

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

TUESDAY

10:00 A.M.

OCTOBER 8, 2019

PRESENT:

Vaughn Hartung, Chair

Bob Lucey, Vice Chair

Marsha Berkbigler, Commissioner

Kitty Jung, Commissioner

Jeanne Herman, Commissioner

Nancy Parent, County Clerk

Christine Vuletich, Assistant County Manager

Paul Lipparelli, Assistant District Attorney

The Washoe County Board of Commissioners convened at 10:00 a.m. in regular 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 Clerk called the roll and the Board conducted the following business:

19-0766 **AGENDA ITEM 3** Appearance: Chief Deputy Jeff Clark, Washoe County Sheriff's Office. Presentation and update on Detention Services Unit.

Chief Deputy Jeff Clark conducted a PowerPoint presentation and reviewed slides with the following titles: Mission; Detention Services Unit; Program Partnerships; Inmate Resource Education; Washoe County Health Department; NARCAN Detention Facility Release Program; HOPES Release Program; Foundation for Recovery; Downtown Reno Partnership; NoteAble Music Therapy; Community Resource Fair; and Detention Facility Resource Center.

Chief Deputy Clark explained the former Administrative Services Division in the jail addressed issues such as fire safety, projects, and the kite program. There were several programs, including the Inmate Assistance Program (IAP), that worked with inmate services to help inmates transition into the community. He said bringing these services together under the Detention Services Unit in April of 2019 helped everyone work towards a common goal. He indicated the IAP worked on court-mandated treatment programs while clinical mental health counseling was done through the jail's contracted medical company NaphCare, Inc. He remarked the Nevada Department of Health and Human Services (DHHS) employee was important and he thanked DHHS Director Richard Whitley for providing that position, which increased the number of inmates released with Medicaid and Supplemental Nutrition Assistance Program resources. Regarding the program partnerships utilized by the jail, he pointed out many were at no cost to the jail and were examples of the community's desire to assist.

Chief Deputy Clark stated a cell phone app was being created so inmates and families could access a resource guide and search for local providers. He indicated the Medication Assisted Treatment (MAT) program was the result of a partnership with NaphCare, and the Sheriff's Office (SO) recently received a \$207,000 grant to help support that program. He stressed the importance within the MAT program of a licensed clinical social worker performing assessments on and counseling inmates, which bridged the gap between jail and a treatment resource. He noted the successful use of the MAT program was on June 25, 2019, and it also featured a shot of Vivitrol, a 30-day opiate blocker. The goal of long-acting injectables was to get the patient to the next month.

Chief Deputy Clark mentioned the Women's Health Program was started as a reaction to a comment that many jails had those types of programs. He felt the program could help prevent unwanted pregnancies and added it was funded by the Health Department through grant funding. The program linked the female inmate population with the Health Department to make them aware of services that would be available to them after they were released.

Chief Deputy Clark said getting Narcan, a drug that reversed the effects of opiates, into the community was one of the State's initiatives. While its use began with first responders, Narcan kits were also being offered to inmates upon their release. He admitted it was difficult to track the program's effectiveness in the community, but a downward trend of opiate overdoses could be attributed to the program. He added Reno and Sparks' Police Departments were now able to leave Narcan kits with citizens exhibiting signs of drug use.

Chief Deputy Clark explained the HOPES Release Program provided referrals so released inmates could get priority at the HOPES facility. He mentioned Foundation for Recovery was helmed by Program Director Lisa Lee and it informed the female population about community services. He said he would provide the statistics for Grant Denton's Downtown Reno Partnership as that program progressed. He promoted a Community Resource Fair at the Old Town Mall on October 24, which would inform the community about available resources.

Commissioner Jung asked for the definition of a kite and Chief Deputy Clark replied it was a program where inmates could request services such as a meeting with the classification unit or a medical appointment for an illness.

Commissioner Jung alluded to contract and hiring issues with NaphCare in the past and asked how the organization was doing. Chief Deputy Clark said they were doing well, admitting he was the contract manager. He indicated they reached out often to ensure the SO received the services they expected; they were willing to admit and fix mistakes. She asked about the challenges for recruiting now that there was nearly 100 percent employment in the area. Chief Deputy Clark responded those challenges existed, although the correctional facility had raised rates to match community wages and hired part-time, per-diem workers.

Asked by Commissioner Jung about the launch of the recourse guide app, Chief Deputy Clark replied it was currently being beta tested, although the graffiti app was already available. He commented a touchscreen resource center was being implemented at the jail for inmates about to be released. Commissioner Jung asked for a release date for the app when known. She expressed concern about who would update the content on the app. Chief Deputy Clark answered the Detention Services Unit kept the resource guide updated in a partnership with Washoe County Tech Services, who were developing the app.

Commissioner Jung inquired about Vivitrol and Chief Deputy Clark confirmed it blocked the effects of opiates. Commissioner Jung asked whether the SO was researching pills that would have the same effect for alcohol. Chief Deputy Clark replied Vivitrol also worked for alcohol. He said the MAT program was also designed to address this for every inmate who was receptive. Commissioner Jung wondered about the follow-up on the inmates who received Vivitrol. Chief Deputy Clark said inmates were started on that treatment before they left but an outside community provider was needed to continue counseling. He stated addiction was a disease and research showed it could take an addict 14 attempts before receiving treatment.

Commissioner Jung asked whether the SO had explored a program comparable to the long-acting reversible contraception but for men. Chief Deputy Clark indicated a condom dispenser was available for men about to be released. Commissioner Jung clarified she meant long-acting reversible contraception for men. She felt there were pharmaceutical companies who would be happy to give samples. She pointed out a man could have 365 children in a year while a woman could only conceive one in that time. She asked Chief Deputy Clark to research it. She brought up a developer's daughter who researched this the Commissioner offered to facilitate a meeting. She thanked him for being in charge of detention facilities.

