

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

TUESDAY

10:00 A.M.

DECEMBER 10, 2019

PRESENT:

Vaughn Hartung, Chair

Bob Lucey, Vice Chair*

Marsha Berkgigler, Commissioner

Kitty Jung, Commissioner

Jeanne Herman, Commissioner

Nancy Parent, County Clerk

Eric Brown, 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:

19-0916 **AGENDA ITEM 3** Presentation: Glenn Duncan Elementary School Choir.

County Manager Eric Brown introduced Glenn Duncan Elementary School music teacher Diana Walsh and her class. The students performed two songs.

19-0917 **AGENDA ITEM 4** Appearance: Undersheriff Wayne Yarbrough, Washoe County Sheriff's Office. Presentation and update on Stratified Model for Policing.

Washoe County Sheriff's Office (WCSO) Undersheriff Wayne Yarbrough displayed documents on the overhead screen, copies of which were placed on file with the Clerk. Undersheriff Yarbrough stated the WCSO's overall goal was full organizational change which institutionalized stratified policing and evidence-based crime reduction strategies. He explained that Drs. Rachel and Robert Santos of the Radford University Center for Police Practices, Policy and Research had recently conducted a site visit and organizational survey in Washoe County, and they provided recommendations to staff regarding the implementation of stratified policing. Undersheriff Yarbrough discussed goals including reducing violent crime, property crime, domestic violence, and addressing abandoned vehicles. In order to achieve these goals, he said, the WCSO would assign problems by rank and bureau, and implement a systematic process which ensured immediate responses. He indicated that another goal was to give staff a clear idea of their roles and accountability within the agency.

Undersheriff Yarbrough reviewed recommendations from the Santos' report, including suggestions for the Operations and Detention Bureaus. He discussed how daily and weekly reports would be used to identify patterns in certain areas, assign staff, and outline responsibilities; accountability meetings would be held weekly or monthly for staff to collaborate and discuss issues.

***10:13 a.m. Vice Chair Lucey joined the meeting.**

Undersheriff Yarbrough noted the Santos' survey indicated the WCSO was within the normal range for agencies they had surveyed. He concluded staff was committed to reducing crime in Washoe County and advised that Chief Deputy Greg Herrera would provide an update on the efforts to regionalize local law enforcement teams, which were also tied to the implementation of the stratified policing model.

Chief Deputy Herrera displayed an organizational chart and explained staff had worked on regionalization efforts for about nine months under the leadership of Sheriff Darin Balaam, Reno Police Chief Jason Soto, and Sparks Police Chief Peter Krall; a Memorandum of Understanding (MOU) was currently under review by legal counsel. Chief Deputy Herrera noted there were several special units across the region with different areas of focus, including human trafficking, gang activity, narcotics, and street crimes. He explained these areas were being refined to streamline enforcement activity, prevent mission drift, and improve efficiency. He said the WCSO would take the lead role on human trafficking and narcotics, the Reno Police Department would take the lead role on gangs, and the Sparks Police Department would initially take the lead role on street crimes. Chief Deputy Herrera advised that details and locations were still being finalized but he thought combining resources would be a force multiplier.

Commissioner Jung thanked Undersheriff Yarbrough and Chief Deputy Herrera for presenting the update and asked what was being done to predict, track, and reduce in-custody deaths. She indicated that, although the Sheriff was responsible for overseeing the jail, Washoe County also assumed moral and financial liability for inmates who were received in varying conditions. She spoke about a need for compassion and understanding by both the jail staff and the inmates.

Undersheriff Yarbrough said he had already met with the Sheriff and Chief Deputy Jeff Clark, and a report was being prepared for the Board. He noted jail staff saw an average of four individuals per day who showed signs of suicidality, and addressing that was part of the stratified policing model implementation. He explained training would begin in late March or April and would be paid for with forfeiture funds.

Commissioner Jung asked data collectors to consider Nevada's high suicide rates when they did analysis. She spoke about an unfortunate culture of suicide in the state and she believed statistical predetermination for self-harm needed to be taken into consideration for those in custody. Chief Deputy Herrera responded this information was being incorporated into the training. He also noted the Reno and Sparks Police Departments

planned to send analysts to Washoe County as part of an effort to bolster the intelligence-led policing initiative.

Commissioner Jung discussed concerns regarding the use of citizens' data as a commodity. She said the City of Reno was paying for cameras to look for evidence of gun trafficking in high gun violence areas, and she opined this was the opposite of what government should be doing. She believed data was extremely valuable in the current economy and she indicated that, rather than requiring payment for products such as cameras which could be used to collect valuable information, companies should be providing the technology to governments for free. She noted sites like Facebook were free because companies were able to sell user data for a profit. She thought governments should control the information collected by companies and protect citizens' privacy. She remarked many constituents had contacted her with concerns regarding this subject.

Commissioner Jung conveyed her appreciation for the updates provided by Undersheriff Yarbrough and Chief Deputy Herrera. She indicated that evidence-based practices were an effective use of the County's limited resources, which provided statistically significant results that she could point to when constituents wanted to know what was funded by their tax dollars.

Chair Hartung recalled the consolidation of the bomb squad and inquired as to whether there had also been talk of consolidating the Special Weapons and Tactics (SWAT) unit. Chief Deputy Herrera said SWAT was an excellent example and suggested other programs could be considered once the regional model had been put into place and proven successful. Chair Hartung wondered whether the consolidation would detract from the individual units but he suspected regional response and training together regularly would benefit the teams rather than hinder them. Chief Deputy Herrera said it helped to have everyone on the same page.

Chair Hartung advised he had recently learned the jail did not have a chest compression unit. He said he would work to obtain funding for one and looked forward to bringing staff this life-saving piece of equipment.

19-0918 **AGENDA ITEM 5** Public Comment.

Ms. Susan Jackson provided documents for the Board, copies of which were placed on file with the Clerk. She expressed concern about a blighted residence located at 305 Aristocrat Way. She stated the documents she submitted to the Board included photos and copies of emails which had been sent to Code Enforcement and the Washoe County Sheriff's Office (WCSO). The photos showed a greenhouse, triple parking, car parts, and other debris left on the property's easement. She asked the Board for assistance. Chair Hartung requested that copies of Ms. Jackson's documents be emailed to WCSO Undersheriff Wayne Yarbrough and the Commissioners.

Mr. Rick Snow explained he lived in the same neighborhood as Ms. Jackson. He indicated the WCSO had been contacted on multiple occasions with no

significant response. He expressed frustration that the WCSO advised neighbors to contact Code Enforcement, but Code Enforcement had referred them back to the WCSO. Mr. Snow did not believe the cannabis grow building on the property in question complied with County building codes. He described an incident the previous summer where shots had allegedly been fired; residents of the property claimed the noises were only firecrackers, but he, noting his military experience, insisted he knew the sound of gunshots. He explained other residents in the neighborhood feared reprisal if they complained, but he opined it was the County's obligation to protect and serve its citizens. He believed the residents at the property in question were felons who were not allowed to have firearms and should be treated as dangerous. He noted he had purchased his own firearm for self-protection but hoped he would never have to use it. He insisted the County do something to get these neighbors under control. Chair Hartung requested that Undersheriff Yarbrough speak with Mr. Snow before he left.

Ms. Katherine Snedigar spoke regarding bond refinancing and refunding, the Nevada Revised Statutes, taxes, and accountability. She believed the Board had sold a bond rather than refunding it. She wanted to know what assets Washoe County had put up on the alleged sale of the bond. She opined that representing a bond sale as refunding or refinancing was fraudulent and deceptive, and claimed the Board did not support the citizens of Washoe County.

Mr. Charles Stockford, representing residents of Quartz Lane, described people living in motor homes in the area and pulling junk cars apart for scrap metal. He explained that an elderly neighbor on Quartz Lane received a summons and had to pay over \$100 to get rid of a junk car that someone abandoned on her property. He noted the east end of Quartz Lane had never been cleaned up; residents were told nothing could be done because it was private property. He described calls to Code Enforcement and the WCSO, and cars that were filled with garbage. He said there was barely enough room for propane delivery vehicles, garbage trucks, or first responders to get through. He worried that neighborhood children could not walk to school in safety. He implored the Board to take another look at the issues in his neighborhood and address them before someone got hurt.

Mr. Michael Pitkin opined becoming homeless was devastating financially and to the mind, body, and spirit. He spoke of homeless individuals who hoarded belongings, which gave them a false sense of security. He acknowledged that shopping carts full of belongings were some individuals' last hope for a return to a stable life. He said physical belongings could be replaced and the individuals would be okay without them. He believed the homeless were just as American everyone else. He discussed law enforcement budgets and called for more funding for homeless management.

WCSO Chief Deputy Greg Herrera welcomed new County Manager Eric Brown. He stated he would not be available later in the meeting during the discussion of short-term rentals (STRs) and wanted to share his thoughts. He complimented the work of County staff and noted the WCSO had shared concerns about STRs with Community Services Department Senior Planner Kelly Mullin and her team. Chief Deputy Herrera believed some of staff's recommendations, particularly those regarding parking

enforcement and quiet hours, would place the WCSO in a difficult position as enforcement of quiet hours was simply not viable.

