

COUNTY COMMISSIONERS  
Chair, Bob Lucey, District 2  
Vice-Chair, Vaughn Hartung, District 4  
Alexis Hill, District 1  
Kitty Jung, District 3  
Jeanne Herman, District 5



## NOTICE OF MEETING AND AGENDA

COUNTY MANAGER

Eric P. Brown

### WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS - 1001 E. 9th Street, Reno, Nevada

ASSISTANT DISTRICT ATTORNEY

David Watts-Vial

March 23, 2021

10:00 a.m.

COUNTY CLERK

Janis Galassini

Zoom: <https://us02web.zoom.us/j/84242918040>

**In Person and Online Viewing.** Effective March 15, 2021, the public will be allowed in the Commission Chambers, not to exceed a maximum of 50% of fire code capacity or 250 persons, whichever is less, at any given time and subject to the Governor's current directive as it relates to the mask mandate and social distancing. Under this direction, the capacity in Chambers is being limited to a maximum of 42 persons. Due to evolving concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 (extended by later Directives the most recent of which is Directive 038), which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate, future meetings may be held by teleconference only. Any member of the public wanting to attend, participate or provide public comment in-person meetings should review the Board's agenda posted online at [https://www.washoecounty.us/bcc/board\\_committees/index.php](https://www.washoecounty.us/bcc/board_committees/index.php) to determine whether in-person attendance has been suspended by the Governor or Board.

This meeting will be held with limited in person attendance and via Zoom teleconference at <https://us02web.zoom.us/j/84242918040>. NOTE: This option will require a computer with audio and video capabilities and downloading the ZOOM application. This meeting will also be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> and on Youtube at: <https://www.youtube.com/user/WashoeCountyTV>.

**Public Comment.** Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. Anyone wishing to provide live public comment may do so in-person, or by teleconference during the hearing by logging into the ZOOM webinar <https://us02web.zoom.us/j/84242918040>. NOTE: This option will require a computer with audio and video capabilities and downloading the ZOOM application.

Members of the public may also submit comments by mail, email to [washoe311@washoecounty.us](mailto:washoe311@washoecounty.us), or voice message at: (775) 954-4664. The County will make reasonable efforts to include all comments received by 4:00pm on March 22, 2021 by email and voicemail into the record. Comments are limited to 3 minutes per person and will be entered into the record only. Voicemails will no longer be played for broadcast and emails will not be read by the Clerk.

**Technical Difficulties.** If at any time during the meeting, technical difficulties are experienced with the Zoom platform, the meeting will be placed into recess and restarted on the Microsoft Teams platform. If this should occur, the meeting via Teams can be accessed via audio only by dialing: +1 775-325-0620,,224156088#, and entering conference ID 224 156 088#.

**Public Comment Time Limits.** Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to three minutes per person. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda; public comment during individual action items must be relevant to the particular item being considered. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting. Persons may not allocate unused time to other speakers.

**Responses to Public Comments.** The County Commission can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item "Commissioners'/County Manager's announcements, reports and updates, requested for information or topics for future agendas."

**Forum Restrictions and Orderly Conduct of Business.** The Board of County Commissioners conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

NOTE: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. The Consent item is a single agenda item, is considered as a block, and will not be read aloud. The Board of County Commissioners may take breaks approximately every 90 minutes.

Public Transportation. Public transportation may be available to this meeting site: RTC Routes 2, 2S, 5 and 15 serve this location. For eligible RTC ACCESS reservations call (775) 348-5438.

Pursuant to NRS 241.020, the Agenda for the Board of County Commissioners has been electronically posted at [www.washoecounty.us/bcc/board\\_committees/](http://www.washoecounty.us/bcc/board_committees/) and <https://notice.nv.gov>. Pursuant to Section 3 of the Declaration of Emergency Directive 006 ("Directive006"), the requirement in NRS that notice agendas be physically posted within the State of Nevada has been suspended.