Commissioner Berkbigler expressed appreciation that Chief Deputy Clark accepted the job. She asked whether a representative from the U.S. Immigration and Customs Enforcement (ICE) visited the jail. Chief Deputy Clark responded ICE agents did visit but they managed a small population of inmates, who were no different than people the jail held on behalf of any other federal entity like the U.S. Marshals Service. Commissioner Berkbigler emphasized the jail was supported by funds from Washoe County taxpayers with some reimbursement from the federal government, but not by the Cities of Reno or Sparks. Chief Deputy Clark noted 16 different agencies booked inmates into the jail.

County Clerk Nancy Parent acknowledged public comment was not taken on presentations but she would place correspondence from Ms. Annemarie Grant on record.

Chair Hartung said the health and sustainability of the jail was paramount and he applauded Chief Deputy Clark and SO staff for their work.

19-0767 **AGENDA ITEM 4** Appearance: Dee Schafer-Whitten, Executive Director, Soulful Seeds. Presentation on Northern Nevada Adult Mental Health Services (NNAMHS) Project.

Chair Hartung praised the project as it was close to his heart.

Dee Schafer-Whitten, Executive Director of Soulful Seeds, conducted a PowerPoint presentation and reviewed slides with the following titles: Our Vision; Our Four Core Pillars; Why a Community Garden – Neighborhood; Why a Community Garden – Education; Why a Community Garden – Training; Status; NNAMHS Campus Parcel Map; Community Garden Proposed Renderings; Preliminary Projected Budget (4 slides); Budget Notes; Submission to State Lands; and Funding Strategies and Opportunities.

Ms. Schafer-Whitten listed some of the vulnerable populations targeted by Soulful Seeds' mission statement: the homeless, the working poor, seniors, veterans, and those with physical or intellectual disabilities. Soulful Seeds focused on partnerships with government, businesses, healthcare foundations, and individuals to create a food insecurity coalition to maximize the amount of fresh food available.

Ms. Schafer-Whitten pointed out the Northern Nevada Adult Mental Health Services (NNAMHS) campus provided an opportunity for a program to help the vulnerable populations living there. She stated national studies showed physical and mental health benefits resulted from community gardens for vulnerable populations. A garden would also create a sense of community purpose by providing food to those in need. She indicated the ultimate goal was to provide an opportunity to move people from poverty to sustainable independence through a non-profit Soulful Seeds spice company. Through the endeavor, people would obtain food handling licenses and partner with local business in need of this type of workforce.

Ms. Schafer-Whitten said her organization was poised to put their funding strategies in place but had to wait for approval of the land and determination of the length and usage. Referencing the NNAMHS campus map, she said they hoped to utilize the space near the 600/601 women's unit. She reviewed the renderings and remarked the farmer's market would include an edible garden site.

Ms. Schafer-Whitten indicated the project would be completed in phases based on funding. While the projected budget anticipated two large greenhouses, she acknowledged they were researching alternatives, such as hoop houses, that would be less expensive and meet State requirements more appropriately; this could reduce the total cost by \$100,000. Additionally, the cost of Phase 4 could be reduced by \$50,000 for the same reason, for a total cost reduction of \$150,000 from what was displayed in the presentation.

Ms. Schafer-Whitten admitted there were other larger community projects in the works, such as one with Northern Nevada HOPES. This could require shuffling the priority of available funding depending on the approval of the land usage for this project.

She thanked the Board, Human Services Agency Director Amber Howell, and Assistant County Manager Kate Thomas.

Vice Chair Lucey stated that, as part of a Nevada Association of Counties conference, County officials and staff from throughout the state toured the NNAMHS campus. He said many people were excited about the cutting-edge use of the property and he expressed appreciation for the County's partnership with Soulful Seeds. He said the property had been forgotten by the State and it was being reinvigorated by the community. Ms. Shafer-Whitten felt the NNAMHS campus could be a national model.

Commissioner Jung thanked Ms. Shafer-Whitten for the presentation. She asked whether Soulful Seeds was a non-profit organization and Ms. Shafer-Whitten confirmed it was. Commissioner Jung wondered whether there was water already at the property. Ms. Shafer-Whitten explained there was water at the property but they needed to get the water to the prospective garden site.

Commissioner Jung asked whether the available water belonged to the Truckee Meadows Water Authority (TMWA) and she received confirmation that it was. She wondered why the water was not being donated since TMWA had a lot of money, although she acknowledged the irrigation portion would be expensive. She felt staff should pursue that suggestion. She praised Ms. Howell for her knowledge of social work and licensing and said the NNAMHS campus project would not exist without her.

Chair Hartung expressed jealousy about the richness of the soil on the campus. Referencing a company called Dave's Killer Bread that hired ex-felons, he asked whether a restaurant had been considered where all proceeds went back into the program. Ms. Shafer-Whitten answered they were in the process of forming a non-profit spice company which would be staffed by people who were successful working as farmers during their rehabilitation. The company would pay them, moving them from poverty to sustainable independence. Chair Hartung pointed out restaurants charged a lot for meals and he thought that would allow more money to go back into the program. Ms. Shafer-Whitten said there were many models to use, but creating sustainability for the organization and the individuals was part of Soulful Seeds' core focus. Chair Hartung thanked Ms. Shafer-Whitten, Ms. Howell, Ms. Thomas, and consultant Mike Willden.

19-0768 **AGENDA ITEM 5** Public Comment.

County Clerk Nancy Parent noted the first speaker, Ms. Diane Heirshberg, submitted documents, which she would distribute to the Board and place on the record.

On the call for public comment, Ms. Heirshberg said the first document handed out included neighborhood compatibility guidelines that the Tahoe Regional Planning Agency (TRPA) recently completed. These guidelines would help draft ordinances to make the neighborhood more sustainable while allowing short-term rentals (STRs). She mentioned several other counties enacted ordinances in 2017, which had already been amended. She felt Washoe County should include many of these protective

guidelines when considering ordinances to benefit realtors, property managers, and the County. She indicated the second document was a statute which addressed homeowner rules and regulations.

County Clerk Nancy Parent indicated the next speaker, Mr. Mike Hess, also submitted documents, copies of which were distributed to the Board and placed on the record. Mr. Hess believed the TRPA had passed reasonable regulations which should be adopted and implemented by Washoe County without alteration. He expressed concern about Commissioner Berkbigler's prior belief that TRPA enforcement had no impact on the County. He suggested Washoe County should resign its membership from the TRPA if it no longer believed in the mission. He felt special use permits should be required for any STR.

