

**BOARD OF COUNTY COMMISSIONERS
WASHOE COUNTY, NEVADA**

MONDAY

8:30 A.M.

NOVEMBER 6, 2017

CONCURRENT MEETING

PRESENT:

Bob Lucey, Chair
Marsha Berkgigler, Vice Chair
Kitty Jung, Commissioner
Vaughn Hartung, Commissioner

Nancy Parent, County Clerk
John Slaughter, County Manager
Paul Lipparelli, Legal Counsel

ABSENT:

Jeanne Herman, Commissioner

The Washoe County Board of Commissioners convened at 8:32 a.m. with the Reno City Council, the Sparks City Council, and the Truckee Meadows Water Authority Board in concurrent session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Clerks called the roll and the Board conducted the following business:

Chair Lucey led a moment of silence for victims of the tragedy in Texas.

17-0893 **AGENDA ITEM 4** Public Comment.

Mr. Rick Snow expressed concern about conflicts that could arise by developing high density housing in Lemmon Valley, an area predominantly filled with large lots. He felt properties in one jurisdiction needed to be contiguous so there would not be one subdivision cut off from the rest of that jurisdiction. He urged the County to abide by its mission statement.

Mr. William Steward provided a handout which was distributed to the Board and placed on file with the Clerk. He promoted the FireShows West conference at the Grand Sierra Resort, citing public safety and water as important topics. He stressed the importance of working together on both local and state levels to plan for the future.

The following people spoke in opposition to the proposal of building a high school at the current location of the Wildcreek Golf Course (Wildcreek): Mr. Wes Griffin, Ms. Liz Griffin, Mr. John Hesse, Ms. Darlene Hesse, Ms. Kathleen Shupp, Mr. Mike Brierley, Ms. Darla Lee, and Mr. Charles McCubbins.

The above individuals expressed concerns including: the Washoe County School District's (WCSD) assertion that Wildcreek was the best place for a high school; the lack of public input; the lack of an alternative location to Wildcreek; the limited green space available in the City of Sparks; the WCSD's lack of transparency; the cost of the school; the effect on the budgets of other proposed schools if the Wildcreek school went over budget; the impact on wildlife; the popularity of the golf course; the beauty of the area; the potential as a golf course to generate revenue for the County and the Cities of Sparks and Reno; the accessibility and affordability of the golf course for seniors; increased traffic; the inability of parking lots to absorb storm water; potential weed and fire concerns if the some of the Wildcreek property were left vacant; the remaining water debt bond; and the benefit of the First Tee program to students.

The above individuals made the following suggestions: to have a private entity run Wildcreek similar to the Sierra Sage Golf Course; to transform the course into a park; to obtain an appraisal of the property and adopt a resolution finding it would be in the best interest of the public to sell the property pursuant to Nevada Revised Statute 244.2815; to consider whether there would be enough recreational space in ten years given the expected growth of the area; and to find a location for the school in Sun Valley.

Ms. Tammy Holt-Still stated the County announced residents of Lemmon Valley would no longer receive assistance but they could not return to their homes. She indicated residents were instructed to get their homes repaired but they received no assistance to do so. She suggested Washoe County and the City of Reno assist residents displaced by water from Reno sewers, pay for housing, pump effluent water out of Swan Lake, and put a moratorium on all construction. She presented a photograph and a handout, which were placed on file with the Clerk.

Ms. Victoria Edmondson-Andrews stated White Lake would spill over Route 395 if Cold Springs experienced another wet winter. She expressed concern about the StoneGate development, the capacity of the Cold Springs water treatment facility, and the amount of effluent water that proposed developments would produce. She wondered why there had not been studies done regarding the water level of the aquifer under the White Lake playa.

Ms. Denise Ross recommended the Board watch *An Inconvenient Truth* and expressed concern about the effects of global warming. She cited and read from numerous sources concerning water issues, including a 2007 ecological engineering report, copies of which were placed on file with the Clerk.