Support documentation for the items on the agenda, provided to the Washoe County Board of Commissioners is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada) Elizabeth Jourdin, Assistant to the County Manager, (775) 328-2000 and on Washoe County's website [www.washoecounty.us/bcc](http://www.washoecounty.us/bcc) <<http://www.washoecounty.us/bcc>>

**10:00 a.m.**

1. Salute to the flag.
2. Roll call.
3. Appearance by Mark Amodei, Nevada State Congressman representing District 2, to provide an update to the Washoe County Board of County Commissioners and staff on subjects of importance to Washoe County including the American Recovery Act of 2021, federal funding for expenses related to homelessness, and area lands bills.
4. Appearance by Susan Fisher, Senior Vice President of McDonald Carano to present Human Services Director, Amber Howell and Human Services Coordinator Kim Schweickert with the Cashman Good Government, Honorable Mention Award for their entry, "Our Place Women and Family Shelter."
5. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
6. Commissioners'/County Manager's announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)
7. Appearance by Washoe County Sheriff's Office Chief Deputy, Jeff Clarke to provide a presentation and update on FY 20-21 Second Quarter Status Report for the Washoe County Regional Detention Facility to include security of the jail, conditions of confinement, staffing and medical care of inmates housed at the Washoe County Sheriff's Office; acknowledge receipt of Report. Sheriff. (All Commission Districts.)  
FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21- Sheriff - Jail Status Report FY21 Qtr 2](#)  
[Jail Status Report FY 20-21 2nd Quarter](#)

**8. Proclamations. (FOR POSSIBLE ACTION)**

8.A. Proclaim March 31, 2021 as César Chávez Day. FOR POSSIBLE ACTION

**Attachments:** [Proclamation CesarChavezDay BCC 3.23.2021](#)

8.B. Proclaim April National Donate Life Month. FOR POSSIBLE ACTION

**Attachments:** [Proclamation DLM BCC 3.23](#)

8.C. Proclaim the week of April 4-10, 2021 as National Library Week. FOR POSSIBLE ACTION

**Attachments:** [Proclamation NLW BCC 3.23.2021](#)

**9. Donations. (FOR POSSIBLE ACTION)**

9.A. Recommendation to accept donations to Washoe County Regional Animal Services in the amount of [\$15,230.00] retroactive for the period October 1, through December 31, 2020, to be used for the humane care and treatment of sick and/or injured, stray, abandoned or at-risk animals; express appreciation for these thoughtful contributions; and direct the Comptroller's Office to make the necessary budget amendments. Animal Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [2021-3-23 FY 20-21 2nd Qtr Donation \\$15,230.00](#)  
[FY 20-21 2nd Qtr Donation Report](#)

9.B. Recommendation to accept one-time appreciation gift donations [estimated value of \$1,175.00] from private citizens to the Washoe County Sheriff's Office. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Sheriff - Appreciation Donations \[\\$1175\]](#)

**10. Consent Items. (FOR POSSIBLE ACTION)**

- 10.A.1. Approval of minutes for the Board of County Commissioners' regular meetings of February 9, 2021, February 16, 2021, and February 23, 2021. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC2021-02-09W](#)  
[BCC2021-02-16W](#)  
[BCC2021-02-23W](#)

- 10.A.2. Acknowledge the communications and reports received by the Clerk on behalf of the Board of County Commissioners, including the following categories: Monthly Statements/Reports. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [C&R Staff Report](#)  
[C&Rs 3-23-21](#)

- 10.B. Recommendation to 1) approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2019/2020 and 2020/2021 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 \$324.46]. Assessor. (Commission Districts 1, 3, 5.) FOR POSSIBLE ACTION

**Attachments:** [BCC 3/23/21 - Assessor - Staff Report Roll Change Requests](#)  
[BCC 3/23/21 - Assessor - Exhibit A](#)  
[BCC 3/23/21 - Assessor - Exhibit B](#)

- 10.C.1. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 2021/2022 Encroachment/Excavation Repair Project for Incline Village to perform street cut pavement repairs as needed in Incline Village pursuant to Washoe County's Street Cut Ordinance at WCC 85.058, et. seq., [staff recommends West Coast Paving, in the amount of \$118,000.00]. Community Services. (All Commission Districts). FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Staff Report - Award bid for 21-22 EE Repair Project for IV](#)  
[BCC 3-23-21 Encroachment Repair Incline Village Agreement](#)

- 10.C.2. Recommendation to approve a construction change order exceeding 5% or \$25,000 to Sullivan Structures in the amount of [\$84,404.00 for the District Court, 75 Court St. COVID Court Room]. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