Mr. George Lee opined the County should implement common-sense ordinances. He also encouraged the Board to proceed with plans to keep a golf course at Wildcreek and ensure the property was not turned into commercial buildings. He expressed frustration regarding ongoing construction noise in the Orr Ditch bypass area. He opined Wildcreek was still public property even though the Washoe County School District owned the land. Mr. Lee said he wanted to see seismic information regarding construction in the driving range and lower portions of the golf course. He indicated he had heard there were underground water issues and he suspected the site contained a type of clay unstable for construction. He noted residents had gone to the City of Sparks but had not received a response, so he hoped bringing issues up with Washoe County might help.

19-0919 **AGENDA ITEM 6** Commissioners’/County Manager’s announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas.

County Manager Eric Brown thanked the Board for the opportunity to serve as County Manager and said he would do everything in his power to demonstrate they made the right decision. He advised the meeting would be the last for Marilyn Kramer, Assistant to the County Manager, who was retiring after 31 years of service. Mr. Brown acknowledged Ms. Kramer’s efforts and years of service to the community, and thanked her for her assistance over the past few weeks, which he said was invaluable.

Commissioner Berkbigler also thanked Ms. Kramer for her service and hoped she enjoyed retirement. She thanked Mr. Brown for joining Washoe County and said his new position would be an interesting and educational experience. She expressed concern about the situation on Quartz Lane, saying something needed to be figured out to resolve the problems, and she requested a report from staff. She noted Assistant County Manager Dave Solaro and several staff members had previously worked on Quartz Lane issues. She voiced concerns regarding not only the abandoned vehicles but also the potential health hazards to residents.

Commissioner Berkbigler asked where the County was in the process of evaluating a portion of the land at the Wildcreek property for an 18-hole golf course, and said staff could provide an update to her in an email.

Commissioner Jung complimented the holiday decorations in the Chambers and the handbell performance by the Glen Duncan Elementary School students. She agreed with Mr. Charles Stockford’s concerns about Quartz Lane and expressed frustration over the pace at which Washoe County addressed issues. She knew there were situations where staff’s hands were tied due to legal concerns but asked staff to report back to the Board of County Commissioners (BCC) in those cases and push harder rather than allowing things to fall by the wayside. She opined problems like those in the Quartz Lane area would only become more common as housing became less affordable, and it was unacceptable that

schoolchildren were unable to walk near their homes due to fear of criminality or public health hazards. She recommended consulting with the Washoe County School District about what they could do to help.

Commissioner Jung spoke about the use of tax dollars for cleanups in the Sun Valley area and felt the efforts never really got to the heart of the matter. She said the issues on Quartz Lane were just another symptom of a problem occurring all around Washoe County, and she noted Mr. Stockford had never given up on his efforts to get his neighborhood cleaned up. She thanked him for bringing the issues to the BCC and expressed sympathy about the problems he and his neighbors were experiencing. She asked staff to reach out to Mr. Stockford's elderly neighbor who had paid \$100 to remove a vehicle illegally abandoned on her property.

Commissioner Jung also thought some issues could be handled through Citizen Advisory Boards (CABs), and opined CABs, if provided funding by the Board, should first attempt to solve neighborhood problems and share citizens' advice with the BCC. She mentioned the need for cleanup on Quartz Lane and said vehicles needed to be ticketed. She spoke about funding from the Sun Valley General Improvement District and the Board to address the problems and make that area safe and accessible for first responders.

Commissioner Jung discussed changing the culture among staff to be more proactive. She restated her request that staff bring issues to the BCC if they ran into dead ends when trying to solve problems. She requested a report on temporary housing and shelters in Washoe County, and asked for suggestions from staff on how change could be facilitated and encouraged. She said she did not want to hear that nothing could be done about problems in some areas simply because they were occurring on private property; she emphasized the issues on Quartz Lane were hazardous to children in the area as well as a public health concern.

Vice Chair Lucey agreed there would only be more of these types of concerns in the future and the problems were not limited to any specific part of the County. He requested staff ask Waste Management to provide updates to the BCC and discuss their disposal processes, franchise fees, and changes in the region. He also spoke in support of the Wildcreek golf course redesign and sought discussion regarding plans for the remaining open space.

Vice Chair Lucey explained he and Commissioner Berkbigler were members of the Community Homelessness Advisory Board (CHAB), which had been developed to unify the efforts of Washoe County, the City of Reno, and the City of Sparks to address regional housing issues. He believed the challenges of homelessness in the area increased every day and he expressed frustration that the Cities of Reno and Sparks often opined the County was not doing enough. Vice Chair Lucey contradicted this perspective, saying Washoe County had spent significant funds on the Northern Nevada Adult Mental Health Services (NNAMHS) project, the Record Street shelter, and the overflow shelter tent. He also noted the Human Services Agency and the Washoe County Sheriff's Office

worked every day to address issues of homelessness in the community. He said it was disheartening to hear other elected officials claim the County's efforts were inadequate, and he hoped that bringing services at the NNAMHS campus online would help to demonstrate how much Washoe County had done to combat homelessness.

Commissioner Jung pointed out that Washoe County spent more than twice what the Cities of Reno and Sparks did to address homelessness in the community, even though the Cities received Community Development Block Grants and the County did not. She disagreed with the three municipalities sharing CHAB votes evenly when the County spent more and did more; she felt the County's votes were unfairly diluted by those of the Cities. She mentioned many more full-time social workers and other staff at Washoe County worked on homelessness issues compared to the Cities of Reno and Sparks, and she felt County staff were the experts on human services. She was bothered by the implication that the County was not doing enough and opined the Cities should focus more on managing and developing their towns and providing better service for their residents.

Chair Hartung shared that he had attended the Northern Nevada Law Enforcement Academy graduation the previous week and he was very impressed with the graduates. He requested recommendations from staff on how to improve the problems in the Quartz Lane area, noting the cleanup was not as challenging as keeping it clean. He thought continued enforcement would help prevent future illegal dumping and opined that simply parking on the road and staying there was not as invasive as dumping trash. He admitted he did not have a solution, but maintaining the cleanliness of the area would need to be a long-term effort.

CONSENT AGENDA ITEMS – 7A THROUGH 7C AND 7E THROUGH 7K2

- 19-0920** **7A** Acknowledge the communications and reports received by the Clerk on behalf of the Board of County Commissioners. Clerk. (All Commission Districts.)
- 19-0921** **7B** Recommendation to 1) approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2017/2018, 2018/2019 and 2019/2020 secured and unsecured tax rolls 2) authorize Chair to execute the changes described in Exhibits A and B and 3) direct the Washoe County Treasurer to correct the error(s). [Cumulative amount of decrease to all taxing entities \$20,303.61]. Assessor. (All Commission Districts.)
- 19-0922** **7C** Recommendation to approve amendments totaling an increase of [\$1,893] in both revenue and expense to the FY20 Association of Food and Drug Official (AFDO)-Category 3 Training; Food Retail Program Standards Program -FDA FD207 Plan Review Training Course, IO 11651; and if approved direct the Comptroller's office to make the appropriate budget amendments. Health District. (All Commission Districts.)

- 19-0923** **7E** Recommendation to acknowledge Specialty Court General Fund Allocations from the Judicial Council of the State of Nevada to the Reno Justice Court for DUI Court in the amount of [\$20,250 for FY20, no match required], and for Community Court in the amount of [\$99,764 for FY20 no match required] paid in quarterly installments retroactive to July 1, 2019 through June 30, 2020; and direct the Comptroller to make the appropriate budget amendments. Reno Justice Court. (All Commission Districts.)
- 19-0924** **7F** Recommendation to acknowledge Receipt of Status Report of Commissary Fund submitted by the Washoe County Sheriff's Office Commissary Committee for First Quarter for Fiscal Year 19/20. Sheriff. (All Commission Districts.)
- 19-0925** **7G** Recommendation to approve the renewal of the lease agreement "Mt. Rose/Galena Communication Facilities Lease Agreement" between Washoe County and High Sierra Communications, Inc. for one (1) year, [\$28,976.40], and to retroactively pay unpaid lease fees for fiscal year 2018-2019, [\$27,861.92], to support continued use of the Mt. Rose communication facility by the Washoe County Regional Communication System. Technology Services. (All Commission Districts.)
- 19-0926** **7H** Recommendation to approve the request to combine Social Services and Senior Services petty cash funds and increase the combined fund by \$200.00 [from \$1,300.00 to \$1,500.00] for the Washoe County Human Services Agency; and, if approved, authorize Chair to execute Resolution for same. Treasurer. (All Commission Districts.)
- 19-0927** **7I1** Recommendation to approve the Dragon Lights Reno Agreement between Washoe County, Tianyu Arts & Culture Inc., and the May Arboretum Society for a Dragon Lights Reno event from June 27, 2020 through August 2, 2020 (with possible renewals for calendar years 2021, 2022 and 2023) at the Wilbur D. May Arboretum and Botanical Garden; and authorize Assistant County Manager, Dave Solaro, to execute an Invitation Letter (exhibit C to Agreement) to United States Citizen and Immigration Services requesting P-3 visas for artists. Community Services. (Commission District 3.)
- 19-0928** **7I2** Recommendation to direct staff to permanently retire 2.00 acre-feet of Ground Water Rights from the East Lemmon Valley Hydrographic Basin. Community Services. (Commission District 5.)
- 19-0929** **7I3** Recommendation to approve a Water Rights Deed to re-convey 0.32 acre-feet of water rights from Washoe County to Harry C. Fry. Community Services. (Commission District 2.)