County Clerk Nancy Parent noted upcoming speaker Ms. Janel Davis submitted documents, copies of which were distributed to the Board and placed on the record. Ms. Davis introduced herself as the Communication Officer for the Silver State Health Insurance Exchange, which oversaw the online health insurance marketplace certified through the Affordable Care Act. She noted Nevada was transitioning away from the www.healthcare.gov platform and eligible Nevada residents would sign up starting November 1, 2019 at www.nvhealthlink.com. The open enrollment window was from November 1 through December 15 with plans starting on January 1, 2020. She noted the exchange offered 27 health plans with three carriers and 17 standalone dental plans with six carriers. She pointed out Nevada had more than 100,000 uninsured, eligible residents and she wanted the Commissioners' help to let their constituents know about the exchange.

County Clerk Nancy Parent mentioned the next speaker, Mr. Chuck Slavin, submitted documents, which she distributed to the Board and placed on the record. Mr. Slavin recalled the Charters of Freedom display was approved by the Board of County Commissioners a year prior but it was soon realized the site required landscaping. Students with the landscape design program at Truckee Meadows Community College competed in a contest and the winning rendering had been distributed. He introduced Mr. Mike Widmer to discuss an update on the approval needed by the Reno Historic Resources Commission.

Mr. Widmer stated that board denied giving a Certificate of Appropriateness in August with no reason given. He announced they already received \$20,000 towards the project. With the help of a member of Reno's planning staff, they would return to the Reno Historic Resources Commission the following week to address the financial aspect, but he suspected they would again be denied and they would have to petition the Reno City Council. Another option, he explained, was to remove the property from the City of Reno's register, which they would try to accomplish with the help of the member of Reno's staff. He asked the Board to consider this option.

Ms. Rebekah Stetson promoted a Horse Rich & Dirt Poor panel discussion, noting 98 percent of wildlife depended on meadows to survive; the destruction of these meadows resulted in a declination of wildlife populations. The panel would include wild horse advocates, riparian scientists, and wildlife biologists, and was scheduled for October

23. She also noted she was the Chief Encouragement Officer with Family Organic Farms and she thought food production would play a huge role in combating climate change. She supported the Soulful Seeds project and the Northern Nevada Adult Mental Health Services campus because of the power of nature-based therapy.

County Clerk Nancy Parent said Mr. Jeff Church, the next speaker, submitted documents which she distributed to the Board and placed on the record. Mr. Church said he heard a suggestion that the annual vehicle registration tax be used for affordable housing but he contested it could only be used for road purposes pursuant to the Nevada State Constitution. He stated there was a new regional study on affordable housing, which included nine suggestions which would not result in a tax increase. He expressed concern that only 80 of the 220 units at the Sage Street property were occupied. He presented recommendations to the Board about any future funding for affordable housing, including that it be measurable and contain a sunset. He wished to see relocation assistance and greater access to light rail.

Ms. Elise Weatherly told a story about her brother's band. She brought up the topic of Paul Orphan's embezzlement of \$2.2 million and the fact that he was collecting post-employment retirement system funds. She expressed concern about the Soulful Seeds program hiring people who took drugs.

Mr. Michael Pitkin claimed Washoe County's own data showed there were 20 to 30 new cases of HIV, almost half of which turned into AIDS; most of these were people dealing with religious or cultural shame. He spoke about an initiative adopted eight years prior for cities to achieve high percentages of awareness and treatment of HIV. He said Seattle reached its goal in 2017 and London had recently exceeded their goals. He reviewed the five pillars of HIV prevention, which included services, condom programs, and voluntary male circumcision. He asked the Board to make up the funds originally slated for interventions, which was the fifth pillar.

Mr. Michael Welling requested that the October 22 hearing on the Silver Hills zoning amendment be heard after 6:00 p.m. due to its potential impact.

Ms. Mallory King stated she just discovered the Soulful Seeds program a year prior and she said seeing the food movement grow in northern Nevada was incredible. She mentioned a fundraiser she helped throw for Soulful Seeds to spread awareness, which resulted in a number of inquiries from people about supporting the program. She described the program as welcoming and the healthy food produced by the garden as healing for current homeless students.

Ms. Hawa Naimzada stated she volunteered at a company in the same location as the projected Soulful Seeds program. She explained local artists provided art expressions to children rehabilitating from mental illnesses. She said her program provided these kids with methods to get out of their habitual routines. She thought the idea of a farmer's market nearby would provide the opportunity for networking, community, and employment. She spoke about the positive reception she received when she installed a

small garden box at her company. She added she donated a piece of art to the Soulful Seeds fundraiser.

Mr. Earstin Whitten, co-founder of Soulful Seeds, stated he was raised in a home with 14 children, three bedrooms, and no electricity. He said he came to Reno about 12 years prior, connected with the community, and had been the Board Chair of the food co-op for the last four years. He believed the Soulful Seeds project was an opportunity to succeed amidst the difficulties of life and he looked forward to updating the Board about the project.

19-0769 **AGENDA ITEM 6** Announcements/Reports.

Vice Chair Lucey reiterated the Northern Nevada Adult Mental Health Services (NNAMHS) campus was toured as part of the Nevada Association of Counties conference. During that tour, the idea of a potential partnership between the University of Nevada, Reno (UNR) and the Human Services Agency came up. He requested staff put together a meeting with University staff about utilizing social services and psychology students on a part-time basis to address staffing needs. He also expressed interest in working with the Nevada Cooperative Extension. He requested a report about how tax dollars were disbursed and potential ways to reallocate that money more fruitfully.

Commissioner Berkbigler said she loved the concept of Soulful Seeds as she enjoyed farming in her backyard. She thought it was wonderful that people cared for the underprivileged in the community and she looked forward to seeing the progress made at the NNAMHS campus in five years. She mentioned she received numerous complaints from Incline Village residents about people driving with studded snow tires throughout the year. She requested confirmation about the law concerning when those tires could be used.