Ms. Cindy McCavit-Perkins stated the water concerns in the North Valleys stemmed from a combination of the existing water there, effluent water runoff from sewage treatment, extraordinary precipitation in the area, and the new homes being built. She brought up the impact to new homes if another drought were to happen due to global warming. She commented the Hesco barriers were helpful but they were not a fix.

She wondered if the air races would have to be closed due to safety concerns because of all the new development in the area.

Mr. Danny Tarkanian stated he was running for a seat in the United States Senate and praised the collaboration between the County and the Cities of Reno and Sparks.

Mr. Sam Dehne spoke about Burning Man, Tesla, the *Reno Gazette Journal* (RGJ), and Wildcreek.

Ms. Tracy Hall stated she was told by a representative from Social Services that her housing would no longer be paid for but she could not return to her home because of the water on her property. She was told she could apply for assistance from the US Department of Housing and Urban Development (HUD) but claimed qualifying for HUD would require her to pay out of her own pocket.

Mr. Jeff Church provided a handout which was distributed to the Board and placed on file with the Clerk. He cited a recent RGJ article claiming dishonesty in WCSD's reported graduation rates. He expressed concern about the building costs for new schools, a decrease in automobile sales in Washoe County, Assembly Bill (AB) 375, and the recent protests during the Pledge of Allegiance at sporting events.

Mr. Max Haynes expressed concern about the housing crisis in the County and said the key to affordable housing was supply. The key to supply was moving projects along that made sense without jeopardizing safety. He stated delays cost builders large amounts of money and made capital markets questionable. He noted issues with the Truckee Meadows Water Authority caused projects to be delayed by two to six months and he asked the Board to eliminate unneeded bureaucracy so builders could meet housing shortages.

Ms. Donna Robinson stated she was out of her Lemmon Valley home due to flooding and thanked the County and State for providing housing. She mentioned she took out a \$60,000 loan to fix her home since her flood insurance paid nothing. She expressed concern that she could be wasting her money if there was another bad winter and requested barriers or a pump house be installed.

17-0894 **AGENDA ITEM 5** Approval of the Agenda.

Chair Lucey noted a correction on page two of the agenda that the date on the top should read November 6, 2017.

There was no public comment on this item.

For the Board of County Commissioners, on motion by Commissioner Jung, seconded by Commissioner Berkgigler, which motion duly carried with Commissioner Herman absent, it was ordered that Agenda Item 5 be approved.

17-0895 **AGENDA ITEM 6** Presentation, discussion, and possible action on the status of the review and approval of “Water Projects” by the Truckee Meadows Water Authority, the Washoe County Health District, and/or the Nevada Department of Environmental Protection.

Chair Lucey stated one of the reasons this item was brought forth at the concurrent meeting was to have an open discussion about concerns that had arisen the prior six months. The presentation would give the participants a chance to brief the entities about the progress made on those concerns.

Greg Lovato, Administrator of the Nevada Division of Environmental Protection (NDEP), outlined the presentation that would be given by himself, Washoe County Health District (WCHD) Health Officer Kevin Dick, and the Truckee Meadows Water Authority (TMWA) General Manager Mark Foree. Mr. Lovato stated although the focus of the review process was on water projects, those projects took place within the context of federal and state laws and regulations where both the State and the WCHD had assigned roles. The TMWA water collection system was regulated as a public water system and it was issued a permit by the State of Nevada. Further, it was subject to both the Federal Safe Drinking Water Act (SDWA) and Nevada public water system laws.

Mr. Lovato explained since the 1970s the Nevada State Health Division and later NDEP had a role in meeting requirements to maintain primacy enforcement responsibility, which enabled permitting and enforcement to be handled more efficiently at a local level. NDEP was required to assure that design and construction of substantially modified public water system facilities were capable of state regulation compliance. He noted the term *substantially modified* was not defined in the SDWA, but NDEP interpreted *substantial* as having a certain magnitude and potential for public health impact. Additionally the WCHD reviewed and approved construction, modification, or expansion of the water system.