- 19-0930** **7I4** Recommendation to approve a Water Rights Deed to re-convey 99.604 acre-feet of water rights from Washoe County to George W. Gillemot, Trustee of the George W. Gillemot Family Trust dated December 14, 1984. Community Services. (Commission District 2.)
- 19-0931** **7I5** Recommendation to approve a Water Rights Deed to re-convey 0.04 acre-feet of water rights from Washoe County to Wayne Capurro and Dale Capurro, as Co-Trustees of The Atilio and Mariellen Capurro Family Trust (Survivor's Trust) established U/D/T 3/19/90. Community Services. (Commission District 2.)
- 19-0932** **7I6** Recommendation to Adopt three Resolutions Accepting Real Property for Use as a Public Street, which pertain to portions of three Official Plats as listed below totaling 11.71 acres and 2.11 linear miles; and if approved, direct the Clerk's Office to record the Resolutions to accept:
- (1) A portion of the Official Plat of Donovan Ranch - Phase 6, Subdivision Tract Map 257, recorded on March 6, 2018 as Document Number 4793498, being: Quail Covey Lane, Blooming Sage Way, a portion of Hacienda Ridge Way, a portion of Vista Park Drive, and a portion of Sage Wind Street, APN 534-681-24, approximately 4.97 acres and 0.97 linear miles; and,
- (2) A portion of the Official Plat of Eagle Canyon Ranch - Unit 2, Subdivision Tract Map 5186, recorded on October 27, 2016 as document number 4647420, being: Treasure City Drive, Spooner Way, a portion of Neighborhood Way, a portion of Silver City Road, and a portion of Thacker Pass Drive, APN 532-214-08; Midas Court, APN 532-201-18, approximately 4.13 acres and 0.69 linear miles; and,
- (3) A portion of the Official Plat of Eagle Canyon Ranch - Unit 4, Subdivision Tract Map 5284, recorded on September 20, 2018 as document number 4852251, being: Lexington Arch Drive, a portion of Thacker Pass Drive, and a portion of Neighborhood Way, APN 532-262-15; Playa Place, Tufa Drive, and a portion of Silver City Road, APN 532-272-11; approximately 2.61 acres and 0.45 linear miles. Community Services. (Commission District 4.)
- 19-0933** **7I7** Recommendation to award bids and approve agreements to the lowest responsive, responsible bidders for the Liquid Distribution System Retro Project, staff recommends: (1) Gardner Engineering, Inc. in the amount of \$38,800.00 for plumbing work; (2) Electrical Solutions, LLC in the amount of \$12,850.00 for electrical work; and, (3) approve a contingency fund in the amount of \$20,000.00 [for a current total project amount of \$71,650.00]. Community Services. (Commission District 3.)

- 19-0934** **7I18** Recommendation to approve a custom grant agreement from NV Energy in the amount of [\$53,268.00 with county match of \$5,000] for the purchase and installation of three (3) dual-port electric vehicle charging stations at the Washoe County 9th Street Administrative Complex retroactive from July 1, 2019 through June 30, 2020, and direct the Comptroller's Office to make the necessary budget amendments. Community Services. (All Commission Districts.)
- 19-0935** **7I19** Recommendation to adopt a Resolution of Intent to execute an easement agreement and easement deed between Washoe County and Truckee Meadows Water Authority for a water facilities easement totaling ±967 square feet and a temporary construction easement totaling ±2,585 square feet on APNs 152-051-22 and 150-121-25, part of Arrowcreek Open Space [at the negotiated value of \$967.00]; and if adopted, set a public hearing on the matter for January 14, 2020. Community Services. (Commission District 2.)
- 19-0936** **7I10** Recommendation to adopt a Resolution of Intent to execute an easement agreement and easement deed between Washoe County and Truckee Meadows Water Authority for a water facilities easement totaling ±3,734 square feet and a temporary construction easement totaling ±8,206 square feet on APN 152-430-18, part of Arrowcreek Open Space [at the negotiated value of \$3,734.00]; and if adopted, set a public hearing on the matter for January 14, 2020. Community Services. (Commission District 2.)
- 19-0937** **7I11** Recommendation to approve a Professional Services Agreement between Knott & Linn Golf Design Group, LLC and Washoe County for Professional Golf Course Design Services for the re-design of the Wildcreek Golf Course [in the amount of \$125,000]. Community Services. (Commission District 3.)
- 19-0938** **7I12** Recommendation to approve an Amendment to Lease Agreement between Song Properties, LLC, and Washoe County for a four month extension commencing retroactively to November 1, 2019 through February 29, 2020 [\$9,325.68 per month] for continued occupancy of Sober 24 located at 1530 East 6th Street, Reno, Nevada. Community Services. (Commission District 3.)

- 19-0939** **7I13** Recommendation to take possible action to initiate amendments to Chapter 25 (Business Licenses, Permits and Regulations), Chapter 50 (Public Peace, Safety and Morals), Chapter 110 (Development Code), and Chapter 125 (Administrative Enforcement Code) to create the necessary code language to facilitate the Board’s policy direction regarding short-term rentals as provided during their regular meeting of November 12, 2019. Short-term rentals are a type of temporary lodging of brief duration operated out of private residences such as homes, apartments and condos. They are commonly made available through property management companies and online booking services, and are also referred to as vacation rentals that are generally booked for fewer than 28-days. The amendments may include, but are not limited to, the establishment of definitions, standards, location limitations, defining unpermitted short-term rentals as nuisances, occupancy limits, parking requirements, safety/security considerations, signage, noise thresholds, trash/garbage collection rules, insurance requirements, county staffing levels, Tahoe area considerations, permitting requirements, enforcement process, fees, fines, and penalties associated with short-term rentals, as well as the resolution of discrepancies that may arise within existing WCC chapters as a result of any new code language. Community Services. (All Commission Districts.)
- 19-0940** **7J1** Recommendation to reappoint Ms. Eugenia Larmore and appoint Mr. Daren McDonald as regular members to serve on the Washoe County Board of Equalization with a term to expire June 30, 2023, and appoint Mr. Philip Horan as an alternate to serve on the Washoe County Board of Equalization with a term to expire June 30, 2020. Manager's Office. (All Commission Districts.)
- 19-0941** **7J2** Recommendation to approve the re-appointment of Barbara Kinnison to the Washoe County Audit Committee with a two-year term beginning January 1, 2020 through December 31, 2021 from the Internal Audit Division. Manager’s Office. (All Commission Districts.)
- 19-0942** **7J3** Recommendation to approve a grant award for FY 2019-20 for Silver State Fair Housing Council (SSFHC) in the amount of [\$10,000]; approve Resolution necessary for same. Manager’s Office. (All Commission Districts.)
- 19-0943** **7K1** Recommendation to approve a resolution (R19-065) setting forth fees [estimated to generate an additional \$24,000 in Fiscal Year 2020, and \$48,000 in Fiscal Year 2021], effective January 1, 2020, to be charged and collected for services provided by the Washoe County Regional Medical Examiner’s Office. Regional Medical Examiner. (All Commission Districts.)

19-0944 **7K2** Recommendation to approve agreement between Washoe County and Renown Regional Medical Center for performing autopsies in the Washoe County Regional Medical Examiner's Office with estimated annual revenue of [\$5,670] for a period of three years, effective January 1, 2020. Regional Medical Examiner. (All Commission Districts.)

County Manager Eric Brown indicated the third link posted online for Agenda Item 7I11 was incorrect but the corrected document was provided to the Board of County Commissioners by County Clerk Nancy Parent. Ms. Parent stated she would place the corrected document for Agenda Item 7I11 on the record, along with correspondence received from Ms. Annemarie Grant regarding Agenda Item 7F, Mr. Paul Smith regarding Agenda Item 7I13, and Ms. Yolanda Wiehe regarding Agenda Item 7J1.

Chair Hartung asked Assistant District Attorney Paul Lipparelli whether there were any legal concerns regarding the corrected document for Agenda Item 7I11. Mr. Lipparelli replied the document in question was not one of the items required to be provided prior to the meeting.

Commissioner Berkbigler thought the Wildcreek golf course design under Agenda Item 7I11 was for a 9-hole course, and she wanted to know whether staff was still considering an 18-hole course. Assistant County Manager Dave Solaro clarified the design included 18 holes separated into two 9-hole courses. Chair Hartung asked if a driving range would be included in the course, and Mr. Solaro advised one was not currently included in the design.

Commissioner Berkbigler felt it was not clear in the documentation for Agenda Item 7I13 what the changes to ordinances and code language would be. Mr. Solaro explained this was simply a housekeeping item which had been missed at the previous Board meeting where short-term rentals were discussed; approval was required by the District Attorney's office in order to initiate the process of amending codes and ordinances. Commissioner Berkbigler asked whether the Board would be able to review any changes before they were finalized; Mr. Solaro confirmed they would.