Commissioner Herman expressed the desire to help get the Charters of Freedom monument placed. She brought up a couple who had voiced concern about having a semi-trailer on their property and hoped to have the process of amending the cargo container ordinance sped up. She mentioned they would have to remove the trailer from their property by March unless the law was changed. She made reference to wanting some event to happen at 6:00 p.m. She promoted the event spoken about by Ms. Rebecca Stetson during public comment, saying it would be very informational.

Commissioner Jung acknowledged gardening in Nevada was more challenging than in California. She commented she attended the University Economic Development Association's summit hosted by UNR where she learned about the work universities were doing with economic development and opportunity zones (OZs); they were encouraging investors to go into commercial development in OZs. She wished to explore what the County was doing with the benefits of OZs. She noted she attended a Senior Advisory Joint Meeting and turned in a copy of their Senior Resource Guide, a copy of which was placed on the record by the Clerk.

Regarding a salon she attended at UNR about air quality management, Commissioner Jung stated she learned a lot about the importance of air quality with regard to public health, environmental issues, and economic development. She said it was more expensive for businesses who were in non-attainment with the Environmental Protection Agency to operate, and they often moved to other areas. She added she attended the Sierra Nevada Job Corps 40th anniversary luncheon.

Commissioner Jung requested information be placed on the County's website and television channel about Nevada Health Link. She asked for the positives and negatives about conforming to the short-term rental policies of other counties around Lake Tahoe. She noted one county was being sued and she wanted to know about the rules and regulations around the lake. She reminded everyone present that any laws made about short-term rentals affected the entire County, not just Incline Village; other parts of the County were attractive during special events.

Commissioner Jung recalled the Board had given direction after a death in the jail that the Sheriff's Office would not accept hogtied prisoners. She wondered if and how that was being enforced, and how that was being communicated. She noted the County was responsible for the prisoners of 16 other agencies. Chair Hartung opined he thought the County made a change regarding unapproved restraints.

Chair Hartung agreed he wanted to resolve the issue with the Charters of Freedom display since the Board gave clear and unanimous direction about the project. He pushed for a change in the developmental code to restrict the use of open space as agrihoods, which he defined as open space dedicated for agricultural purposes. He praised the Senior Resource Guide, pointing out many elderly residents did not have advocates. He thanked the Sheriff's Office for patrolling Dolores Drive but wanted an agenda item discussing speed controls on a number of streets in older neighborhoods because enforcement alone had not solved the problem.

CONSENT AGENDA ITEMS – 7A1 THROUGH 7F2

- 19-0770** **7A1** Approval of minutes for the Board of County Commissioners' regular meetings of August 27, 2019 and September 10, 2019. Clerk. (All Commission Districts.)
- 19-0771** **7A2** Acknowledge the communications and reports received by the Clerk on behalf of the Board of County Commissioners. Clerk. (All Commission Districts.)
- 19-0772** **7B** Recommendation to accept a Nevada Division of Emergency Management grant award [amount not to exceed \$7,000.00, no County match required] as administered through the State of Nevada Department of Public Safety Office, Division of Emergency Management, to deliver a Train-the-Trainer course to enable community members to become certified Community Emergency Response Team (CERT) Basic Instructors, for the

retroactive grant period of September 1, 2019 through August 30, 2020 and if approved, direct Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.)

- 19-0773** **7C** Recommendation to Authorize Washoe County Treasurer to auction all delinquent lands held in trust for a total amount not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property. Treasurer. (All Commission Districts.)
- 19-0774** **7D** Recommendation to approve Interlocal Contract between the County of Washoe and the State of Nevada for the reimbursement from State Funds for the cost of election services related to changes to the voter registration system provided by Election Systems, Software & Voter Registration, LLC ("ESSVR") in the amount not to exceed [\$49,785.75] (approximate reimbursement received by the County will vary according to Attachments A & B, with a 9% contingency for unanticipated additional changes). No match required. The award period is retroactive from July 1, 2019 through April 1, 2020. If approved, direct the Comptroller's Office to make the necessary budget amendments. Voters. (All Commission Districts.)
- 19-0775** **7E1** Recommendation to reject the single bid for the Mill St. Liquid Distribution System Retro Project pursuant to NRS 338.1385(6)(d). Community Services. (Commission District 3.)
- 19-0776** **7E2** Recommendation, under NRS 277.053 and 244.1505(2)(a), to (1) adopt a resolution declaring Washoe County's intent to convey Wadsworth, Nevada irrigation-system real property and infrastructure to the Pyramid Lake Paiute Tribe and, if adopted, (2) execute an Irrigation Water System Conveyance Agreement to transfer the irrigation-system property and infrastructure, (3) execute a quitclaim deed transferring the real-property, APN 084-160-85, and (4) execute a water-rights deed conveying 20.00 acre feet of irrigation-system water rights to the Pyramid Lake Paiute Tribe. Community Services. (Commission District 4.)
- 19-0777** **7F1** Recommendation to accept grant funding [\$67,000.00 with no county match] from the State of Nevada Department of Health and Human Services for labor, operating, and travel expenses relating to the National Violent Death Reporting System (NVDRS), retroactive from September 1, 2019 through August 31, 2020, and authorize the Chief Medical Examiner & Coroner of the Washoe County Regional Medical Examiner's Office to sign the award and approve amendments, and direct the Comptroller's Office to make the necessary budget amendments. Medical Examiner. (All Commission Districts.)
- 19-0778** **7F2** Recommendation to accept grant funding [\$90,000.00 with no county match] from the State of Nevada Department of Health and Human Services

for labor, operating, travel, and toxicology expenses relating to the Overdose to Action (OD2A) program, retroactive from September 1, 2019 through August 31, 2020, and authorize the Chief Medical Examiner & Coroner of the Washoe County Regional Medical Examiner's Office to sign the award and approve amendments, and direct the Comptroller's Office to make the necessary budget amendments. Medical Examiner. (All Commission Districts.)

Speaking on Agenda Item 7C, Commissioner Herman felt it was a good idea to get those properties back on the tax rolls. She mentioned there were 20 large parcels in the Monte Cristo area that needed to get placed on the tax rolls as well.