Mr. Lovato said NDEP’s role was to provide technical assistance and direction to the WCHD to ensure oversight complied with state and federal regulations. He mentioned state regulations were substantially revised in 1997 and they required WCHD approval of all water projects regardless of size unless a waiver was granted for main expansions of less than 500 feet.

Mr. Dick stated problems arose when the State of Nevada became aware that the WCHD’s review process for water projects was not in conformance with Nevada Administrative Code (NAC). They were instructed to modify their review process. He noted in January 2016 TMWA consolidated with Washoe County Water Resources and the South Truckee Meadows General Improvement District.

Mr. Dick stated they received a waiver request from TMWA for the 500 linear feet of main to a new service area. Because of the large number of plans the WCHD received that needed revisions, some due to conformance with the NAC, they did

not grant the waiver. He added there was an increase in economic development plans being submitted as well. He acknowledged the WCHD did not adequately communicate changes in the plan review process to the development community; many only heard about the changes when they received requests for corrections on their submissions. He said several meetings were held in the spring to hear the developers' concerns and from there the WCHD, TMWA, and NDEP held meetings to address the issues.

Mr. Dick referred the Board to a chart in the staff report. He explained TMWA needed to both ensure they had the available water rights to provide service for a project and assess whether they had adequate capacity, which could dictate the engineering design. Once TMWA completed their review and provided comments for revisions, the design engineering firm would revise the plan, which in Fiscal Year (FY) 2017 took an average of 41 and 76 days depending on the plan type. The revised plans would then come to the WCHD for review which took an additional 18 days in FY 2017. Further revisions by the designers took an additional 20 days in FY 2017. He pointed out the reduced timeframes in the chart for FY 2018 would be a result of changes in the process and a better understanding of the NAC requirements by the engineering design community.

Mr. Dick stated to expedite project review times the WCHD eliminated the review of irrigation distribution systems involving lines that were less than two inches in diameter, and clarified requirements for fire hydrants and for the review of plans without TMWA easements included in them. They also streamlined the approval process for single-service projects. He stated through their work with NDEP the WCHD was authorized for additional decision-making capabilities and they were making their comments for revisions more specific. He indicated improved communication with TMWA allowed them to be more readily able to approve plans that came through TMWA. Additionally the WCHD set up a management review process at the director level for issue resolution.

Mr. Dick directed the Board's attention to the flowcharts in the staff report. He noted when a developer submitted plans to a jurisdiction, the WCHD would have to wait for the plans to go through the TMWA process before they were suitable for review. He said they were communicating with the development community to work with TMWA earlier in the process as reflected in the ideal submittal flowchart. He stated there were discussions for the WCHD to approve TMWA's waiver as a result of the great improvements in their plans.

Mr. Foree acknowledged the start of 2017 was difficult in terms of getting water projects approved. In response the directors of the entities held regular meetings both to streamline the process and to recognize and resolve conflicts early. He noted improved communication resulted in shorter review periods. He stressed TMWA was eager to get the 500 foot waiver back as that would streamline smaller projects such as adding a single hydrant to a plan.

Mr. Foree stated all the directors agreed changes to the NAC needed to be made since it had not been modified in twenty years. He felt changes would remove ambiguities and provide more flexibility for water design. As part of the process he said TMWA desired more autonomy with large systems, like the Las Vegas Valley Water District and the City of Henderson had. This would provide them with the authority to administer NAC regulations themselves. He indicated TMWA would provide resources to facilitate those NAC changes as quickly as possible.

Mr. Lovato drew the Board's attention to Attachment 4 of the staff report which summarized long-term fixes for the existing system. He stated adhering to the specifics of the 1997 code placed burdens on the design community and on regulators; any ambiguity could cause delays. He acknowledged they sought to take only the necessary time while having a program in place that ensured public health protection.