**Attachments:** [Staff Report 75 Court St Change Order](#)  
[75 Court COVID Courtroom CO 3 Request & Scope](#)

- 10.D. Recommendation to abolish two vacant, part-time, non-benefited Court Master positions to fund the reclassification and pay rate change of six District Court Clerk positions to District Court Clerk Trainer positions, effective 03-23-2021 and approve the new classification and salary band of those reclassifications; and authorize Human Resources to make the necessary changes. Net Impact [\$-0-]. District Court. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 3-23-2021 Staff Report Court Clerk Trainers Abolish 2 P-T](#)  
[Court Masters District Court](#)

- 10.E. Recommendation to accept a private grant from the Non-Profit Organization Water In Motion, in the amount of [\$5,000; no County match] retroactive from February 16, 2021 with no expiration date to assist clients with water and sewer bill needs; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 TMP 4784 Accept Water In Motion Private Grant](#)  
[\[\\$5,000; no match\]](#)  
[WIM WCHS letter](#)

- 10.F.1. Recommendation to approve Commission District Special Fund disbursement in the amount of [\$20,000] for Fiscal Year 2020-2021; District 1 Commissioner Alexis Hill recommends a [\$5,000] grant to the Downtown Reno Partnership through their fiscal agent the Community Foundation of Western Nevada for a Bigbelly trash receptacle along Virginia Street, a [\$5,000] grant to Nevada Tahoe Conservation District to implement conservation-related projects in Washoe County/Lake Tahoe, a [\$5,000] grant to The Reno Initiative for Shelter and Equality (RISE) to support the Living Room community living program, and a [\$5,000] grant to Tahoe Prosperity Center to support AlertTahoe, Connected Tahoe, Measuring for Prosperity, Tahoe Workforce Housing, and Tahoe Economic Resiliency and Recovery Plan; approve Resolutions necessary for same; and direct the Comptroller's Office to make the necessary disbursement of funds. Manager. (Commission District 1.) FOR POSSIBLE ACTION

**Attachments:** [BCC 3.23.21 Staff Report](#)  
[R20-082 DRP](#)  
[R20-083 NTCD](#)  
[R20-084 RISE](#)  
[R20-085 TPC](#)

- 10.F.2. Recommendation to approve a FFY20 Homeland Security Grant Program (HSGP) Award stating that the State of Nevada, Division of Emergency Management (NDEM) is awarding [\$92,000.00, no County match required] retroactive from October 1, 2020 through September 30, 2022; If approved, authorize the County Manager or his designee to sign the grant award documents; if grant funding is reduced or eliminated, the positions hours will be reduced and/or the position abolished accordingly unless additional funding is secured; and direct the Comptroller's Office to make the necessary budget amendments. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [HSGP Position Staff Report updated](#)  
[Program Assistant Award](#)

- 10.G.1. Recommendation to acknowledge Receipt of Status Report of Commissary Fund set up per NRS 211.360 to be utilized for the welfare and benefit of the inmates for items such as counseling, chaplaincy services, vocational training and certifications programs for inmate in the jail, submitted by the Washoe County Sheriff's Office Commissary Committee for Second Quarter for Fiscal Year 20/21. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Sheriff - Commissary Status Report 2nd Quarter 2021](#)

- 10.G.2. Recommendation to approve increase in hours from 30 to 40 per week for the vacant part-time, benefited Program Assistant (0.75 FTE, Position #70005844) to a full-time, benefited Program Assistant (1.00 FTE); and if approved direct Human Resources to make the necessary adjustments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Sheriff - RPSTC Program Assistant PT to FTE](#)  
[\[\\$14,118\]](#)

- 10.G.3. Recommendation to approve Sheriff's Security Agreement between Incline Village Crystal Bay Visitor Bureau (IVCBVB) and the Washoe County Sheriff's Office to provide uniformed Deputy Sheriffs for security at events being held in Incline Village, Nevada for various functions for the retroactive period of March 1, 2021 through December 31, 2023; reimbursement by IVCBVB to the Sheriff's Office for all costs associated with such services as described in the Security Agreement, and direct Chair Lucey and Sheriff Balaam to sign the agreement. Sheriff. (Commission District 2.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Sheriff - IVCBVB Security Agreement](#)  
[IVCVVB Agreement 21-23.pdf](#)

