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County Manager

Storey County, Nevada

The County

Storey County is the second smallest county in the State of Nevada. It's 264 square miles is located in the mountains and valleys of western Nevada, just 26 miles southeast of Reno, Nevada and 16 miles northeast of Nevada's capital, Carson City. Beautiful Lake Tahoe is just 25 miles to the east. There are an estimated 4000+ people living in several residential areas in the county - Virginia City, Virginia City Highlands, Gold Hill, Mark Twain and Lockwood. The County Seat is Virginia City.



While small in size, Storey County has played an oversized part in history. In 1859 miners discovered the largest deposit ever found of gold and silver in Virginia City. The mines of the "Comstock Lode" and "Big Bonanza" pumped nearly half a billion dollars into the economy of the United States. At its peak the population of Storey County exceeded 25,000 and was the largest population center in the Nevada. The miners and cowboys have left, but many of the structures and signs of the past remain. Virginia City is a National Historic Landmark District. Historic tourism in the Virginia City / Gold Hill region attracts 1.6 million visitors each year.



Not to be outdone by its past economic contributions, Storey County today is home to the United State's largest industrial park, the Tahoe-Reno Industrial Center (TRIC). The Tahoe Reno Industrial Center is a 104,000 acre center with the capacity to house 80-million-square-feet of industrial space. Some of the

companies already at TRI include Tesla, Switch, Blockchain, Google, Mars Pet Care, US Ordnance, Tire Rack, Chart Industries, James Hardie, Food Bank of Northern Nevada, Golden Gate Petroleum, Pro-Logis, Pittsburgh Paint, Duraflex, DIS, Pet Smart, Wal-Mart, and many others. Also located in the area of TRI are multiple sophisticated power plants: NV Energy and Barrick Mines(a power plant that provides additional power support during peak hours).

Today, Storey County's rich, living legacy unites with high-tech modernization. This county offers a variety of small-town communities that are merely minutes away from large metropolitan areas—the best of both worlds.

Storey County has had just one County Manager, who is preparing to retire after serving the County for 15 years.

Governance and Organization

Storey County is organized under the Nevada State Statutes and is governed by an elected 3 member Board of County Commissioners. Each commissioner is required to reside in 1 of 3 districts, however, each commissioner is elected by all residents of the county to serve a 4 year



term. The Board of County Commissioners also serves as the Board of the Storey County Fire District.

They also act as the County Fair and Recreation Board, which oversees recreation and tourism marketing and development.

Storey County has 5 elected Department Heads, whose duties are dictated by Nevada Revised Statutes, but whose budgets are provided by the Board of County Commissioners. There are two courts - Justice Court and District Court. Justice Court serves all of Storey County, while the District Court is shared with neighboring Carson City.

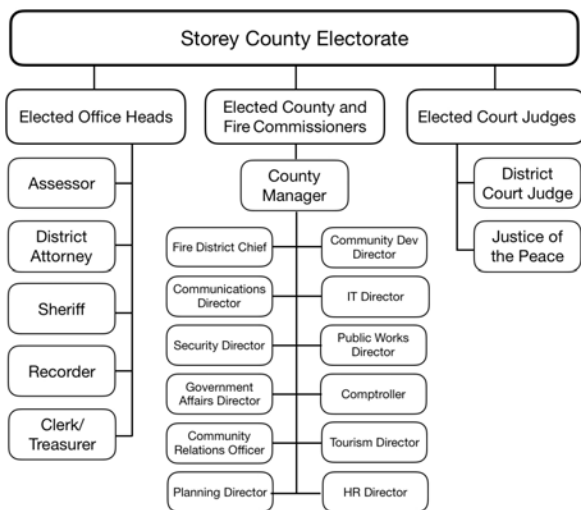
Storey County provides a full range of services to 5 distinct residential communities - Virginia City,

Virginia City Highlands, Gold Hill, Mark Twain and Lockwood. The County also provides service to the Tahoe Reno Industrial Center, currently housing 18,560,631 square feet of Industrial / Commercial space and an estimated 8,095 employees. County services include law enforcement, fire protection, water and sewer infrastructure, roads and streets, senior services, recreation, and community development.

There are a total of 145 FTE's serving Storey County. The total annual budget is \$ 33 million for all funds. The largest source of general fund revenue is ad valorem (property) tax at 33%. Storey County has a history of conservative financial management, with a stabilization fund established to buffer against swings in revenues from sales and other taxes .

