

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

TUESDAY

10:00 A.M.

OCTOBER 26, 2021

PRESENT:

**Bob Lucey, Chair (via Zoom)**  
**Vaughn Hartung, Vice Chair**  
**Alexis Hill, Commissioner**  
**Jeanne Herman, Commissioner**

**Janis Galassini, County Clerk**  
**Eric Brown, County Manager**  
**Nathan Edwards, Assistant District Attorney**

ABSENT:

**Kitty Jung, Commissioner**

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 roll and the Board conducted the following business:

Chair Lucey attended the meeting via the Zoom app, so Vice Chair Hartung assumed the gavel in his absence.

**21-0828**      **AGENDA ITEM 3** Appearance and presentation by Holly Gatzke, UNR Cooperative Extension, regarding the annual report that will include the Extension program activities, and fiscal information for the year.

Manager Brown introduced the item, but Ms. Gatzke was not present in Chambers. Due to Ms. Gatzke's absence, agenda item 4 was opened and heard. Item 3 was resumed after public comment.

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Ms. Gatzke, northern area director for the University of Nevada, Reno Cooperative Extension, conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. She reviewed slides with the following titles: Extension Work; Literacy and School Readiness; Horticulture; 4-H Youth Development; Nutrition Education; Living with Fire; Unsheltered Persons; and UNCE Washoe County Fiscal Year 2020-21.

Ms. Gatzke commented there had been some fatigue with the virtual youth development classes, and she thought the best reach for disadvantaged communities was in-person classes. Disadvantaged communities had trouble accessing computers, so computers were brought into different locations for youth to practice on and complete schoolwork. She informed the Board a proactive measure taken during the fires was to put out two publications: one about living with smoke and the other about dealing with flooding after fires. She mentioned their new program manager, Mr. Jose Gomez, had been working with Commissioner Hill to determine where help was needed so time, energy, and tax money were used wisely.

Ms. Gatzke thought the after-school program provided a safe place for the children of residents looking for employment opportunities, and she mentioned she wanted to expand the program to five days a week. Health Rocks, she said, was the new youth education series program that dealt with the science behind what happened to your brain as you grew and developed, and it addressed the effects of vaping, drugs, and alcohol. She mentioned Mr. Gomez was developing classes covering personal care, career intervention, and basic technology skills. She explained they would hire someone to assist Mr. Gomez with onsite teaching. Noting an increase in the funding balance due to COVID-19, she commented they had plans to move forward in building the homeless program. She commented the sponsored projects represented grants brought in and other donations.

Commissioner Herman thanked Ms. Gatzke for her hard work providing services to families and offered her support. Commissioner Hill thought the work the program was doing was wonderful and diverse, and she was excited word was getting out. She was impressed with the number of volunteers involved in the program and thought Ms. Gatzke had done a great job engaging the community. She asked Ms. Gatzke to let her know what Washoe County could do to support the program. She mentioned it had been wonderful to work with Mr. Gomez and she looked forward to the report on the outcomes of his classes.

Vice Chair Hartung encouraged Ms. Gatzke to investigate the program established by the Board called the Youth Engaged in Service and Youth Engaged in Science (YES) grant. He explained it was a grant program administrated through the Community Foundation of Western Nevada, and he felt Ms. Gatzke should encourage students engaged in service projects to apply. He thanked Ms. Gatzke for her hard work with the program, commenting he heard about her being out in the community often.

Ms. Gatzke appreciated that Vice Chair Hartung had heard of the program's work in the community, and she thought it was important to recognize the in-office staff. She thanked Vice Chair Hartung for the YES grant information and thought it aligned with their goal to grow youth to be better individuals and society members.

**21-0829**      **AGENDA ITEM 4** Public Comment.

Ms. Melissa Clement stated her intent to apply for the Senate District 16 seat and reviewed her background, explaining that small businesses were of concern to her.

She said it had been 593 days since the announcement of needing 15 days to flatten the curve and brought up the countless executive orders issued since. She opined the best decisions were made closest to home and it was unfortunate power had been taken away from the Board. She felt it was time for the Legislature to give power back and asked that she be considered for Senate District 16.

Ms. Ann Sweder provided documents, copies of which were placed on file with the clerk. She spoke of ending the public health emergency, the ineffectiveness of the vaccine, and the benefits of ivermectin. She commented Bill Gates was the second largest funder of the World Health Organization and, due to this, he decided how money was spent.

**10:07 a.m. Assistant District Attorney Nate Edwards left Zoom and arrived in Chambers.**

Mr. Donald Fossum displayed a document, a copy of which was placed on file with the clerk. He talked about his recent travels and attendance at meetings, mask mandates, and ivermectin. He thought there was no need to lose liberties when ivermectin was the cure for COVID-19 (C19).

Ms. Janet Butcher talked about the correlation between the vaccine and the stock market going up. She reminded everyone that the vaccine was still experimental, saying there was now a push for children to get it. She thought it was unfortunate that workers once considered essential were now being ostracized and fired from their positions because they refused to get the vaccine.

Mr. Nicholas St. Jon spoke about the oath the Board took obligating them to address grievances. He commented he had shown up at meetings since December 15 and had yet to be contacted by anyone, nor seen the scientific panels he requested. He felt natural immunity was better than the vaccine. He requested that Washoe County become a second amendment sanctuary county. He mentioned he had a petition from over 2,000 people asking the County to stop counting C19 cases and only report hospitalizations.