- 10.G.4. Recommendation to approve the creation of a full-time equivalent (FTE) Mental Health Counselor for Washoe County Sheriff's Office effective April 1, 2021 with a fiscal impact of [\$31,250.00] for the time period of April 1, 2021 - June 30, 2021 pending JEC review and if approved; direct Human Resources to create 1.0 FTE Mental Health Counselor II position. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Sheriff - Mental Health Counselor FTE request](#)

- 10.H. Recommendation to approve the purchase of two (2) L3Harris Symphony radio dispatch consoles as recommended by the 911 Emergency Response Advisory Committee on March 18, 2021, in an amount not to exceed [\$120,725]. Technology Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 02-23-21 - Staff Report - Radio Dispatch Consoles](#)  
[BCC 02-23-21 - Quote - Radio Dispatch Console](#)

**End of Consent Items**

11. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 2021/2022 Encroachment/Excavation Repair Project for Truckee Meadows to perform street cut pavement repairs as needed in the Truckee Meadows pursuant to Washoe County's Street Cut Ordinance at WCC 85.058, et. seq., [staff recommends West Coast Paving, in the amount of \$231,000.00]. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Staff Report - Award bid for 21-22 EE Repair Project for TM](#)  
[BCC 03-23-21 - TM 21-22 EE Repair Project Construction Agreement](#)

12. Recommendation to approve the "Golf Management License and Services for Washoe Golf Course" contract between Washoe County and Bell-Men Golf, Inc. for a period of 15 years [ending on December 31, 2036], for operation and maintenance of the Washoe Golf Course. The contract makes changes to the current agreement and, in sum, requires Bell-Men to operate and manage the course including food and beverage concessions; to make semi-annual lump sum payments to the County of \$25,000 (totaling \$50,000 per year); requires Bell-Men to collect certain capital improvement project ("CIP") fees on behalf of the County; changes the funding for the capital fund from \$2 per round of golf to four lump sum payments in the amount of \$25,000 each to be deposited made quarterly by Bell-Men which payments will be used for major capital improvements, equipment, refurbishments and enhancements for the Golf Course; to prepare an annual capital improvement program and budget to be reviewed and approved by the County; increases Bell-Men's maintenance and repair responsibilities; allows the parties to negotiate changes to the agreement every three years to address significant changes to the economy, water supply, contractor performance or other related circumstances; and other terms as described therein. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Staff Report - Washoe Golf License Agreement](#)  
[BCC 03-23-21 - License Agreement](#)

13. Recommendation to approve an Interlocal Contract Between Public Agencies, Nevada Department of Health and Human Services Division of Health Care Financing and Policy and Washoe County, in total amount not to exceed [\$3,000,000.00] for the period July 1, 2021 through June 30, 2023 for the Disproportionate Share Program for certain indigent services. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 TMP4781 Approve DHHS DSH \[\\$3,000,000.00\] 23958 Washoe County DSH Contract 07.2021 to 06.2023](#)

14. Recommendation to: (1) approve Amendment #4 to the contract currently awarded to Reno Initiative for Shelter and Equality (RISE) (awarded Request for Proposal (RFP) #3130-20) for Facility Operator of Our Place Women and Family Shelter on the Our Place campus, which (a) authorizes an increase for hotel cost reimbursements in the amount up to [\$200,000] retroactive for the term of March 1, 2021 through June 30, 2021, (b) authorizes an increase in the amount of [\$60,000] for a total not to exceed [\$2,313,333] retroactive for the term of March 1, 2021 through June 30, 2021 to support additional RISE staffing needed in Building 8C on the Washoe County Human Services Agency's Our Place Campus, (c) authorizes an increase in the amount of [\$180,000] for a total not to exceed [\$2,300,000] to the four (4) renewal periods to support RISE staffing on the Washoe County Human Services Agency's Our Place Campus; (2) authorize the Purchasing and Contracts Manager to execute the amendment and revise the Purchase Order; (3) approve the use of General Fund Contingency in the amount of [\$260,000.00] for unbudgeted expenditures for Fiscal Year 2021 and if approved, direct the Comptroller's Office to make the necessary budget appropriation transfers. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 TMP4797 Approve Am#4 RISE OurPlace WC Contingency](#)  
[RISE AM4 Add Bldg 8C and Hotel Costs Adjustment DRAFT](#)  
[RISE AM1 \(adjust monthly invoice amount\) FULLY](#)  
[Our Place RISE Contract \(FULLY\)](#)