Commissioner Berkbigler expressed concern regarding Agenda Item 7J1. She thought Mr. Phil Horan might have moved out of Incline Village and he should not be considered as an alternate for the Board of Equalization. Chair Hartung requested Mr. Lipparelli's input. Mr. Lipparelli indicated he was not certain if Board of Equalization memberships were broken into districts or whether candidates were appointed at large; he said he would need to investigate the requirements further to be certain. Chair Hartung repeated Commissioner Berkbigler's suggestion to remove Mr. Horan from consideration as an alternate and Commissioner Jung expressed agreement. Chair Hartung indicated another agenda item could be created later, if needed, to appoint a different candidate as an alternate for the Board of Equalization.

Commissioner Jung wanted to know who had written the staff report on Agenda Item 7D and requested an explanation of the salary increase in question. Assistant

County Manager Kate Thomas indicated Washoe County had commissioned the Korn Ferry Hay Group Compensation Study to make sure employee salary ranges were appropriate, and approving Agenda Item 7D would bring the Chief Medical Examiner's salary into conformance. Ms. Thomas noted the position had not received a cost of living increase in several years. Commissioner Jung suggested the County open the position for competitive bidding if the current incumbent did not like the salary; she believed someone would be interested in the position at the existing rate of pay. Ms. Thomas responded the increase was to account for the fact that the Chief Medical Examiner did not have a contract and had not been treated like an employee for years. Commissioner Jung emphasized she was not comfortable with the amount of the increase, and Chair Hartung suggested Agenda Item 7D be pulled from the consent agenda for the Board to discuss and vote on separately.

On the call for public comment, Ms. Darla Lee noted her husband had referred to an 'MOA' during his public comment regarding the Wildcreek golf course, but had meant to say 'MOU', or Memorandum of Understanding. Ms. Lee said she reviewed the 18-hole course redesign and was glad to see the northern portion of the property would remain a golf course. She opined a driving range should be included as it would be an important part of the golf program for school children. She requested improvements also be made to the clubhouse and encouraged staff to keep in mind that the Wildcreek golf course should remain an affordable community asset for the public to utilize and enjoy.

Mr. Wesley Griffin expressed appreciation for the golf course redesign and the citizens' effort to maintain the community's parks and recreation areas. He encouraged staff to move forward with the MOU and believed the property should be maintained for recreation and green space. He wanted to know whether there was anything he could do to help facilitate the process.

Mr. George Lee confirmed he meant to say 'MOU' and not 'MOA' during his first public comment. He said he had heard that the Professional Golfers' Association offered help with the Wildcreek golf course redesign and wondered if their offer had been pursued. He noted the current design plans appeared to include 10 driving range lanes in a narrow box at the southern border of the property near the planned school building, and he wanted to know what would be done with holes 10 and 14.

Ms. Gayle Miller spoke in support of the golf course redesign and said she looked forward to seeing an 18-hole course there. She felt it was an important asset for the community and for students, but opined the property would only remain beautiful if it was not taken up by buildings. She encouraged staff to protect the open space at the site for the community to enjoy.

Chair Hartung asked Mr. Solaro why the driving range had essentially been eliminated. Mr. Solaro replied the concept drawing included a short, narrow driving range, but he was not sure the full build-out would include one. He indicated the clubhouse required repairs which limited the funds for a driving range. Chair Hartung thought a driving range might be important for the children's golf program and wondered whether

the Washoe County School District (WCSD) might be able to help somehow. Mr. Solaro noted the First Tee children's golf program was not actually run by the WCSD.

Chair Hartung asked Mr. Lipparelli if there was any way the property could be restricted to ensure it remained a golf course or open space in the future. Mr. Lipparelli indicated there might be a way for the City of Sparks to rezone the property or designate the land for specific use, but reminded the Board the topic at hand was the approval of the golf course agreement and suggested that other topics be heard at a future meeting if needed.

Commissioner Jung explained she and Commissioner Berkbigler had fought to keep Wildcreek golf course operating for the senior citizens who enjoyed the course and because it was promised to be the new home of the First Tee program. She spoke about the use of Washoe County funds instead of Reno Sparks Convention and Visitors Authority funds, the County managing too many courses that barely made money, and the fact that hardly anyone had golfed during the economic downturn. She wanted future decisions to be based on balancing the County's portfolio of properties, including the Washoe County and Sierra Sage Golf Courses, rather than the opinions of a vocal group of commenters.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Consent Agenda Items 7A through 7C and 7E through 7K2 be approved with Phil Horan being removed from consideration as an alternate for the Board of Equalization on Agenda Item 7J1. Any and all Resolutions or Interlocal Agreements pertinent to Consent Agenda Items 7A through 7C and 7E through 7K2 are attached hereto and made a part of the minutes thereof.

19-0945 **7D** Recommendation to approve an increase in the salary range for the Deputy Chief Medical Examiner job classification (pay grade C0002) and modify pay grade M0003 from a set salary to a salary range for the Chief Medical Examiner/Coroner job classification as reviewed by Korn Ferry (Hay Group) and authorize Human Resources to make the necessary changes. [Net fiscal impact \$55,507]. Human Resources. (All Commission Districts.)

Human Resources Manager Karen Jeffers explained that, when the current Chief Medical Examiner was hired, Washoe County had not yet established a set salary range for the position, which should have received annual merit increases. Ms. Jeffers said the increase outlined in Agenda Item 7D would bring the position into line with what any other County employee would have received had they been at that same range.

Commissioner Jung asked whether the recommendation for the increase had come from the Job Evaluation Committee; Ms. Jeffers said it had been made by the Korn Ferry Hay Group (Hay Group) study due to the level of the position. Commissioner Jung thought Washoe County no longer worked with the Hay Group, but Ms. Jeffers advised they had worked with them since 1999.

Commissioner Jung wanted to know who had requested the position's salary be reevaluated. Ms. Jeffers said the request had come from the Chief Medical Examiner, Dr. Laura Knight, in 2018. Commissioner Jung spoke about the cost of the position's benefits and said the Chief Medical Examiner received a better package than a contractor would. She wanted to know what other areas the Hay Group had reviewed, and Ms. Jeffers indicated she did not have that information but could provide it later.

Commissioner Jung said Dr. Knight had commented that opioids were not problematic in northern Nevada. She also believed Dr. Knight did not track alcohol or methamphetamine statistics, which the Commissioner indicated were critical issues in Washoe County. She asked whether the Deputy Chief Medical Examiner position had been filled; Ms. Jeffers advised the position was currently vacant. Commissioner Jung wanted to know whether the Chief Medical Examiner's salary would be reduced if a Deputy Chief was hired, and Ms. Jeffers said it would not.

Commissioner Jung spoke about performance issues and said Washoe County was in no position to approve such an increase. She thought the item appeared to have been hidden within the Consent Agenda and said it should have been vetted through the Commissioners instead.

Assistant District Attorney Paul Lipparelli cautioned that Agenda Item 7D was an adjustment of a salary range within the County salary structure, and clarified Dr. Knight was not on notice that issues concerning her compensation or performance would be evaluated during the meeting. While Commissioner Jung's comments and concerns were from the heart, he advised that the Board could not consider or deliberate any alleged performance issues without first providing notice to the incumbent; any such discussion would need to occur under a separate type of agenda item.

Commissioner Jung opined that, because the Chief Medical Examiner had requested her salary range be adjusted with a 20 percent increase, she was on notice. Ms. Jeffers clarified Dr. Knight had requested the salary range be evaluated by the Hay Group.

Commissioner Jung asked whether Human Resources suggested the 20 percent increase. Ms. Jeffers stated she believed the Manager's Office had wanted to make the process fair and equitable. She noted that, rather than being hired with a salary range, which was typical for County employees, Dr. Knight had been hired at a set salary amount. Ms. Jeffers explained the increase suggested in the staff report would bring the position's pay into line with what it would have been had the incumbent been hired into the position with a salary range and annual 5 percent merit increases.

Commissioner Jung asked County Manager Eric Brown if he had requested the increase for the Chief Medical Examiner; Mr. Brown responded he had not. Commissioner Jung indicated staff should be more specific when mentioning the Manager's Office as the County was under new administration. Commissioner Jung strongly opposed the recommended increase, noting the incumbent had accepted the position with a set salary. She insisted the County would have no problem finding a

candidate if a national search was performed. Commissioner Jung moved to deny Agenda Item 7D, but the motion died for lack of a second.

Vice Chair Lucey said Commissioner Jung's frustrations regarding the item were valid; however, he believed the Chief Medical Examiner position was due appropriate compensation. He indicated the incumbent managed a department within the County which provided a major service in the region as well as to the surrounding counties, and fees were collected for those services. He noted the position required a doctorate, which was not easy to obtain, and he opined the compensation was commensurate with that level of education and experience. Vice Chair Lucey moved to support Agenda Item 7D.

Mr. Lipparelli asked whether the Vice Chair's motion was for the salary range increase as stated in the staff report for all the stated positions, and Vice Chair Lucey confirmed it was.

Commissioner Berkbigler also agreed with Commissioner Jung's concerns but said responsibility for not catching the problem sooner belonged to the County and the Board, not the Chief Medical Examiner. She noted it was worrisome the incumbent had been with the County for some time but had not received normal employee raises or been given a salary range. Commissioner Berkbigler opined the Board should accept the mistake and move on while also being careful to avoid such oversights in the future.