Mr. Lovato reviewed some of the potential areas of revision in the NAC, pointing out when assessing a system's capability they were looking for programs and documentation that could be verified. He felt it was unnecessary to have every water project reviewed, as was the current practice, but admitted some form of review was needed to comply with public water system law and the SDWA. He said some guidelines and water standards adopted in the 1990s might have become outdated. He reviewed the timeline for the revision process and said the period from May through October had the least flexibility but the target deadlines before May were flexible depending on the scope and feedback of the changes. He emphasized the State's commitment to working with the design community as well as with TMWA and the WCHD.

Prompted by Commissioner Hartung's query, Mr. Foree stated TMWA had not had any violations of water quality standards in its sixteen year existence. When asked by Commissioner Hartung for clarification of his earlier comments, Mr. Dick replied the times referenced in Attachment 3 were calendar days, not business days. Mr. Dick confirmed Commissioner Hartung's assessment that discussions were held about reinstating the waiver and staff simply had to review and draft something. He stated the waiver was pulled in early March of 2017 and data from 2015 indicated 13 projects had proceeded under that waiver. Commissioner Hartung asked for the reason why it was pulled, to which Mr. Dick answered it was because of a high percentage of plans coming through TMWA that required revisions. Mr. Dick opined it was during a period when the WCHD was coming into conformance with the NAC and things that were previously approved were getting delayed. Additionally the WCHD received plans in expansion areas under TMWA's jurisdiction that had not previously been designed to meet those standards. When asked about staffing at the time, Mr. Dick replied they had a staff engineer for some time who worked to improve the review process.

Commissioner Hartung asked why the Health District in northern Nevada required water project submissions for certain things when it was not required in southern Nevada. Mr. Lovato responded in 1990 the Las Vegas Water District was granted a waiver by the Nevada State Health Division but he did not know the factors that went into that decision. He pointed out NDEP's job of assuring compliance with state

regulations and design standards was a requirement placed on them by Nevada Revised Statute (NRS) and by the Environmental Protection Agency (EPA). He posited the existing process where every system needed to be reviewed did not necessarily need to remain in place; he wanted to replace it with a system involving periodic auditing. He acknowledged the criticism that there should not be a discrepancy between different parts of the state but it was a system that was inherited when he came to NDEP in February. He expected the changes to regulations could take a year but the scope of the waiver could be shorter.

Commissioner Hartung praised TMWA's 93 percent customer approval rating and said he became defensive when a local agency said TMWA had a number of violations that needed correction. He mentioned that same level of strictness was not being applied in southern Nevada. He appreciated NDEP's consideration of the interpretation of the regulations. He hoped TMWA would be given the opportunity to make corrections without punitive measures being taken against them. He requested NDEP reconsider the regulations from a realistic point of view.

Councilwoman Naomi Duerr commended the three agencies for working together on these issues. When asked by Councilwoman Duerr about a timeline for changes to the NAC, Mr. Lovato referred her to Attachment 4 in the staff report and said it would take three to four months once a new revision to a regulation was written. The plan was to form a work group in November and take several months to receive input starting in December. He stated they were focusing only on changes that were necessary. Councilwoman Duerr asked about NDEP's plan regarding adoption by reference and Mr. Lovato responded it was more efficient for certain aspects of regulations to be adopted by reference but he did not want to continue referencing those that were outdated. He noted they had looked at adjacent states and planned to choose systems with fewer regulations while not jeopardizing public health. Councilwoman Duerr recognized the importance of NDEP and requested an occasional milestone update to make sure their schedule did not become prolonged.

Councilwoman Duerr asked about a timeframe for the ideal flow path as outlined in the staff report, to which Mr. Dick responded the WCHD was not in a position to mandate any flow path. He said they were attempting to communicate with the development community the concept of working with TMWA as early as practicable; he confirmed that was the key difference in the two flow charts. Councilwoman Duerr agreed it was a good message to put out to the community. Mr. Dick mentioned an additional problem arose when water project designs changed because it often required the accompanying civil plan to be resubmitted for approval.