On the call for public comment, Mr. Jeff Church was called but was not present to speak.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Consent Agenda Items 7A1 through 7F2 be approved. Any and all Resolutions or Interlocal Agreements pertinent to Consent Agenda Items 7D and 7E2 are attached hereto and made a part of the minutes thereof.

BLOCK VOTE – 8 and 9

19-0779 **AGENDA ITEM 8** Recommendation to appoint two (2) candidates from a pool of applicants including: Jim Rhea and Meghan Ochs to fill the position of general public and reappoint Arnold Pitts and Steven Robinson on the Washoe County Advisory Board to Manage Wildlife, with a term effective October 9, 2019 through June 30, 2022. Manager's Office. (All Commission Districts.)

Vice Chair Lucey proposed a block vote for Agenda Items 8 and 9 following the recommendations outlined in the staff reports, though he originally stated both Mr. Jim Rhea and Ms. Meghan Ochs would fill the general public position.

11:42 a.m. **Commissioner Jung seconded the motion but left the meeting prior to the vote.**

On the call for public comment, Mr. Rex Flowers indicated the Coalition for Nevada's Wildlife fully supported the reappointment of Arnold Pitts and Steven Robinson. He stated the Board was only appointing one individual for the general public position and, because quorum was sometimes not met due to Ms. Meghan Ochs' absences and tardiness, he wished to see Mr. Jim Rhea receive the appointment.

There was a brief discussion where it was confirmed that, in addition to the re-appointments, only one new appointment was being decided. Vice Chair Lucey clarified he selected Mr. Rhea to fill the general public position.

On motion by Vice Chair Lucey, seconded by Commissioner Jung, which motion duly carried on a 4-0 vote with Commissioner Jung absent, it was ordered to appoint Jim Rhea to fill the vacant seat for the general public and reappoint Steven Robinson and Arnold Pitts on the Washoe County Advisory Board to Manage Wildlife, with a term effective October 9, 2019 through June 30, 2022.

19-0780 **AGENDA ITEM 9** Recommendation to approve the appointments of two Open Space and Regional Park Commissioners to fill vacancies on the commission for terms as listed, or until such time as a successor is appointed. Staff recommends: Heidi Anderson, District 4 - term of November 5, 2019 to November 4, 2023; Gregory Shorts, District 1 - term of November 5, 2019 to November 4, 2023. Applicants include: Heidi Anderson; Nancy Baril-Mancuello; Martha Campbell; Gregory Shorts; Jerry L. Wager; Julie Xeras. Community Services. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Lucey, seconded by Commissioner Jung, which motion duly carried on a 4-0 vote with Commissioner Jung absent, it was ordered to approve the appointment of Heidi Anderson and Gregory Shorts to the Open Space and Regional Park Commission, with a term effective November 5, 2019 through November 4, 2023.

19-0781 **AGENDA ITEM 10** Introduction and first reading of an ordinance amending the Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) with revised fees. The RRIF is an NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP and fees. Changes to the dollars per vehicle mile traveled (\$/VMT) and updates to the vehicle miles traveled (VMT) for the land use categories results in revised fees in both the North and South Service Areas. The revised fees range from a 43% decrease in some categories to a 47% increase in some categories in the North Service Area and a 53% decrease in some categories to a 22% increase in some categories in the South Service Area. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 6th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees; and for other matters necessarily connected therewith and pertaining thereto; and set a public hearing for possible adoption of the ordinance, for October 22, 2019. Community Services. (All Commission Districts.)

11:47 a.m. Commissioner Jung returned.

Assistant County Manager Christine Vuletich read the title for the bill. Assistant District Attorney Paul Lipparelli said he conferred with County Clerk Nancy Parent and they agreed Ms. Vuletich's reading satisfied the Clerk's requirement. Ms. Parent clarified the bill would be Bill No. 1831.

Commissioner Jung requested an update from a subject matter expert before the second reading, but said she said she was okay with an introduction of the bill. Commissioner Herman wanted to be included in the update. Commissioner Jung requested that all Commissioners receive the same updates.

Division Director of Engineering and Capital Projects Dwayne Smith stated the item contemplated the adoption of the sixth change to the RRIF CIP and GAM. She indicated RTC RRIF Administrator Julie Masterpool could make a presentation.

Ms. Masterpool conducted a PowerPoint presentation and reviewed slides with the following titles: RRIF General Administrative Manual; Regional Road Impact Fee Development; Example of a Development Area; Regional Transportation Plan; Regional Road Impact Fee Capital Improvement Plan; North and South Service Areas; 6th Edition Impact Fee Rates; Proposed Edition Comparison; and Questions.

Ms. Masterpool explained the RRIF program was created as a way to charge new development for their share of capacity improvements on the regional road network. It was jointly administered by the Cities of Reno and Sparks, Washoe County, and the RTC, and it was overseen by a technical advisory committee comprised of 15 members from a variety of agencies. Four RRIF administrators from the main entities handled day-to-day operations.

Ms. Masterpool commented the GAM provided the procedures for administering the program. The first suggested change was to exempt State buildings from the payment of impact fees, and this was based on an opinion from the State Attorney General. The policy had been in effect since 1997 and they simply wanted to document it in the manual. She added the Nevada Revised Statutes (NRS) also excluded the payment of impact fees for federal buildings and public schools. To explain the second modification, she cited NRS' requirement that any impact fees based on a project in the CIP which was being improved be offset through impact fee waivers. The provision would allow construction to begin on improvements in an upcoming CIP as long as the CIP was adopted and an approved agreement existed with the developer within 12 months of construction. This was in response to lengthy approval process times and it would allow developers to begin construction while still qualifying to offset their fees.