There was no public comment on Agenda Item 7D.

On motion by Vice Chair Lucey, seconded by Commissioner Berkbigler, which motion duly carried on a 4-1 vote with Commissioner Jung voting "no", it was ordered that Agenda Item 7D be approved, modified, and authorized.

19-0946 **AGENDA ITEM 8** Recommendation to acknowledge receipt of the Washoe County Comprehensive Annual Financial Report (CAFR), auditor's report, and report on internal control for the fiscal year ended June 30, 2019 as presented; approve the re-appropriation of [\$29,690,838] for the fiscal year 2020 budget, consisting of [\$11,993,388] for purchase order encumbrances committed in fiscal year 2019 and [\$17,697,450] for spending of restricted contributions and fees; and, authorize the Comptroller to proceed with distribution of the CAFR for public record, as required by law. Comptroller. (All Commission Districts.)

A copy of the Washoe County Comprehensive Annual Financial Report (CAFR) was placed on file with the Clerk. Comptroller Cathy Hill presented the CAFR and reviewed highlights. She noted there had been an increase in fund balance, a slight increase in revenues, and a decrease in expenses. Ms. Hill said this was a one-time occurrence which was not expected to be ongoing. She also said the County's overall net position had increased by about \$50 million dollars for the year. She expressed appreciation for the efforts of Accounting Managers Robert Andrews and Russ Morgan and their supporting staff members who had contributed to the report. Ms. Hill then introduced

Engagement Partner Tamara Miramontes and Senior Audit Associate and Manager Kurt Schlicker, both of Eide Bailly, LLP.

Ms. Miramontes also expressed appreciation for the County staff she had worked with. She then shared that Eide Bailly, LLP had issued three reports related to the CAFR. She noted the first report focused on the financial statements overall and their reliability. Ms. Miramontes advised it was Eide Bailly's unmodified opinion that the financial statements were materially correct as presented and could be relied upon for accuracy.

Ms. Miramontes said the second report was in accordance with government auditing standards and concerned the identification of any material noncompliance with laws, regulations, grants, and agreements, as well as internal controls over the financial reporting. Ms. Miramontes said no material noncompliance had been identified. She noted one item had been identified and presented in the *Schedule of Findings and Questioned Costs* regarding internal controls over financial reporting, and management provided a corrective action plan for this.

Finally, Ms. Miramontes explained the third report was in accordance with uniform guidance regarding federal money and federal program expenditures. She said major programs had been identified and audited, and internal controls were reviewed for material weaknesses or significant deficiencies. She advised no material weaknesses had been identified but two items considered significant deficiencies were identified in the programs. As before, she noted management had provided responses and corrective action plans regarding the identified deficiencies.

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 8 be acknowledged, approved, and authorized.

BLOCK VOTE – 9, 10, 11, 12, 13, 14, 15, 17, and 18

19-0947 **AGENDA ITEM 9** Recommendation to approve amendment to the existing agreement between Washoe County and Nevada Donor Network for use of the Washoe County Regional Medical Examiner's Office facility for postmortem tissue donation for a period of three years, with revenues totaling [\$569,964], effective December 10, 2019. Regional Medical Examiner. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 9 be approved.

19-0948 **AGENDA ITEM 10** Recommendation to approve sole source purchase of a three-year Enterprise Licensing Agreement for VMware software from Dell, Inc. at a total three-year cost of [\$645,371.51]; with \$335,593.19 due in FY 2019-2020, \$154,889.16 due in FY 2020-2021, and \$154,889.16 due in FY 2021-2022. Technology Services. (All Commission Districts.)

There was no response to the call for public comment.

Commissioner Berkbigler requested clarification on Agenda Item 10, noting she thought she heard County Manager Eric Brown say “2020-2023” instead of “2020-2021”. Mr. Brown confirmed he misread the item.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 10 be approved.

19-0949 **AGENDA ITEM 11** Recommendation to approve the sole source purchase of additional WelcomeVoter Kiosk check-in stations (pollbooks) from VOTEC Corporation for the purpose of carrying out the provisions of Assembly Bill (AB) 345, specifically Automatic Voter Registration Initiative Petition 1 (IP-1) passed by voters in 2018 as State Ballot Question No. 5) and Same Day Registration in the amount of [\$445,850.00]. State funds appropriated to Washoe County in AB 345, Section 148.8, in the amount of \$740,302.60, will be used for this purchase. Voters. (All Commission Districts.)

There was no response to the call for public comment.

Commissioner Berkbigler indicated she wanted a presentation by the Registrar of Voters regarding same-day registration to be added to a future agenda.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 11 be approved.

19-0950 **AGENDA ITEM 12** Recommendation to accept two Notice of Subgrant Awards from the State of Nevada Aging and Disability Services Division for the following Older Americans Act Title III Programs: (1) Congregate Meals [\$416,240; match of \$38,663 from ad valorem tax] retroactive from October 01, 2019 through September 30, 2020 for Congregate Meals; and (2) Home Delivered Meals [\$1,061,620.75; match of \$111,487 from ad valorem tax] retroactive from October 1, 2019 through September 30, 2020 for Home Delivered Meals; ratify the authority of the Director of the Human Services Agency to execute the subgrant awards and related documents; and direct the Comptroller to make necessary budget amendments. Human Services Agency. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 12 be accepted, ratified, and directed.

19-0951 **AGENDA ITEM 13** Recommendation to accept a Notice of Subgrant Award from the State of Nevada Department of Health and Human Services (DHHS) for Title XX in the amount of [\$663,807; no county match] to promote reunification, safety, educational support and, normalcy for children in care retroactive from July 1, 2019 through June 30, 2020; ratify the authority of the Director of the Human Services Agency to execute the subgrant award and related documents; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts)

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 13 be accepted, ratified, and directed.

19-0952 **AGENDA ITEM 14** Recommendation to accept two Notice of Subgrant Awards from the State of Nevada Division of Public and Behavioral Health (DPBH) to support crisis and jail diversion services provided through a Mobile Outreach Safety Team (MOST Team) to individuals with a mental health condition who have come into contact with law enforcement. First, a renewal of the legislatively approved MOST award in the amount of [\$1,709,550 (\$854,775 per year); no County match] retroactive from July 1, 2019 through June 30, 2021 and second, an additional award funded through State Liquor Taxes to support Governor Sisolak's initiative for 24/7 operations, in the amount of [\$246,002; no County match] retroactive from July 1, 2019 through June 30, 2020; ratify the authority of the Director of the Human Services Agency to execute the subgrant awards and related documents; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 14 be accepted, ratified, and directed.

19-0953 **AGENDA ITEM 15** Recommendation to approve the resolution to augment the Capital Improvements Fund in the amount of [\$3,133,110.66] and the Parks Capital Projects Fund in the amount of [\$744,482.00] to increase expenditure authority for capital projects for fiscal year 2020; and direct the Comptroller to make the appropriate budget amendments. Manager's Office. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 15 be approved and directed. Any and all Resolutions or Interlocal Agreements pertinent to Agenda Item 15 are attached hereto and made a part of the minutes thereof.

19-0954 **AGENDA ITEM 17** Recommendation to approve a funding increase for the Agreement for Professional Consulting Services between Washoe County and NCE, Inc., [increasing the contract amount by \$70,200.00 for a total contract amount of \$170,192.00] to continue the Washoe County 2019 Inspection and Support Services Project. Community Services. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 17 be approved.

19-0955 **AGENDA ITEM 18** Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 911 Parr - Housing Unit (HU) 4 Roof Replacement Project [staff recommends D & D Roofing and Sheet Metal, Inc., in the amount of \$319,790]; and if awarded, (2) approve the purchase of roofing materials from Garland, DBS [in the amount of \$185,937.95] utilizing Cobb County Georgia Bid No. 14-5903 pursuant to the joinder provision of NRS 332.195; and (3) approve a separate \$20,000 project contingency fund and \$7,500 allowance for snow removal [for a total project amount of \$553,227.95]. Community Services. (Commission District 3.)

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 18 be awarded and approved.

19-0956 **AGENDA ITEM 16** Recommendation to hold discussion with possible approval of the Washoe County Traffic Calming & Traffic Engineering Request Policy to provide Washoe County residents with a process for requesting traffic calming or traffic engineering / operational measures related to speeding, pedestrian and driver safety, and traffic volumes. Community Services. (All Commission Districts.)

Director of Engineering and Capital Projects Dwayne Smith conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: Policy Goal; Safety; Efficiency and Sustainability; Two Types of Requests; Traffic Calming Devices/Interventions; Traffic Engineering/Operational Requests (2 slides); Steps 1 through 7 (5 slides); and Conclusion.