The Position

The Board of County Commissioners employs a County Manager to manage the day-to-day business of the County in accordance with the policies and goals set by the Commission. The County Manager provides support to elected officials, provides leadership to county departments, and coordinates the



activities of the County with other governmental agencies in the region, the business community and Storey County residents. Responsibilities include:

- Establish and maintain effective working relationships with County elected officials, employees, other units of government, civic and community groups, and the general public.
- Provide overall direction, coordination and evaluation of all programs and functions of government under the jurisdiction of the Board of County Commissioners.
- Manage and oversee implementation of County ordinances, regulations, resolutions, and policies.
- Provide the Board of County Commissioners with information to support its decision-making role, prepare agendas and provide reports with options and recommendations on matters coming before the Board.
- Oversee the County's financial system by directing, preparing, monitoring, and developing operating and capital budgets, and establishing short- and long-range goals for funding sources.
- Promote positive employee relations and create a team environment of open communication, problem solving and a shared awareness of County goals, objectives and current events.
- Serve as liaison with state and federal legislators; make recommendations to the Board on legislation; report on legislative changes as appropriate.
- Sustain and promote a business friendly environment in terms of County regulations surrounding land development and building processes.
- Oversee negotiating Collective Bargaining Agreements with recognized employee groups.

Dynamic Future

Storey County's future includes several exceptional opportunities. With the continued addition of cutting-edge, national firms to the Tahoe Reno Industrial Center (TRIC) Storey County has the opportunity to become the largest tech sector location in the west. The ample property available for development at TRIC makes corporate campus development a possibility, resulting in exponential business growth.

Along with business and industrial development, there are possibilities for quality housing developments. One development in the planning stages may include enough housing units to produce a 300% increase in the population of Storey County.

All of this growth will require that County services keep up with demand. Public service infrastructure will require evaluation and careful planning in order to insure adequate and efficient service delivery.

The Ideal Candidate

The ideal candidate will be a strategic thinker with an entrepreneurial spirit that projects enthusiasm and a positive attitude. Accessibility and approachability will be essential for success. Keen negotiating and communication skills will come into play for this problem solver and fair minded mediator. The ideal candidate will value the benefits of living in a small community while being close to city conveniences.

Desired capabilities include:

- Executes position responsibilities with a strong sense of ethics, integrity and accountability; earns the trust and credibility of others.
- Provides a customer service focus; understands that citizens are shareholders to whom local government is accountable.

- Understands economic development and diversification principles and practices, including the use of financial incentives and streamlined development processes as a tool.
- Gives department heads the latitude to manage assigned operations while holding them accountable for results.
- Can be objective and neutral, navigates effectively among Commissioners' diverse opinions without being political.
- Has strong financial acumen; understands budgeting, has the ability to provide detailed financial analysis, considers long-range fiscal implications.
- Understands the importance of intergovernmental relations; can effectively develop relationships with neighboring local governments and state representatives.
- Understands utility operations: development, maintenance and capital planning.
- Understands methods of facility planning for a growing County.
- Understands principles of historic tourism development and visitor experience.
- Can develop positive relationship with labor groups; understands collective bargaining.

The successful candidate will be required to reside within Storey County.

Education and Experience

The successful candidate will have a combination of education and job experience equivalent to graduation from a four-year college or university with major coursework in public or business administration, political science, public policy, finance or a related field and (10) years executive-level experience in a related administrative/ managerial capacity involving responsibility for planning, organization and implementation of programs and services for an organization.

Compensation and Benefits

The salary range for this position is \$115,000 - \$157,000, depending on qualification and experience. A generous benefits package is offered including health, dental and vision insurance, paid vacation and sick leave days. The County participates in the Nevada Public Employee Retirement Plan which provides a benefit of 2.25% per year of service credit after 5 years.

The Application Process

Qualified candidates please submit your cover letter, resume and application via email or US Mail at:

email: linda@PinyonNevada.com

Mail: Linda Ritter Consulting
4250 Hobart Road
Carson City, NV. 89703

This position is open until filled; first review of resumes occurs beginning on February 1, 2019. Following this date, applications will be screened against criteria outlined in this brochure. On-site interviews will be offered to candidates named as finalists, with reference checks, thorough background checks, including credit history, and academic and employment verifications conducted after receiving candidates' consent.

Please note that finalists applications and resumes will be made available to the public immediately upon selection for on-site interview. For more information, please contact Linda Ritter, Linda Ritter Consulting at linda@PinyonNevada.com; (775)720-2982.