The location of anticipated growth needed to be determined, Ms. Masterpool said, as well as which capital projects would be needed to accommodate that growth. She mentioned land use assumptions were based on the development of the RRIF, which were fees based on Washoe County's, Reno's, and Sparks' master plans. Growth

was determined using the population employment from the consensus forecast and the Truckee Meadows Regional Planning Agency's (TMRPA) land development model to assess the likelihood and timing of development. She explained the vehicle miles traveled (VMTs) were calculated by multiplying land use densities and house and employment uses by the average trip on the regional road network; VMTs were the measurement of consumption in the impact fee program. Data from TMRPA's model was imported into RTC's travel demand model to predict traffic patterns and determine the need for capacity projects. These were then divided into short-term, medium-term, and long-term projects. She indicated the CIP used in the impact fee program was based on the first 10 years of the regional transportation plan (RTP).

Ms. Masterpool pointed out NRS included a provision limiting impact fee service areas from encompassing any region with a population greater than 15,000; this requirement was met by the creation of two service areas separated by I-80. The first ten years' projects needed to be divided by service areas with independent CIPs and fees. She pointed out the Commissioners' packets contained an exhibit listing all the projects by service area. She noted the revenue needed to be used in the service area where it was collected.

Citing the Impact Fee Rates slide, Ms. Masterpool remarked other funding sources included federal funds, State funds, and other local funds such as a fuel tax. One of the differences between the editions of the RRIF was the 2035 RTP was used for the fifth edition while the 2040 RTP was used for the sixth edition, which removed projects which had been completed and added new ones. The fifth edition's VMT growth was based on the 2012 consensus forecast and the sixth edition used the 2016 forecast. She explained the dollar per VMT rate was increased more in the north because more projects were predicted to happen there. She stated impact fees were based on what the permit was for and the average daily traffic for that land use as calculated by a national study. She added many employment land uses saw a decrease in average daily traffic in the most recent edition of that study.

Ms. Masterpool concluded by saying adoption of the fees needed to be approved by Washoe County and the Cities of Reno and Sparks. Sparks approved it on August 26 and Reno approved it on October 2. She invited any questions.

Commissioner Jung recalled Ms. Masterpool saying the RTP informed the RRIF program but she thought a new RTP had not yet been adopted. Ms. Masterpool said the plan used by TMRPA was what was used, though she was unsure whether it was the new, unadopted plan. Commissioner Jung wondered how a plan that was not adopted could inform the program and she contested the RTC was working off an old master plan.

In response to Commissioner Jung's query, Ms. Masterpool clarified her position with the RTC and said Mitchell Fink was the RRIF administrator for Washoe County. Commissioner Jung said she wanted to hear from County staff about the topic.

Mr. Smith confirmed the RRIF program was administered by each organization, though the RTC was responsible for developing the models, projects, and the program. The jurisdictions collected the fees through building permits and transferred them to the RTC, who implemented regional programs to perform capacity projects. Mr. Fink was a County representative who was on the RRIF Committee. Commissioner Jung asked who wrote the staff report and Mr. Smith replied he and Mr. Fink did. Commissioner Jung pointed out the RTC made the presentation.

Commissioner Jung asked for confirmation that the program identified capital improvements for regional roads. Ms. Masterpool said that was correct and the RTC used its travel demand model to anticipate growth. She clarified the RTP included some freeway projects but the RRIF program only dealt with regional roads.

Commissioner Jung asked whether VMTs were being incentivized. Ms. Masterpool answered the goal was to charge new development their share of building capacity improvements. Commissioner Jung asked whether developers paid more or less if there were more VMTs. Ms. Masterpool replied more growth allowed through zoning and master plans could reduce the cost of impact fees because it was spread amongst more people. Commissioner Jung said it had nothing to do with getting people out of their cars, it had to do with building regional roads. She felt that should be disincentivized and she stated she did not support the item. She requested a discussion with Mr. Fink and a map of all regional investments since the RRIF's inception in 1997. Lastly, she asked for a member list for the RRIF Advisory Committee.

Ms. Masterpool confirmed Commissioner Herman's assertion there would be a 47 percent increase in the north, though she added that would be for some particular land uses. Commissioner Herman stated the only new roads added in the north over the prior few years were in the developments themselves and many roads had not been improved. She asked whether this program helped improve roads that accessed new developments. Mr. Smith responded the RRIF program was not for maintenance of roadways, it was only for the pro rata share of the increased capacity caused by new development. He mentioned RTC funded maintenance programs for regional roads and Washoe County was responsible for maintaining roadways not inside the regional road program, which they did using fuel tax revenue.

Commissioner Herman felt part of the money should go toward widening roads to accommodate new traffic. Mr. Smith responded by saying that in areas where there was no opportunity to expand, the County conditioned that development as part of the building permit process. He provided an example in Spanish Springs where roadways needed to be widened outside new projects. He agreed there was a higher percentage of development in the north valleys area, which spurred an additional need for capacity projects. The resulting increase in VMTs would come with an increase in RRIF fees. He confirmed Commissioner Herman's assertion that the developer would pay those fees.

Ms. Masterpool noted Sky Vista Parkway was in bad shape and the RTC would utilize RRIF impact fees to widen the road and fuel tax money to reconstruct it. She referenced a future project that would result in the widening of Lemmon Drive.

There was no response to the call for public comment.

Bill No. 1831 was introduced by Vice Chair Lucey, and legal notice for final action of adoption was directed.

19-0782 **AGENDA ITEM 11** Update, discussion, and possible direction regarding the Washoe County Northern Nevada Adult Mental Health Services (NNAMHS) project. Human Services Agency. (All Commission Districts.)

Human Services Agency (HSA) Director Amber Howell conducted a PowerPoint presentation and reviewed slides with the following titles: Campus Map; Making Our Way; Scope & Funding; Campus Design; GMP Plans; GMP Construction & Estimated Timeline; Plan Diagrams (2 slides); Plan Renderings; Staffing Plan; and The Team.

Ms. Howell stated 92 acres were deeded to the State in the 1800s for the benefit of the mentally ill and the disabled; the City of Sparks did not exist until 1905. The Nevada Insane Asylum opened in 1882 and housed 160 patients, many of whom were sent by train from Stockton, California because other areas did not want to treat patients who were considered incurable. She listed additional historical facts, such as the presence of a farm on the property and the potential of naming the campus after the first person buried there, William Place.