Mr. Smith explained Agenda Item 16 was a staff request for the consideration and approval of a traffic calming and traffic engineering request policy. He said the policy was based on safety and reducing risk for roadway users. He indicated safety was a part of all elements of the County's development code, and it affected how engineering standards were applied, how planning was done, and the County's decision-making processes. Mr. Smith said staff also needed to be cognizant of the need for roadway efficiency as well as making the roads accessible for maintenance and repair. He affirmed the processes and requirements which were captured in the County Code were applied to new development. He said the new policy primarily addressed existing condition issues, such as places where traffic patterns, speeds, or the traffic mix had changed, and areas where perception of traffic issues had changed. Ultimately, he noted, the policy would work in conjunction with the traffic safety committee and regional partners such as the Regional Transportation Commission and the Nevada Department of Transportation.

Mr. Smith explained every request would begin with a form or a petition, and each step in the process allowed for communication to occur between the requester and staff, which would help educate residents. He noted a tracking database had been built in conjunction with Washoe 311 which helped staff understand where issues were. Mr. Smith said the goal of the policy was to apply codes, best practices, and requirements with a uniform approach which considered the requester, the community, and other residents who would be affected by any changes resulting from a request. Mr. Smith believed the policy would also help staff to respond to requests in a timely manner. He noted the Board of County Commissioners (BCC) would be the final arbitrator and would need to approve any construction costs exceeding the annual budget. Mr. Smith explained there was also a standing budget item of \$50,000 per year set aside for pedestrian safety improvements; he recognized this was not a lot of money but the funds had been used to provide signage, striping, and similar enhancements.

Commissioner Jung expressed appreciation for staff's time and effort on the proposed policy. She wanted to know how long the \$50,000 budget item for pedestrian safety had been available; Mr. Smith estimated it had been at least five or six years. Commissioner Jung requested information on when, where, and how the money had been

spent. Mr. Smith said he would be happy to provide a report and noted much of the spending in the past few years had been on radar and flashers for pedestrian crosswalks.

Commissioner Jung noted the decision tree on Page 7 of Mr. Smith's PowerPoint presentation did not appear to include Citizen Advisory Boards (CABs). She thought the Board would soon decide whether to re-encumber CABs with more responsibilities and development review, and she wanted to know where CABs might fit in on the decision matrix should that be the direction the BCC decided to take. She opined CABs were the best resource for advice to the Board regarding changes being implemented in their neighborhoods and where limited funding should be spent.

Vice Chair Lucey inquired as to how staff prioritized projects when funding was so limited. Mr. Smith said there were many considerations involved in the process. He explained Washoe County maintained a list of roadways that were particularly problematic, as well as using customer input, feedback from the Washoe County School District (WCSD), staff and traffic engineer observations, school bus routes and pedestrian patterns, and information from the Nevada Department of Transportation, the Regional Transportation Commission, and the Cities of Reno and Sparks. Mr. Smith acknowledged funds were limited, but he assured the Board there was a thoughtful process before any money was spent to ensure the money was being utilized appropriately. He thought staff did a good job of prioritizing.

Vice Chair Lucey spoke about new developments being added and said surrounding entities often impacted the County. He provided two examples of decisions made by one jurisdiction impacting another. Vice Chair Lucey also said Western Skies Drive was a very quiet road within the County but would soon see a significant increase in traffic once nearby development began. He was not sure if this was being addressed by the WCSD or the City of Reno.

Vice Chair Lucey had heard an elementary school might be added in the Rio Wrangler Parkway area to serve children in the City of Reno, but he said students would have to cross an arterial roadway to get to the new school. He wanted the WCSD and the City of Reno to consider the changes in traffic patterns that would be needed, as well as how those changes could impact County residents. He felt Washoe County should not always be the entity who paid for these changes, noting the City had its own budget for such things. He indicated the County's \$50,000 for pedestrian safety improvements would only go so far, and he expressed concern that 13 children had already been injured on the way to school during the 2019-2020 school year. He believed some of these concerns could be mitigated if there was more funding and more discussion between the different municipalities and entities when their decisions impacted one another.

Commissioner Berkbigler thanked Mr. Smith for the work staff had done on signs in Incline Village. She noted she did not see any Incline Village roads listed in the regional road system in the packet; Mr. Smith advised that it identified primary roads only. Commissioner Berkbigler described some of the unique challenges in Incline Village, spoke of the importance of traffic calming for safety, and thanked staff for the report.

Chair Hartung requested information on some of the acronyms used. Mr. Smith advised that LAC stood for Low Access Control, MAC for Medium Access Control, and ULAC for Ultra Low Access Control. Chair Hartung asked about a Spanish Springs road shown on Page 205 of the Regional Transportation Plan which he thought did not yet exist. Mr. Smith confirmed the road was planned as part of the future Stonebrook development.

Chair Hartung indicated his desire for more proactive decision-making regarding transportation and roadways within the County as a way to help prevent accidents rather than taking corrective action after an incident occurred. Mr. Smith said education, enforcement, and engineering were all important components of roadway safety. He admitted there would always be a certain amount of inherent risk to roadway users. He spoke of the importance of enforcing traffic laws on the roadways and suspected many accidents were attributed to human factors such as speeding and distracted driving. He also noted part of the proposed policy included interaction between County staff and the citizens making requests, which would provide opportunities for increased communication and education.

Chair Hartung spoke about vehicle-bicycle accidents and growing congestion on residential roadways which had not been designed to accommodate arterial or collector-volume vehicle traffic. He expressed a desire for further discussion regarding ideas to combat speeding in areas where stop signs, speed bumps, or radar speed indicator signs might not be appropriate.

Vice Chair Lucey thought the proposed process might be somewhat tedious for residents submitting requests, and he suspected there could be challenges in dynamic areas such as Incline Village or neighborhoods affected by the WCSD's recent re-zoning and bus route changes. He wondered how those issues would be addressed. He asked that the Commissioners be consulted and have some say regarding requests affecting their respective districts, as they lived and drove there every day and might have more insight than staff who did not frequent those areas. Mr. Smith said the policy would be a great tool which would allow for an even-handed approach to addressing traffic requests, but noted it would not take the place of staff's communication with the BCC.

Chair Hartung described the increase in traffic he saw in Spanish Springs compared to when he first moved there 25 years prior. He repeated his concerns regarding increased traffic on residential roads, especially near schools. He thought many drivers now utilized narrower interior neighborhood streets, many of which had no sidewalks and had not been designed to accommodate that amount of traffic, in order to avoid congestion. As a result, parents were afraid to let their children walk to school. He wondered how frequently traffic studies were done and looked forward to continued discussion on ways to potentially solve these issues. He expressed appreciation for staff's suggestions and noted some problem-solving could also be done during future planning and reviews of tentative maps.

There was no response to the call for public comment.

On motion by Vice Chair Lucey, seconded by Commissioner Berkbigler, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 16 be approved.

19-0957 **AGENDA ITEM 19** Discussion and possible direction to staff to pursue: 1) the development of the framework for a memorandum of understanding between Washoe County and the City of Reno establishing the rights and responsibilities for the conveyance, treatment and effluent management of waste water flows from new development in all service territories; 2) the development of the framework to exchange existing sanitary sewer customers between Washoe County and the City of Reno based on their location within the respective jurisdictions' service territory; 3) the development of alternative effluent management strategies in the South Truckee Meadows with a focus on commodity rate modifications in conjunction with long-term commitments through user agreements; and, 4) the coordination of the existing operational baseline with associated recommendations for possible future operational strategies of the Washoe County and City of Reno waste water treatment facilities located in the North Valleys. Community Services. (All Commission Districts.)

Director of Engineering and Capital Projects Dwayne Smith conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: Washoe County Utility (3 slides); Existing Washoe County Sewer Service Areas (2 slides); and Regional Sewersheds within Washoe County.

Mr. Smith explained staff's intent was to seek direction from the Board of County Commissioners (BCC) in order to affirm their policies in Memorandums of Understanding (MOUs) and agreements in the future. He indicated the BCC's input would be used to determine how to address new and existing customers, the use of effluent, and possible future strategies in the North Valleys. He explained this was only the first step and staff would return for further direction on specific items. He expressed confidence that, although the system was complex, Washoe County had capable staff who could plan and engineer appropriate solutions.

Mr. Smith reviewed various areas within the County and the complex relationships between County and City customers and their respective treatment facilities. He described how certain annexed areas were still considered Washoe County sewer customers which were included as part of the County when there was new development in those areas. He said the largest territory was from Mount Rose to the Rattlesnake Mountain complex. He explained that, anytime a new project came in, there were questions regarding which facility would be the sewer provider, who would pay the connection fees to whom, which facility would bill customers, and how all these elements would coalesce. Mr. Smith described an agreement with the City of Reno in the South Truckee Meadows/Mount Rose area where all flows were directed to the South Truckee Meadows Water Reclamation Facility (STMWRF) and connection fees were shared between the two municipalities. Similarly, customers in that area who lived within the City of Reno paid their bill to the

City, who then sent those funds to Washoe County. He indicated the complexity of the process sometimes led to discrepancies.

Mr. Smith noted there had been some recent maintenance issues and concerns regarding arsenic, boron, and flows in the South Meadows. When the City struggled to maintain collection systems, Washoe County paid for repairs to those systems which supported both County and City customers. Mr. Smith indicated it was difficult to determine financial responsibility in such situations.

Mr. Smith mentioned an MOU between Washoe County and the City of Reno for the Stonegate development in Cold Springs, where new residents would be customers of Washoe County from day one, and engineers would design and construct the lift and conveyance systems to County standards. He explained the County would receive the connection fees from the new development directly.

