Construction Inspector II	\$100	Water Rights Technician I	\$75
Construction Inspector I	\$90	Regulatory & Env. Specialist	\$95
Project Assistant	\$80	Professional Surveyor	\$130
Admin IV	\$90	Survey Technician II	\$90
Admin III	\$80	Survey Technician I	\$75
Admin II	\$70	1 Man Survey Crew	\$130
Admin I	\$55	2 Man Survey Crew	\$170
Intern	\$45	3 Man Survey Crew	\$245
		Utility Operator	\$115

**Other Fees and Charges:**

1. All direct project expenses, including subconsultants, will be billed at actual cost plus 15%.
2. An overtime surcharge of 25% will be applied to the hourly rates of non-salaried employees for authorized overtime work.
3. Different survey and construction inspection labor rates will apply on prevailing wage projects. Rates for prevailing wage projects will be provided on a case by case basis.



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** 09/03/19

**Estimate of time required:** 20 min.

**Agenda:** Consent  Regular agenda  Public hearing required

1. **Title:** Discussion/Possible Action: Approval of Resolution No. 19-555 supporting Fulcrum Sierra Holdings, LLC's efforts to obtain bonding and funding support through the Director of the State of Nevada Department of Business and Industry for constructing, improving, and equipping a facility to be used for converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada.

2. **Recommended motion:** Based on the recommendation by staff, I [county commissioner] approve Resolution No. 19-555 supporting Fulcrum Sierra Holdings, LLC's efforts to obtain bonding and funding support through the Director of the State of Nevada Department of Business and Industry for constructing, improving, and equipping a facility to be used for converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada.

3. **Prepared by:** Austin Osborne

4. **Department:** County Manager

**Telephone:** 775.847.0968

5. **Staff summary:** This action will help Fulcrum Sierra Holdings qualify for federal and state funding that will assist with financing or refinancing certain construction, improvement, and operating costs associated with the waste-to-fuel refinery facility at TRIC. This is not a county bond and it causes no impact to the county budget or obligations.

6. **Supporting materials:** Enclosures: (A) Resolution Draft.

7. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_ Comptroller

8. **Legal review required:**

\_\_\_ District Attorney

9. **Reviewed by:**

\_\_\_ Department Head

Department Name:

\_\_\_@\_\_\_ County Manager

Other agency review: \_\_\_\_\_

10. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. 14

RESOLUTION NO. 19-555

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF STOREY, NEVADA SUPPORTING FULCRUM SIERRA HOLDINGS, LLC'S EFFORTS TO OBTAIN BONDING AND FUNDING SUPPORT THROUGH THE DIRECTOR OF THE STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY FOR (I) CONSTRUCTING, IMPROVING, AND EQUIPPING A FACILITY TO BE USED FOR CONVERTING MUNICIPAL SOLID WASTE INTO RENEWABLE FUEL PRODUCTS LOCATED ON AN APPROXIMATELY 19.4-ACRE SITE LOCATED AT 3600 PERU DRIVE IN THE TAHOE-RENO INDUSTRIAL CENTER, STOREY COUNTY, NEVADA AND/OR (II) THE IMPROVEMENTS TO AND EQUIPPING OF A FACILITY USED FOR PRELIMINARY SORTING AND PROCESSING OF MUNICIPAL SOLID WASTE LOCATED ON AN APPROXIMATELY 10.0-ACRE SITE LOCATED AT 350 SADDLE COURT IN MUSTANG, STOREY COUNTY, NEVADA**

WHEREAS, Fulcrum Sierra Holdings, LLC, a Delaware limited liability company ("Fulcrum Holdings") has applied to the Director of the State of Nevada Department of Business and Industry (the "Director") for the issuance of industrial development revenue bonds for the purpose of assisting in the financing or refinancing of a portion of the costs of constructing, improving and equipping of a facility (i) to be used for converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada (the "Biorefinery") and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada (the "Feedstock Processing Facility" and, together with the Biorefinery, the "Project"); and

WHEREAS, the additional improvements to the Project being financed or refinanced with the proceeds of bonds and other moneys are expected to include the construction of an expansion of the Feedstock Processing Facility to increase and enhance the quality of the Feedstock Processing Facility's production, the acquisition and installation of feedstock drying equipment at the Biorefinery to increase the Biorefinery's efficiency, the acquisition and installation of an oxygen supply facility at the Biorefinery to improve the Biorefinery's gasification process, the acquisition and installation of electrical equipment at the Biorefinery to enable the Biorefinery to purchase solar energy, and the acquisition and installation of fuel upgrading equipment at the Biorefinery to allow the Biorefinery to produce a finished fuel product; and

NOW, THEREFORE, the Board of County Commissioners of the County do hereby find, resolve, determine and order as follows:

*Section 1. Recitals.* The recitals set forth herein above are true and correct in all respects.

*Section 2. Support of County.* The Board of County Commissioners of the County do hereby endorse and support Fulcrum Holdings' efforts to obtain bonding and funding support for the Project through the Nevada Department of Business and Industry.

*Section 3. Obligation of the County:* This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

*Section 4. Enforceability.* If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2019.

COUNTY OF STOREY, NEVADA

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Title: \_\_\_\_\_



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: 09-03-2019

Estimate of time required: 0 - 5

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

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Ashley Mead

**Department:** Community Development

**Telephone:** 847-0966

4. **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.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_ District Attorney

8. **Reviewed by:**

X Department Head  
*Ashley Mead*  
County Manager

Department Name: Community Development

Other agency review: \_\_\_\_\_

9. **Board action:**

[ ] Approved  
[ ] Denied

[ ] Approved with Modifications  
[ ] Continued

Agenda Item No. 15

# 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: Vanessa Stephens, Clerk's office  
Austin Osborne, County Manager

August 26, 2019  
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **SEPTEMBER 3, 2019,**

COMMISSIONERS Consent Agenda:

## LICENSING BOARD SECOND READINGS:

- A. **A & J Paving** - Contractor / 1490 Cherokee Trail ~ Reno, NV
- B. **Big Johnson Construction, LLC** – Contractor / 138 West St. ~ Ft. Morgan, CO
- C. **Burke Roofing, Inc.** – Contractor / 109 Shadow Mountain Dr ~ Fernley, NV
- D. **E & M Contracting, LLC** – Contractor / 4880 Donovan Way ~ N. Las Vegas, NV
- E. **Gerhardt & Berry Construction, Inc.** – Contractor / PO Box 51749 ~ Sparks, NV
- F. **Phillip Joel Kasper** – Contractor / 3131 Oreana Dr ~ Carson City, NV
- G. **Qumulo, Inc.** – General / 1501 4<sup>th</sup> Avenue Ste. 1600 ~ Seattle, WA
- H. **Sick Inc.** – General / 6900 W 110<sup>th</sup> St. ~ Bloomington, MN
- I. **Wetzel Tank Construction CO, Inc.** – Contractor / 105 W Cherokee St. ~ Southwest City, MO
- J. **Capital Machinery Systems, Inc.** – General / 3207 Angle Road ~ Pendleton, IN
- K. **Centimark Corporation** – Contractor / 1010 Winding Creed Rd. Ste. 130 ~ Roseville, CA

Ec: Community Development  
Commissioner's Office

Planning Department  
Comptroller's Office

Sheriff's Office

SEARCHED  
SERIALIZED  
INDEXED  
FILED