15. Recommendation to accept a FY21 Family First Prevention Services Act Transition subaward from the Nevada Department of Health and Human Services, Division of Child & Family Services (DCFS) in the amount of [\$231,525; no county match] retroactive from October 1, 2020 to September 30, 2021 to provide services that prevent entrance into the child welfare system as well as improve outcomes for children and families affected by trauma in the child welfare system; authorize the Director of the Human Services Agency to retroactively execute the grant award; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 TMP4788 Accept FY21 FFPSA Transition \[\\$231,525; no county match\]](#)  
[93556-20-303 WCHSA IVB2 FFTRANSITION NOSA](#)

16. Recommendation to approve retroactive and future expenditures for purchases that have exceeded [\$100,000] in the aggregate to the contract awarded to American Comprehensive Counseling Services (awarded Informal Invitation to Bid (ITB) #3122-20) retroactive April 1, 2020 through March 31, 2021, and approve expenditures in excess of [\$100,000] in the aggregate on subsequent renewals should the need arise in any of the up to four (4) additional one (1) year periods permitted in the contract with the understanding all such expenses will remain within available adopted budget funding. If approved, all purchases remain subject to compliance and accordance with the provisions of the Local Government Purchasing Act. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 TMP4782 Approve Aggregate ACCS \(ITB 3122-20\)P](#)  
[ACCS Behavioral Mental Health Substance Abuse \(VOUCHERS\)](#)  
[ITB 3122-20 PSA \(FULLY\)](#)

17. Discussion and direction to staff regarding legislation or legislative issues proposed by legislators, by Washoe County, Truckee Meadows Fire Protection District, or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chair or the Board to be of critical significance to Washoe County. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

18. Recommendation to approve agreements between Washoe County and Carson City, Humboldt County, Lassen County, and Nye County for forensic pathology services provided by the Washoe County Regional Medical Examiner's Office for a period of up to three years effective retroactively on July 1, 2020. Regional Medical Examiner. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03/23/2021 - Regional Medical Examiner - Interlocal](#)  
[Agreements](#)  
[Regional Medical Examiner - Interlocal Agreements](#)

**Public Hearing. (Due to public testimony and discussion, time expended on the item in this category can vary.)**

*(Note: Items 21 and 21A listed under this heading will be heard on or after 2:00pm. In no case will it be heard before the stated time.)*

19. Public hearing: Recommendation to revoke Special Use Permit Case Number SB13-008 (De La Luz Horse Racing Events) for cause, specifically non-compliance with one or more conditions of approval, in accordance with Section 110.810.70(b)(2) and (3) of the Washoe County Code. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

**Attachments:** [BCC 3-23-21 - Staff Report - SB13-008 Revocation](#)  
[BCC 3-23-21 - Attachment A - BOA Staff Report](#)  
[BCC 3-23-21 - Attachment B - BOA Action Order](#)  
[BCC 3-23-21 - Attachment C - Draft CAB Minutes Jan 2021](#)

20. Public hearing pursuant to NRS 533.550 for possible action to adopt Resolution #20-088 of the County of Washoe approving the Agreement for Purchase and Sale of Truckee River Water Rights Claim DTR-50/50A between Washoe County and Great Basin Land and Water on behalf of the Pyramid Lake Paiute Tribe for the sale of 28.55 acre feet of water rights [at the appraised value of \$197,000.00]; and authorize the chair to execute the associated water rights deed prior to the closing of escrow, having made all four written findings pursuant to NRS 533.550. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

**Attachments:** [BCC 03-23-21 - Staff Report - Truckee River Water Rights](#)  
[BCC 03-23-21- Resolution - Truckee River Water Rights - scanned](#)  
[doc](#)