Mr. Smith thought this had been a great decision on the County's part and he sought the Board's direction to apply the same concepts used in Cold Springs and the lessons learned in Lemmon Valley to new development and County areas which overlapped with other jurisdictions. He spoke about bringing new customers into Washoe County's jurisdiction while serving the County's existing customers, all while considering legacy issues such as those facing the South Truckee Meadows, Lemmon Valley, Verdi, Mogul, and Hidden Valley. He suggested negotiating with the City of Reno to develop a process to exchange certain customers based on sewer share, providing the example that some customers who lived in Hidden Valley were part of unincorporated Washoe County but their sewer flows went to the Truckee Meadows Water Reclamation Facility for treatment. Washoe County paid the City of Reno user rates for those residents but was responsible for performing repairs and maintenance. Mr. Smith noted the County would continue to grow and face larger costs for maintenance and repairs as well as capital costs to replace systems. He believed customers within a sewer shed needed to be customers of the entity that owned the treatment facility.

Chair Hartung inquired about capacity increases that would be needed in the future. Mr. Smith advised that capacity was considered through facility planning and by monitoring new development. In the South Truckee Meadows, it had been concluded that STMWRF needed to be expanded based on the flows at the headworks. Mr. Smith explained bonds and loans had been discussed, a construction management at risk contractor had been selected, and the process of negotiating had begun. He said he looked forward to bringing more information to the BCC regarding the expansion soon. He assured the Board staff was focused on providing the highest value for the County's customers at the lowest-cost approach, while also considering regulatory requirements and the environment. Mr. Smith also noted connection fees were used for new capacity improvements, rather than for maintenance of existing systems.

Chair Hartung asked whether the increases in capacity from development were built into the capacity requirements. Mr. Smith said they were; all connection fees were used to mitigate impacts from new flows rather than for maintenance or repairs of the

system. Chair Hartung wanted to know whether the interceptors were designed to handle additional flows and whether developers were responsible for enlargements when needed. Mr. Smith explained decisions about buildout conditions for service territories were made through facility planning in anticipation of growth, but there were instances where developers were obligated to increase the size of conveyance piping. Chair Hartung recalled capacity issues that occurred with development in Spanish Springs. Mr. Smith explained staff did their best when it came to planning but there would always be occasions where interceptors required resizing due to unforeseen impacts.

Chair Hartung wanted to know whether there were plans to ultimately consolidate with the City of Reno to create a third-party purveyor like the Truckee Meadows Water Authority (TMWA), which was managed by a Joint Powers of Authority agreement and handled water purveyance in Washoe County. Mr. Smith reiterated staff was obligated to find the lowest-cost approach at the highest value for customers. He thought there might be better funding strategies or approaches the County could consider and, with the Board's direction, he said staff could begin discussions and negotiations with the City of Reno, keeping sustainability and value in mind. Chair Hartung thought TMWA had begun in a similar manner and he mentioned other areas, such as Orange County, where a single utility managed water in all forms.

Commissioner Jung requested information regarding the percentage of total wastewater in Washoe County generated by each municipality. Mr. Smith did not have exact figures but noted the City of Reno produced the most. Commissioner Jung wondered why the City of Sparks did not seem to have been included in the discussion for negotiations. Mr. Smith explained the County's MOU with the City of Reno in the North Valleys had been successful and he pointed out large areas of overlap with the City of Reno in Lemmon Valley and the South Truckee Meadows, but he also agreed there were areas such as Spanish Springs where collaboration with the City of Sparks was possible.

Commissioner Jung opined the City of Reno should take the lead on consolidation and regionalization efforts because they created the most wastewater and had the greatest number of residents. She also spoke about the Cities taking ownership of reclaimed wastewater when they annexed certain areas and she did not want that responsibility falling back onto the County. Mr. Smith noted some financial analysis was also needed, not just to determine connection and user fees, which had not been evaluated in 15 years, but to consider future operational costs and even staffing needs.

Mr. Smith moved on to the subject of reclamation management. He pointed out all water produced at STMWRF was used for irrigation or construction as the County did not have a discharge permit. He explained this area initially had not produced enough wastewater but that had changed. With residents moving to the South Truckee Meadows and more multi-family housing being built, more wastewater was being generated, and now there were not enough parks, golf courses, and other large users to receive the effluent. Mr. Smith said staff needed to find ways to manage this, and noted some preliminary discussions were occurring with parks departments in the area and other potential new customers. Staff had considered sending effluent to Hidden Valley Park and the Hidden

Valley Golf Course, but Mr. Smith noted the cost of the wastewater treatment also needed to be considered. In some areas, pH issues, total dissolved solids, and phosphorous and nitrogen levels required additional attention, which could become cost-prohibitive.

Mr. Smith suggested looking at wastewater in new ways through rate studies in the South Truckee Meadows. He thought there might be better ways to do business by combining resources and cost-sharing, as well as recognizing the value of using effluent in a different way. Mr. Smith noted long-term user agreements would be needed to protect any County investments made in infrastructure for this purpose and to guarantee effluent would have a place to go. He explained cost analysis, engineering analysis, and planning work would also be necessary, and requested the Board's direction on what to do with effluent as the County continued to grow.

Commissioner Jung wanted to know whether workshops had been held with new and existing customers to solicit input; Mr. Smith advised this had not yet been done but would be part of the process. Commissioner Jung felt not having a review of fees and rates performed in several years made the County vulnerable.

Commissioner Jung believed reclaimed water should be treated as a commodity. She suggested Washoe County be the model for other mountain and desert communities where development was limited by water resources. She said an MOU would take forever as no one municipality wanted to take responsibility, but she agreed with Chair Hartung's ideas regarding a wastewater district. She indicated she would support the initiative if staff demonstrated that money could be made from effluent while protecting the environment. She suggested a fund be started from user fees to begin building the necessary infrastructure, and thought the University of Nevada might be able to create an entire program of study based on reclamation and hydrology.

Chair Hartung mentioned a recent meeting he attended with Congressman Mark Amodei and the Nevada Water Innovation Institute where discussion had begun regarding a potential research facility at one of the treatment plants. He indicated MOUs were needed before anything else could be done, but effluent could eventually be turned from a liability to an asset in Washoe County.

Mr. Smith expressed appreciation for the feedback received and said staff would continue working towards these goals with the highest value and lowest cost in mind. He indicated confidence that the County had the right relationships and staff to find appropriate solutions, effectively serve its existing customers, and utilize reclaimed water resources in the future.

There was no response to the call for public comment.

On motion by Commissioner Vice Chair Lucey, seconded by Commissioner Berkgigler, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 19 be accepted as presented with the changes provided to staff adequate to move forward with any changes needed for future policy.

19-0958 **AGENDA ITEM 20** Public Hearing: Appeal of the September 5, 2019 denial by Washoe County Board of Adjustment of Administrative Permit Case Number WADMIN19-0014 for De La Montanya Winery. The proposed project seeks to allow for a winery use type on two parcels located at 16435 and 16445 Bordeaux Drive (APNs: 047-162-21; 047-162-19) which is in the Forest Area Plan, located outside of the Montreux neighborhood, adjacent to Mt. Rose Highway. The property is within a Low Density Suburban (LDS) regulatory zone. The winery will consist of a tasting room, and associated vineyards on 2 parcels totaling 2 acres. The permit would generally include (1) the sale and tasting of wine, (2) the production of wine, (3) crop production related to the associated vineyards, and (4) parking for customers and employees. The property owners and appellants are Dennis and Tina De La Montanya. The board may affirm, reverse or modify the decision of the Board of Adjustment. In doing so, the Board may remand the matter back to the Board of Adjustment with instructions, or may directly grant all or part of the appeal and approve the administrative permit. Community Services. (Commission District 2.)

County Clerk Nancy Parent noted she received presentations from the Community Services Department and the De La Montanya family, copies of which were distributed to the Board and placed on the record.

Community Services Department Planner Christopher Bronczyk conducted a PowerPoint presentation and reviewed slides with the following titles: De La Montanya Winery – Appeal of Denial; Vicinity Map; Previous Action; Case Description; Background; Site Plan; Public Comment; Washoe County School Bus Stop; Director’s Modification; and Recommendation.

Vice Chair Lucey wanted to know why the project in question had gone before the Board of Adjustment (BOA) for a special use permit. Mr. Bronczyk advised that wineries were a relatively new use type under the Washoe County development code and, because the property was located within a low density suburban zone, a special use permit specific to the administrative permit needed to go to the BOA for a review hearing.

Vice Chair Lucey also asked whether basic farm use for crop production was allowed in the area and if there had been discussion with the Washoe County School District (WCSD) regarding the bus stop near the proposed winery. Mr. Bronczyk confirmed farm use or crop production was allowed and stated that up to 25 children might utilize the bus stop, noting the WCSD’s pick up and drop off hours.

Commissioner Berkbigler asked whether the owners intended to grow enough grapes to produce wine to serve in their tasting room. Representing De La Montanya Winery, Mr. Dennis Troy, Preconstruction Manager for Realm Constructors, advised that the property owners did intend to grow grapes, but not enough for full wine production; they would supplement with grapes from other areas.