Mr. Foree confirmed Councilman Ron Smith's assertions that TMWA had never recommended approval on a project with inadequate water supply or one whose water quality was not up to standard. Mr. Foree addressed the easement question by saying easement information was needed before construction but it was not usually provided up front. Mr. Foree confirmed TMWA's major concern was with the quality and supply of water.

When asked by Councilman Smith about staffing, Mr. Dick replied one licensed engineer was employed by the WCHD to focus on water project review. He did not know the number of inspectors currently hired by the department nor how many plan readers were employed in 2010. Councilman Smith asked whether there needed to be more plan readers due to the amount of growth. Mr. Dick answered the department was currently reviewing four projects and the review times were within two weeks. Mr. Dick said the statistics indicated delays had been due to the revisions that were required.

Councilman Kristopher Dahir noted he was on the TMWA Board and the Health Board as well as the Sparks City Council. He recognized the collaboration that had been done but stressed the importance of communication with developers about expectations. He asked how the WCHD planned to do that in the future. Mr. Dick said the first strategy was to work closely with TMWA review engineers who would communicate to the designers. Second, they employed an email list of design engineers and had been working with the Builders Association of Northern Nevada (BANN) to communicate with their members. He added they had discussions with BANN about the NAC revision process.

Councilman David Bobzien stated he preferred the assignment of powers regarding regulatory matters to local governments more than having no input. He said while updating the NAC the goal was to protect water quality while being responsive to their constituents. He asked what NDEP was doing to facilitate the waiver, to which Mr. Lovato answered it was the obligation of the regulatory agency when pulling permits or issuing violations to be clear about what needed to be fixed. He indicated the issues that arose with TMWA did not merit review of every project but it did point to a need for quality control that NDEP could audit. He added the WCHD had a role in granting the waiver but whatever the waiver was replaced with needed to be both efficient and protective. NDEP's primary goal was to determine which decisions would be needed in order to grant the waiver in November.

Councilman Bobzien thanked Chair Lucey and Mayor Hillary Schieve for organizing the meeting because it helped track progress. When asked about the reason for pulling the waiver, Mr. Dick replied the decision was not made by the District Board of Health; it was a regulatory decision. He would have to review the report by the Environmental Health Department for more clarity. He noted he briefed the Board on water projects on a monthly basis.

Councilman Paul McKenzie inquired what happened after developers made revisions to plans and resubmitted them. Mr. Dick said the WCHD reviewed the revisions, adding they tried to reduce the time for revision review from the initial review period. When asked by Councilman McKenzie about how often additional revisions were then needed, Mr. Dick said he hoped very few would require additional review.

Councilman McKenzie asked if any member of the development community present would be willing to provide an opinion about the improvements to the

process. Steve Strickland, Vice President of the engineering firm Wood Rogers, agreed the system had improved as previously he felt the targets moved every month. He explained civil improvement plans were submitted to an entity while a separate process was initiated with TMWA, who reviewed both civil plans as well as water plans. He said it was not until jurisdictional reviews by planning, engineering, and fire departments were completed that the WCHD even received the plans for review. He stressed the importance of the waiver and the implementation of an audit system to facilitate the process. Councilman McKenzie asked if Mr. Strickland had experienced a back and forth element in the process with the WCHD. Mr. Strickland responded one challenge he experienced was the WCHD would reject plans for not meeting the NAC but it would not specify why. He expressed that had not improved in 2017. Councilman McKenzie agreed that was a concern he heard from the development community and one he wanted fixed.