Ms. Howell announced all of the developmental plans for every building were complete. She pointed out the River House was swapped with the 14/15 building to centralize the services in one block. She mentioned the 600 series of buildings would house the maternity, family, and children's buildings, and it was just down the hill from the Crossroads program. She pointed out May 15, 2020 was the anticipated completion date for the entire campus. She emphasized that 50 women were at the Record Street location and this new campus would allow them to increase the bed capacity to 100.

Ms. Howell showed diagrams depicting the vast amount of landscaping undertaken and she thanked the Sheriff's Office for providing a work crew to work on the site for three weeks. She said a cost analysis showed it was worth rehabilitating the buildings rather than tearing them down and rebuilding. She explained the staffing previously approved by the Board provided the HSA with a national standard of caseload ratios to reasonably manage the clients. She praised the members of the team and stated she was excited about the progress that had been made so far.

Commissioner Jung admitted private industry could not be cut out of the process, but she mentioned the Sierra Nevada Job Corps had apprentices who needed hours of experience if the campus needed volunteers. They handled painting, plastering, electric

and auto mechanic work, and landscaping. She suggested Ms. Howell speak to County attorneys but she thought using these young people, some of whom were union workers, would cut costs and help the youth out.

Vice Chair Lucey wanted an overview of who was currently residing at the campus and the partnership with Grace Church. Ms. Howell said Grace Church donated \$500,000 to rehabilitate the three HOPE cottages listed on the campus map. They currently housed 22 women and the third house would be used to house women and their children. She mentioned the 8C building was another donation from Grace Church which catered to youths as a reaction to changing demographics. The 8B building would also house 22 women. The Crossroads program would be expanded on the campus with the addition of the Temporary Assistance to Displaced Seniors building.

Vice Chair Lucey opined the campus was forgotten 2.5 years before as the State did not have the funding or the capacity to take care of it. He felt the work changed the atmosphere of the campus and it was a place where people went to be renewed. He thanked Ms. Howell and her staff for their commitment.

Chair Hartung mentioned participants in the Crossroads program were working on rehabilitating the facility several years before. Regarding the Senior Daybreak building at the campus, he asked whether a collaboration with Nevada Senior Services (NSS) was still being discussed. Ms. Howell said intense negotiations with Medicaid were happening and there was a snag because of the proximity of a mental health facility to an adult daycare program. She felt the location was still the best as it would expand capacity from 22 to 75 and because of its nearness to the Veterans Home.

Chair Hartung stressed the importance of memory care and felt the program needed to be more robust for drop-off services. He wondered about the timeframe for that facility to open. Ms. Howell said Phase 2 would begin after the work was done on all the buildings and that would include the Daybreak building. When asked by Chair Hartung about the pushback that was received, Ms. Howell said it was a difference of interpretation and Mike Willden of The Perkins Company was enlisted to help the HSA appeal Medicaid's decision. Chair Hartung pointed out a hospital treated patients with different needs in close proximity to one another. He pointed out many residents with memory care issues could not afford formal care and caregivers needed time away. He offered to do whatever he could to help because he felt the service was necessary. Ms. Howell agreed the County had a good argument.

Chair Hartung asked how many clients Ms. Howell anticipated being able to serve there, hoping it could reach 100. Ms. Howell said the range was from 75 to 85, depending on a number of factors including fire codes. Chair Hartung stated Jeff Klein of NSS did not turn anyone away. Ms. Howell remarked the County's capacity would triple and she did not anticipate having any empty beds.

Commissioner Jung felt the Baby Boomer generation would soon experience end-of-life medical problems. She thought this area was attractive to many

because there was no income tax, though the senior services program was woefully underfunded. She felt money needed to be raised, possibly through the goods and services tax, to anticipate the needs of a large, aging population. She underscored the stress experienced by caretakers. The Boomer generation was the second-largest population currently alive and they were living longer. She thought more needed to be done to care for the elders and it was an issue throughout the state.

Chair Hartung said he believed Mr. Klein did not take any tax dollars from Clark County, relying instead on grants and leveraging funds.

Commissioner Berkbigler asked whether the proposal for the Daybreak center was to have a locked unit. Ms. Howell replied the residents would not be allowed out unsupervised as many became impatient toward the end of the day. Unlike the current building, the new building would have a large, enclosed, outdoor space. Commissioner Berkbigler told a story of her mother, who suffered from dementia, wanting to walk outside. She ultimately had to institutionalize her because there was no protected daycare available. Ms. Howell mentioned the building would allow six different rooms for residents as opposed to the current building, which only had one.

Vice Chair Lucey brought up a Community Homelessness Advisory Board discussion from October 7 about transitional housing. He stated six acres near the Veterans Hospital were used to shelter individuals. Recent studies indicated there were 10,000 missing low-income housing units and 1,400 in very low-income housing. He wanted the County to move towards building true transitional housing in those six acres and work with the Department of Veterans Affairs to allow those individuals to live freely. He felt the transition from homelessness to being responsible for a rental was a monumental task. Ms. Howell responded they were revisiting that topic with the State through master planning. Vice Chair Lucey noted that area was in an opportunity zone and a partnership could be put together to facilitate the needs of veterans, seniors, and others in need of transitional housing.

Commissioner Jung asked for information about federal and State programs looking to pay for housing, such as for vocational rehabilitation. She felt the County could get funding for some of these under-represented people. She thought the County's Grants Administrator could research public-private partnerships within the opportunity zone and agencies who would pay for a certain amount of beds for people needing transitional housing. The campus could provide a multi-use space for many populations, not just the indigent.

There was no response to the call for public comment.

19-0783 **AGENDA ITEM 12** Discussion and possible direction to staff regarding the negotiation of an employment contract for the next Washoe County Manager. Human Resources. (All Commission Districts.)

Chair Hartung recalled the item where they voted to appoint a new County Manager included a provision where the Board could provide direction to staff about the negotiation of the contract. He said that should have been a separate agenda item.

Human Resources Director Patricia Hurley said she sought direction from the Board, and she mentioned Mr. Eric Brown requested items in the contract regarding relocation benefits and temporary housing assistance during the transition.