Mr. Troy conducted a PowerPoint presentation and reviewed slides with the following titles: De La Montanya Winery & Vineyards; De La Montanya Family; Boutique Winery; History; Location; Administrative Permit; Operation; Traffic Generation; Site Development; Architectural Design; Concerns of the Public (2 slides); Conditions of Approval; Board of Adjustment Denial (3 slides); Closing; Request; and Questions.

Mr. Troy noted the winery was intended to be strictly for production and tasting and would not be a wine bar, lounge, or a late-night bar with a party atmosphere. He displayed a heat map depicting the proposed site location in green, the locations of those in the community who supported the winery in yellow, and those who opposed it in red. Mr. Troy said that the majority of those opposed to the winery did not even live in the Montreux area, and the winery had the support of adjacent property owners. He concluded approving the winery would add to the character of the community and Washoe County.

Chair Hartung inquired about the proposed hours and whether there would be food preparation on site. Mr. Troy advised that the winery would be open Monday through Thursday by appointment only, Friday through Sunday from 11:00 a.m. until 6:00 p.m., and there would be no food preparation on site. Chair Hartung asked Mr. Bronczyk if the entrance area proposed on Bordeaux Drive was a private road. Mr. Bronczyk responded it was a Washoe County road up to the entrance of Montreux Lane, and the access road proposed by the applicant was private. The Chair then asked Mr. Troy if the private road would be paved if the project was approved. Mr. Troy replied it would be paved and brought up to Washoe County standards, and the winery would also take over responsibility for its plowing and maintenance.

Commissioner Herman opined the proposed project was a compatible use for the property and noted it was at the same latitude as similar wineries in other regions.

Chair Hartung asked Mr. Bronczyk if staff had looked at other establishments serving beer and wine on Mount Rose Highway. Mr. Bronczyk advised this had not been a part of the review process. Chair Hartung asked whether the water supply for the winery would be municipal, noting grapes were drought-tolerant and could be grown on a drip system. Mr. Troy confirmed the site would be connected to public water and sewer utilities.

The Chair opened the public hearing by calling on anyone wishing to speak for or against the proposed project. Mr. Peter Durfee submitted a document for the Board, a copy of which was placed on the record. He spoke about the importance of public safety and recent traffic accidents involving children, noting many children lived in the Montreux area. He asked the Board to consider the residential character of the neighborhood, and to condition any reversal of the BOA's decision on the elimination of the project's left turns and adjacency to the school bus stop. He wanted a condition added to specify that any wine purchased would be for offsite consumption only.

County Clerk Nancy Parent advised she had received an email from Ms. Nancy Davis which would be placed on the record. Ms. Davis indicated she lived

approximately one-half mile east of the proposed winery and expressed concerns regarding the safety of area wildlife and the maximum number of guests allowed at wine-tasting appointments. She suggested not growing grapes at the site, which she believed would attract wildlife and become a nuisance, and she opined an electric fence would be ineffective against bears.

Mr. Ronald T. McDonald said he lived on Bordeaux Drive and had only recently been made aware of the project. He spoke about child safety considerations and worried that some patrons would leave the property in an inebriated state regardless of the winery's hours and restrictions. He believed area traffic would continue to increase with future development and suspected that, although the winery had been presented as a boutique with only one acre of grapes, it would be more like a manufacturing and processing plant that would generate more than the anticipated 30 trips per day. He stated he opposed the facility.

Mr. Dennis De La Montanya felt his family had been somewhat vilified, describing phone calls from neighbors who said they were the most hated people in Montreux. Mr. De La Montanya expressed appreciation for his family and said there were many misconceptions about the project. He noted the tasting room would not be a bar and patrons would not leave in inebriated states. He opined there was more conflict caused by recent construction in the area and inebriated patrons leaving the nearby golf course clubhouse. He described his family's efforts to be good neighbors and to reach out and mitigate conflicts and the concerns of community members. He believed the winery would increase neighboring property values and enhance the neighborhood in a manner similar to wineries in the Napa-Sonoma region of California. He acknowledged there could be wildlife issues due to the grape production planned for the property but they would deal with those issues as they came. He noted wineries were not allowed in Washoe County five years ago and this would be a pioneering use of the property.

Mr. Mark Schimpf said he lived on Bordeaux Drive. He believed 30 additional vehicle trips per day would seem more like 60 at his property because he owned a corner lot. He said construction trucks began lining up around 6:15 a.m. each morning. He described beeping sounds from snow removal in the early morning hours and the dust that came into his yard from every car on the road, and he opined that Mr. Jaksick, President of the Montreux Golf Club, had not been a very good neighbor. He noted he had asked Montreux to control the dust when he first moved in but they told him to call the County; when he contacted the County, he was told to contact Montreux. Mr. Schimpf said no one seemed to want to claim responsibility for the road. He also agreed with other residents' concerns regarding wildlife.

Chair Hartung asked whether the clubhouse down the street was licensed to serve liquor, and Mr. Bronczyk said he believed it was. The Chair inquired about special events such as weddings. Mr. Troy noted special events were not allowed on the property. Chair Hartung asked whether processing would be done at the facility and also asked about storage. Mr. Troy confirmed production would take place at the winery and there would be a barrel room and storage at the site. He noted the owners were exploring different sources

for grapes in Nevada. The Chair then asked about dust control and whether the road to the winery would be paved and maintained. Mr. Troy said one of the BOA's conditions of approval required the winery to take over maintenance associated with the road, pave it, and bring it up to code.

Chair Hartung asked Assistant District Attorney Paul Lipparelli if wineries were an approved use under the Nevada Revised Statutes. Mr. Lipparelli responded code amendments had been implemented in Washoe County to allow this type of use. He then noted that the original conditions of approval were never imposed because the application had initially been denied by the BOA. He asked Mr. Troy if the appellant had any objection to the conditions, and Mr. Troy advised there were none.

Vice Chair Lucey thought the appellant had successfully addressed Mr. Schimpf's concerns regarding the dusty road. He acknowledged wildlife would always be a presence in Arrowcreek and Montreux due to the nature of the areas, and he reasoned that golf courses also attracted many animals.

Vice Chair Lucey said he knew alcohol was served at Montreux and he suspected some who recreated there imbibed and left the property using Bordeaux Drive, yet no restrictive hours of operation had been imposed on the golf course or clubhouse. He agreed the area was a challenge for ensuring children's safety but that had more to do with traffic coming in and out of the nearby golf facility year-round than the potential addition of a winery.

Vice Chair Lucey thought the proposed winery was consistent with staff findings and area and master plans, and that it would fit in beautifully with Montreux. He said the two parcels at the winery site were challenged pieces of property and had been for many years, and he opined the project would be an excellent use of the land. He said the improvements were not only adequate but significant for that area. He noted the winery would rely on municipal water as well as improve and maintain the nearby roadway. He concluded a winery was an allowable use for the land and he moved that the Board of County Commissioners reverse the decision of the Board of Adjustment and grant approval of the proposed winery.

Assistant District Attorney Paul Lipparelli asked whether Vice Chair Lucey's motion included the imposition of the original conditions of approval by Washoe County staff to the Board of Adjustment in the staff report. Vice Chair Lucey confirmed it did.

On motion by Vice Chair Lucey, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that the decision of the Board of Adjustment be reversed, the original conditions of approval outlined in the staff report for Agenda Item 20 be imposed, and the winery be approved.

19-0959 **AGENDA ITEM 21** Public Hearing: Master Plan Amendment Case Number WMPA19-0004 (Bennington Court) to adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to change the master plan category on five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling ±8.34 acres, from Open Space (OS) to Suburban Residential (SR) for owners St. James’s Village, Inc. and David Houston. If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission. AND
Regulatory Zone Amendment Case Number WRZA19-0003 (Bennington Court) to adopt, subject to final approval of the associated master plan amendment and a favorable conformance review by the regional planning authorities, an amendment to the Forest Regulatory Zone Map, a component of the Forest Area Plan, to change the regulatory zone on these same five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling ±8.34 acres, from OS to Low Density Suburban (LDS) (1 dwelling unit/acre) for owners St. James’s Village, Inc. and David Houston. AND
If approved, authorize the Chair to sign the resolutions to that effect. Community Services. (Commission District 2.)

Park Planner Sophia Kirschenman was present to answer any questions from the Board. The Chair opened the public hearing by calling on anyone wishing to speak for or against the proposed project. There being no response, the hearing was closed.

2:35 p.m. **Commissioner Jung left the meeting.**

On motion by Vice Chair Lucey, seconded by Commissioner Berkbigler, which motion duly carried on a 4-0 vote with Commissioner Jung absent, it was ordered that Agenda Item 21 be adopted, approved, and authorized. Any and all Resolutions or Interlocal Agreements pertinent to Agenda Item 21 are attached hereto and made a part of the minutes thereof.

19-0960 **AGENDA ITEM 22** Public Comment.

There was no response to the call for public comment.

19-0961 **AGENDA ITEM 23** Announcements/Reports.

Chair Hartung advised this would be his last full meeting as Chair. He said he had enjoyed the experience and thanked the Board for the opportunity.

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2:37 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:
LJ Burton, Deputy County Clerk