Councilwoman Neoma Jardon indicated the catalyst for movement on this issue came about as the result of an approach to the Governor's Office. She asked for a timeline for when the reinstatement of the waiver was expected to occur. Mr. Lovato responded NDEP was advising the WCHD but the health district ultimately made the decision. He stated NDEP's goal was to determine what would replace the waiver but he could not estimate how long that would take. When asked by Councilwoman Jardon about management meetings, Mr. Lovato said director meetings had been occurring every few weeks since late August to establish how to prioritize projects. He added the work group to consider revisions to the NAC would require three or four meetings in December followed by regular meetings after that. He was open to coming back to update the Commission and the Councils on the progress made.

Councilwoman Jardon asked who the District Board of Health (BOH) worked for, to which Mr. Dick replied the BOH was comprised of two members from each jurisdiction, one appointed and one elected. He felt the BOH worked for the people of the community and its mission was to protect and enhance the health of the community. When asked by Commissioner Jung if the BOH was a sub-entity of any jurisdiction, Mr. Dick replied it was set up under Nevada Revised Statute 429 as a body with authority for all public health matters in the County. Commissioner Jung asked if the BOH worked to enhance the economic development of the region and Mr. Dick indicated it was not a specific role of the BOH. She praised all the agencies for coming together to work out these concerns.

Commissioner Jung asked if there was a date when the problems seemed to be resolved. Mr. Dick said the WCHD started hearing concerns in April and May but they were limited to what they could address because of the NAC. He noted many of the concerns raised at the BANN meeting were quite old and he remarked September 1, 2017 was a reasonable estimation of when changes to the process were implemented. He urged people with concerns to let him know.

Reno Mayor Hillary Schieve brought up a suggestion made previously to have a liaison between Reno and the WCHD, paid for by Reno, to facilitate communication. Mr. Dick responded he thought the idea presented was to have a

dedicated person do all Reno's plan reviews. He said the District met with representatives from the City of Reno and participated in its weekly Monday meetings. He acknowledged there were opportunities for improvement such as utilizing a courier service to obtain plans and the implementation of Acela, a regional business licensing and permitting platform. Mayor Schieve stated communication was spotty not only with developers but with the business sector as well. She suggested the idea of a bill draft request (BDR) to clarify how the three entities would work together moving forward. Mr. Dick stressed his focus was to communicate with the development community.

Commissioner Hartung stated he had trouble believing there were major problems with the TMWA system, though he said all the entities' staffs recognized issues with the design-by-review process. He felt everyone should act immediately to make southern and northern Nevada equal entities regarding water project submissions.

On the call for public comment, Mr. Don Tatro with BANN thanked everyone for working together to improve the situation. He pointed out they had met with Councilwoman Jardon, Mayor Schieve, Chair Lucey, and Governor Sandoval multiple times to address changes. He felt the first step was to obtain the waiver then update the NAC to use newer, more environmentally friendly techniques. He agreed with Mayor Schieve's request for a BDR request.

Mr. Joel Grace, Vice President of Development for Reno Land, suggested taking what was already working and moving forward. He noted their vacancy rate for multi-family homes was 1.17 percent and he stressed the need for fast projects. He expressed faith in TMWA and companies like Wood Rogers, and he stated he understood oversight but felt there was redundancy in the current process.

Ms. Bobbie Merrigan of Ryder Homes appreciated the willingness of the entities to listen to feedback. She recently had a project go through TMWA within thirty days and the project received WCHD approval in nine days. She acknowledged the problem was not fixed and stressed the importance of communication.

Mr. Steve Strickland stated having a concurrent session spoke to the magnitude of the challenges faced over the prior year. He praised Mr. Dick for his receptiveness. He noted there was an opportunity for change with the proposed audit system and said it would not happen without the Boards making it a priority.

Ms. Tammy Holt-Still showed a series of pictures, copies of which were placed on file with the Clerk, comparing the playas of Burning Man and Swan Lake. She claimed TMWA serviced a County recharge system and asked if TMWA had a map of the aquifer system or if its engineers knew the effects of those recharging systems. She asked why TMWA had no certified federal water master to handle the aquifer system.

Mr. Sam Dehne was called but was not present to speak.