Vice Chair Lucey mentioned he had spoken with Mr. Brown since the vote. He felt relocation benefits needed to be discussed and there were challenges in the area with regard to affordable housing. He pointed out Phil DeLone was provided with a \$7,500 relocation fee when he was appointed as the President of the Reno-Sparks Convention and Visitors Authority. The Vice Chair wanted to know more about the specifics for Mr. Brown's housing assistance request. Ms. Hurley said Mr. Brown did not give specifics but she assumed he wanted temporary housing reimbursement. She thought she could be given leeway to have those discussions.

Vice Chair Lucey thought the contract term should be 12 months, citing his concerns over Mr. Brown's experience level. In addition, he wanted the new Manager to have independent meetings with the Commissioners to know what the expectations were, even if it was not captured in the contract. He thought the prior Manager John Slaughter only provided 30 days' notice, which he described as a challenge. He wanted a provision requiring 90 days' notice from the employee but he thought the Board should have the ability to give 30 days' without cause termination notice if the situation was determined not to be amenable.

Vice Chair Lucey pointed out Mr. Slaughter's starting salary was \$210,849.60. He recommended Mr. Brown start at a salary of about 10 percent over his direct reports, or around \$206,000. He commented he supported the relocation benefits and wanted further discussion about housing needs. Lastly, he wished Mr. Brown to provide a 6-month status update to the Board in a public setting, touching on the challenges and his assessment of the County.

Commissioner Berkgigler expressed concern with a 1-year contract, especially since Mr. Brown was being asked to leave his current stable job. She thought He should receive the same 2-year term offered to Mr. Slaughter and Truckee Meadows Fire Protection District Chief Charles Moore. She said she had no problem with requiring a 90-day termination notice from the employee but it should be matched by the County, as that would only be fair for any other senior manager. She offered compromising by setting each notification term at 60 days. She felt the other suggestion was disrespectful to Mr. Brown.

Commissioner Berkbigler agreed with \$7,500 for relocation benefits and also wanted to know more about the temporary housing request. She thought Mr. Brown should be offered the same salary as was offered to Mr. Slaughter, though the change in economy could warrant raising the offer to \$225,000. She stressed the Manager position was the most important in the County and there was no reason to dishonor someone who was voted unanimously to work for the County. She said she would not support unequal termination notice requirements.

Commissioner Jung agreed with Commissioner Berkbigler on all points but wished the Board was presented with a proposed salary that took into account the salaries and budget span of control of people in equal positions. She felt that the Manager needed to be paid more than the Managers of the Cities of Reno and Sparks if the Commissioners wanted to be regional leaders, especially since Sparks had a tiny budget. She expressed concern that the delay in presenting a contract was a tactic designed to make Mr. Brown not sign it. She felt it should be signed immediately and renegotiated later. She expressed disappointment that this item had to come back before the Board and she felt some of the suggestions, such as unequal termination requirements and a 1-year contract, were discriminatory. She lauded his experience at Proctor & Gamble, said he outperformed the other candidates, and thought the hesitance was not acceptable.

Commissioner Herman voiced her support for what Commissioners Berkbigler and Jung had to say.

Chair Hartung stated he did not think it was unreasonable to ask for an update at six months. It would not be a review of Mr. Brown, though he posited it could be done at nine months. He asked whether the County had ever given relocation benefits when hiring someone from the outside before. Ms. Hurley pointed out the County did not have many employees under contract but there was a code provision allowing for the reimbursement of moving expenses.

On the call for public comment, Mr. Eddie Lorton said hiring people required building equity and believing in them. He agreed out clauses were necessary but he thought the County needed to give Mr. Brown an opportunity. He stated he would start him at a salary between \$210,000 and \$215,000, though he did not feel like Mr. Brown should have to give any time-specific update because it took time to get to know a job.

Commissioner Jung repeated Mr. Brown outperformed the other candidates and she opined he would have no trouble understanding county government. She pointed out the decision was not unanimous but it was made by a majority. She thought a vote on the contract should be taken so staff could proceed immediately.

Regarding a 6-month review, Commissioner Berkbigler referenced that Mr. Brown indicated he would not overhaul the County management structure; he would spend a minimum of six months evaluating everything. She hoped the Board would work with him on a daily basis so they would know if he was performing the job and they would tell him if he was not. She was not opposed to giving him a chance to provide an assessment

of where the County was at six months but it should not be an evaluation of Mr. Brown. She expressed concern that Ms. Hurley did not receive clear guidance but she was doing what she thought was best for the County and its next leader.

Chair Hartung felt the 6-month presentation would be an update and not a review. Vice Chair Lucey agreed he meant it would be a review of the County from Mr. Brown's standpoint, adding it did not have to be contractually obligated. He remarked the Manager was just as public a figure as the Commissioners and was responsible for 2,400 individuals. He did not object to a 24-month contract if the Board felt that was fair. He acknowledged the Board could not vote on it because Mr. Brown still needed to agree to the terms.

Vice Chair Lucey thought the relocation costs should be reimbursable after receipt of the costs and it should be up to \$7,500 but it should not automatically be that number. Ms. Hurley stated they required people to provide three bids for moving expenses and that practice would be used here.

Chair Hartung confirmed Ms. Hurley had clear direction, and Ms. Hurley said she understood time was of the essence. There was a brief discussion about how much notice Mr. Slaughter provided when he left, with estimates ranging from 60 days to fewer than 30, but no consensus was reached.

1:16 p.m. Commissioner Jung left the meeting.

19-0784 AGENDA ITEM 13 Public Comment.

Mr. Michael Pitkin asked the County to declare a housing emergency. He further wished the County would consider a subcommittee to investigate casino occupancy rates and possibly allow reasonable residential leases at all hotels. He thought this could help Tesla employees, college students, and displaced students. He opined he would prefer a tent city to people living by the river, adding he heard criticism that Volunteers of America was structured like a prison. He suggested regulations and a location for the tent city as an alternative for people who did not want to use the Northern Nevada Adult Mental Health Services campus.

19-0785 AGENDA ITEM 14 Announcements/Reports.

There were no announcements or reports.

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1:18 p.m. There being no further business to discuss, the meeting was adjourned without objection.

VAUGHN HARTUNG, 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