21. Public Hearing: Second reading and adoption of ordinances amending the Washoe County Code at Chapter 110 (Development Code), within Article 302, Allowed Uses, to identify the types of review required for short-term rentals in each regulatory zone and to add an administrative review permit to the list of review types; within Article 304, Use Classification System, to update the residential use type description, add a definition for short-term rental, and update the definition for lodging services; within Article 410, Parking and Loading, to update the off-street parking space requirements table to include a reference to short-term rentals; and within Article 910, Enforcement, to specify that appeals of Administrative Hearing Office decisions related to short-term rentals would be heard by the Board of County Commissioners. Chapter 110 would also be amended to create Article 319, Short-Term Rentals (STR's), to establish 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, Tahoe area considerations, permitting requirements, enforcement process, fees, fines, and penalties associated with short-term rentals; and to amend Article 306, Accessory Uses and Structures, by removing the procedural details for Administrative Review Permits, with those details being re-located into a new article that is updated to reflect minor changes related to short-term rentals. That article would be created as Article 809, Administrative Review Permits; and at Chapter 50 (Public Peace, Safety and Morals) to include a definition of short-term rental and define unpermitted short-term rentals as a public nuisance; and at Chapter 125 (Administrative Enforcement Code) to establish enforcement provisions related to short-term rentals, including but not limited to definitions, evidence of operation, evidence of violations, appeals and associated timeframes, stop activity orders, warnings, penalties, and penalty notices. Short-term rentals are a type of temporary lodging booked for fewer than 28-days and 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. The amendments also resolve discrepancies arising within existing Washoe County Code chapters as a result of the new code language, and other matters necessarily connected therewith and pertaining thereto. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 3-23-21 - Staff Report - 2nd Reading - STR](#)  
[BCC 3-23-21 - Attachment A - Draft Ordinance - Ch 110 -  
UPDATED Feb 25, 2021](#)  
[BCC 3-23-21 - Attachment B - Draft-Ordinance - Ch 50 - UPDATED  
Feb 2021](#)  
[BCC 3-23-21 - Attachment C - Draft-Ordinance - Ch 125 -  
UPDATED Feb 2021](#)  
[BCC 3-23-21 - Attachment D - Minutes of Feb 25 2020 BCC  
Meeting](#)  
[BCC 3-23-21 - Attachment E - Signed Resolution - 20-01](#)  
[BCC 3-23-21 - Attachment F - PC Staff Report and Addendum](#)  
[BCC 3-23-21 - Attachment G - Public Comment Jan 2020 to  
Feb19 2021](#)  
[BCC 3-23-21 - Attachment H - Minutes of Feb 1, 2021 CAB  
Meeting](#)

- 21.A. Recommendation to adopt a resolution amending the Washoe County Development Code Master Fee Schedule, with an effective date of April 15, 2021; and amending the Washoe County Master Administrative Enforcement Penalty and Fee Schedule, with an effective date of April 15, 2021; as authorized by Washoe County Code Chapters 110 (Development Code) and 125 (Enforcement; Remedies; Penalties), respectively. These amendments incorporate new fees, fines and penalties related to the administration and enforcement of short-term rental standards and permits in unincorporated Washoe County. Proposed fees for the new standard Short-Term Rental Permit are outlined in Attachment A-1 and the proposed fines/penalties are outlined in Attachment A-2. Administrative Review Permits specific to Tier 2 short-term rentals would be exempted from Engineering and Health District fees normally associated with that permit type, as they would not be reviewed by those entities. The Board may choose to adopt the new fees and fines as proposed or impose them at higher or lower levels as part of their final action. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 3-23-21 - Staff Report - STR Fees-Fines](#)  
[BCC 3-23-21 - Attachment A - Resolution R21-001](#)  
[BCC 3-23-21 - Attachment A-1 - Fees Updated Feb 25 2021](#)  
[BCC 3-23-21 - Attachment A-2 - Fines Penalties Updated Feb 25  
2021](#)  
[BCC 3-23-21 - Attachment B - Current Fee Schedule](#)  
[BCC 3-23-21 - Attachment C - Current Fines](#)