Chair Lucey said he was encouraged by the meeting and said all parties had been involved since April. He looked forward to continued coordination between the parties as well as with the public. He recognized the importance of each of the departments but acknowledged there was a housing crisis; finding a balance between safety and economic development would take participation by all four entities. He requested the responsible partner report to the Board and Councils when the waiver was reinstated. Additionally he requested a quarterly report on the status of the changes to the timeline as presented at the meeting. He suggested the review processes between TMWA and the WCHD should coincide to streamline and maintain the quality of the process. He praised the progress made over the prior seven months.

Councilman Ed Lawson stated because of the lack of housing many people on fixed incomes were being displaced. He cautioned each day that projects were delayed resulted in displacement. He said in a year there could be an outrageous homelessness problem in the region.

When asked by Mayor Schieve about attending Reno's Monday meetings, Mr. Dick responded as long as people showed up the WCHD would attend. She reiterated her desire to pay for a liaison with the District to facilitate communication and asked for an update within thirty days regarding how communication would be improved. She echoed Commissioner Hartung's suggestion of mirroring southern Nevada's process.

Councilwoman Jardon stated it typically took 30 days to place someone from a homeless shelter to an affordable single-occupancy room; it was now taking 90 days. She noted there was competition even for weekly motels. She said Reno's 250-bed emergency shelter was full, as was a 150-bed temporary overflow center. Additionally a recent report showed 35 people slept outside and 40 slept by the river.

Commissioner Hartung noted the TMWA Board was stylized to give direction to staff and he pleaded with the WCHD to accelerate the process.

Councilman Oscar Delgado congratulated all Boards and Councils for their work. He reminded Commissioner Hartung nothing could be done without the waiver being reestablished and it sounded like that was going to happen. He mentioned in addition to housing issues there were also issues with quality jobs and wages; he encouraged discussions about those concerns.

There was no public comment on this item.

The Reno City Council moved to request updates and voted on the motion.

The TMWA Board moved to request updates and voted on the motion.

The Sparks City Council did not have a quorum.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried with Commissioner Herman absent, it was ordered that the Board authorize the waiver to be reestablished, support updating the NAC, and consider a BDR to establish processes.

17-0896 **AGENDA ITEM 7** Comments from the Councils, Commissions, Boards or Managers.

Commissioner Hartung thanked the Regional Transportation Commission for approving signalization at Calle De La Plata and Pyramid Way.

17-0897 **AGENDA ITEM 8** Public Comment.

Ms. Tammy Holt-Still urged the City of Sparks to consider the situation in Lemmon Valley because they were all part of Washoe County. She pointed out that residents of Lemmon Valley were homeless and said there were issues besides a lack of new housing. She stated members of a church that flooded were hesitant to repair their building because they were worried it would just flood again.

Ms. Victoria Edmondson expressed concern about the proposed StoneGate development. Though she acknowledged there was a need for housing especially for seniors, she said the need was for multi-family housing, not high-end homes. She asked why a project in a closed water basin was not required to provide an environmental impact statement. She pointed out Cold Springs needed another exit out of the valley and StoneGate planned to block off part of the access road identified as a potential evacuation route. She expressed concern about additional water being pumped into the White Lake aquifer.

Ms. Donna Robinson said she was denied when applying for a grant to help residents of Lemmon Valley and it went instead to a developer for low-income housing. She asked what provisions were in place so developers would not raise rents after one year. She provided examples of people she knew who were forced to move out due to rents being raised.

Mr. Danny Cleous asked why there was so much flooding in residential areas if the engineers were capable. He expressed concern about flood insurance, the lack of infrastructure, and maintaining and recharging aquifers.

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11:31 a.m. There being no further business to discuss, the meeting was adjourned.

BOB LUCEY, Chair
Washoe County Commission

ATTEST:

NANCY PARENT, County Clerk and
Clerk of the Board of County Commissioners

*Minutes Prepared by:
Derek Sonderfan, Deputy County Clerk*