22. Public Hearing to conduct a Tax Equity Fiscal Responsibility Act ("TEFRA") hearing and adopt a resolution approving the issuance by the Arizona Industrial Development Authority (Arizona) of not to exceed \$29,500,000 of Education Revenue Refunding Bonds on behalf of Doral Academy of Northern Nevada Foundation for purposes, and as required by, Internal Revenue Code of 1986 Section 147(f), as amended. The Bonds or a portion thereof will be "private activity bonds" and "qualified 501(c)(3) bonds" for purposes of the Internal Revenue Code of 1986 (the "Code"). The revenue from the bond issuance will be used to finance and/or refinance, from time to time, pursuant to a plan of finance (1) existing charter school facilities located at 3725 Butch Cassidy Drive, Reno, in Washoe County, Nevada (the "Facilities"); (2) the funding of a debt service reserve fund for the Bonds; and (3) the payment of certain costs of issuance of the Bonds. The bonds are not a debt or obligation of the County, the County is not a party to the financing and bears no risk in this transaction, either financial or reputational, and has received a letter of indemnification from the borrower, which was prepared by the County's bond counsel firm, Sherman & Howard, LLC. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [Staff Report TEFRA Hearing Doral Academy Mar 2021](#)  
[Washoe TEFRA Approval Res and Notice - DANN](#)

**End Of Scheduled Public Hearings**

23. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
24. Commissioners'/County Manager's announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

**Adjournment**

Various boards/commissions the Washoe County Commissioners may be a member of or liaison to:

Chair Lucey

Community Homelessness Advisory Board  
Nevada Association of Counties Board of Directors (NACO)  
Regional Transportation Commission  
Reno-Sparks Convention & Visitors Authority  
Tahoe Regional Planning Agency Governing Board (alternate)  
Tahoe Transportation District Board of Directors (alternate)  
Tahoe Transportation Commission (alternate)  
Truckee Meadows Water Authority Board (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County Criminal Justice Advisory Committee  
Washoe County District Board of Health  
Washoe County Investment Committee  
Washoe County Legislative Liaison  
Washoe County School District Capital Funding Protection Committee  
Washoe County School District Oversight Panel  
Washoe County Stadium Authority (alternate)  
Western Nevada Development District (WNDD) (alternate)  
Western Regional Water Commission

Vice-Chair Hartung

Community Homelessness Advisory Board (alternate)  
EDAWN (Economic Development Authority of Western Nevada)  
Nevada Association of Counties Board of Directors (NACO)  
Regional Transportation Commission  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board  
Truckee River Flood Management Authority  
Washoe County Stadium Authority (alternate)  
Western Regional Water Commission

Commissioner Hill

Community Homelessness Advisory Board  
Downtown Reno Business Improvement District  
EDAWN (Economic Development Authority of Western Nevada) (alternate)  
Nevada Tahoe Conservation District Board of Supervisors  
Tahoe Prosperity Center Board of Directors  
Tahoe Regional Planning Agency Governing Board  
Tahoe Transportation District Board of Directors  
Tahoe Transportation Commission  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board  
Truckee River Flood Management Authority  
Washoe County Internal Audit Committee (alternate)  
Washoe County Investment Committee  
Washoe County Legislative Liaison  
Washoe County Stadium Authority

Commissioner Jung

Washoe County Animal Services Advisory Board  
Downtown Reno Business Improvement District (alternate)  
Nevada Tahoe Conservation District Board of Supervisors (alternate)  
Nevada Works (alternate)  
Truckee Meadows Water Authority Board (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County Open Space and Regional Parks Commission Liaison  
Washoe County Senior Services Advisory Board Liaison  
Washoe County Stadium Authority

Commissioner Herman

Nevada Association of Counties Board of Directors (alternate)  
NevadaWorks  
State Land Use Planning Advisory Council (SLUPAC)  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board (alternate)  
Truckee River Flood Management Authority (alternate)  
Verdi Television District (Liaison)  
Vya Conservation District (Diane Stobiecki—alternate)  
Washoe County Debt Management Commission  
Washoe County Internal Audit Committee  
Washoe County Senior Services Advisory Board Liaison (alternate)  
Washoe County School District Capital Funding Protection Committee  
Washoe County School District Oversight Panel  
Washoe County Stadium Authority (alternate)  
Washoe-Storey Conservation District (Jim Shaffer – alternate)  
Western Nevada Development District (WNDD)