Ms. Donna Robinson displayed a document, a copy of which was placed on file with the clerk. She spoke to the Board about heavy rain the previous weekend and thanked those who worked tirelessly to keep properties from flooding. She was appalled at the Board and the road department for not listening to Lemmon Valley residents' requests for weed cleanup in ditches. She indicated homeowners had to clean the weeds to prevent flooding and wondered why the cleanup was not done by the road department prior to the expected storm.

Ms. Melanie Sutton asked for an end to the public health emergency and demanded a resolution to ban vaccine passports and vaccine verification. She requested the Board provide education to citizens regarding preventative protocols and ways to strengthen the immune system. Regarding elections, she asked the Board to clear the voter rolls of ineligible voters, establish in-person voting with paper ballots, and require voter identification.

Ms. Cindy Martinez questioned when the Board would act to strengthen voter integrity, which included clearing voter rolls, requiring in-person voting with paper ballots, and requiring voter identification. She asked for a ban of vaccine mandates, vaccine passports, and mask mandates. She opined the County failed to educate its citizens on preventative protocols which could strengthen their immune systems. She stated her endorsement of Ms. Clement for the vacated Senate District 16 seat.

Ms. Erin Massengale asked for an end to the public health emergency and a resolution banning vaccine passports and vaccine verification. She thought a resolution should be passed regarding nutritional protocol to create optimal health in the community. She read a quote by Robert F. Kennedy Jr. regarding pandemics.

County Clerk Jan Galassini stated emails received from Mr. Stephen Coppola and Ms. Elise Weatherly would be placed on file.

**21-0830**      **AGENDA ITEM 5** Presentation and Update on FY 21-22 First 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.)

Chief Deputy Jeff Park introduced Captain Ralph Caldwell, who informed the Board he became a captain on August 30, and this was his first presentation to the Board as captain. He conducted a PowerPoint presentation and reviewed slides with the following titles: Welfare of the Inmates; Welfare of Inmates COVID-19 Update; Welfare of the Inmates COVID-19 FY 21/22 1st Quarter; Washoe County Detention Facility COVID-19 Update; NaphCare Medical Data (2 slides); Welfare of the Inmates-Medical; Welfare of the Inmates; FY 21/22 1st Quarter Average Daily Population (2 slides); Bookings; Bookings (4 Year Avg); Average Length of Stay (2 slides); Jail Data; Comparison Jail Fights; Inmate Assistance Program (DSU); and Inmate Assistance Program (DSU) Cost Savings.

Captain Caldwell stated there were currently five inmates who tested positive for COVID-19 (C19), but they had not seen a spread within the facility, partially due to proactive mitigation efforts. NaphCare, he explained, was the contracted medical provider for the jail and had been in partnership with Sheriff's Office staff to attend to the inmates' medical needs. He explained putting 526 patients on mental health medication was to get them in a cooperative state, able to conduct tier time and interact in a positive social environment. The inmates that could not be medicated to that level were housed with a team of deputies dedicated to programming and interacting with them.

Vice Chair Hartung asked what the acronyms CIWA and COWS stood for. Chief Deputy Park replied he would find out and relay the information to Vice Chair Hartung.

Captain Caldwell communicated that another challenge was providing dialysis to inmates; over several quarters they typically had maybe one inmate with dialysis treatments, but at one point they had three on dialysis. They were able to work with NaphCare, who partnered with a third-party vendor to provide a dialysis plan that did not require hospitalization. The infirmary, he explained, had dental facilities, active medical staff, and mental health professionals, the latter conducting most of the visits. He noted staff erred on the side of caution when inmates had medical complaints beyond the capacity to treat in-house and transported them.

Captain Caldwell explained inmates were given a care plan to follow upon release; however, it was outside of the jail's ability to enforce or oversee the plan. Some inmates, he said, were referred for follow-up with mental health or medical providers. Occasionally the jail refused housing for inmates due to medical reasons, such as a health condition the jail was unable to treat or prevent undue liability if an inmate was not seen and cleared by a medical provider, which could happen with vehicle accidents.

Captain Caldwell disclosed that the 316 averted suicide attempts ranged from inmates actively tying ligatures around their necks to statements they made regarding self-harm. Inmates were proactively screened after receiving a serious sentence or life changing outcome in court. The bunk project aimed to prevent any points where inmates could tie off ligatures to attempt suicide. He thought the project would further eliminate suicide opportunities, and he believed making an inmate think longer about their attempt would allow staff time to get referrals and help for that inmate.

Captain Caldwell stated that, if every bunk were used, they could house 1,302 inmates; however, this was not possible due to some inmates needing to be housed individually. He thought the facility might not be up to the task regarding housing if average daily population numbers trended as high as they did in fiscal year (FY) 2018/19. He thought staying at the 1050 average daily population would be a relief, but it would be difficult to determine a trend line due to the anomaly of FY 2019 20 during C19. He said a good indicator of the jail's future housing challenges was the number of bookings. In a good quarter, bookings from multiple agencies who used the facility could be well over a thousand. He noted upticks in the summer and during certain events, such as Hot August Nights.

Captain Caldwell commented they did everything they could to lower the average length of stay, such as getting inmates in front of judges for own recognizance releases and encouraging contact with friends and family to post bail. He was pleased with the number of fights averted in the past fiscal year because it meant no injuries occurred, no criminal charges had to be brought about, and it showed deputies were proactive in their interactions with inmates.

Captain Caldwell said the DSU was a team of deputies whose main goal was to connect inmates in custody or upon release with services and programs to develop life skills to stay out of jail. The DSU communicated with inmates and worked with the courts to get inmates into programs. Getting inmates out of a custodial environment into a

more restorative environment, he explained, provided cost savings due to the high expense of housing inmates. He noted the program was a work in progress as some of the DSU team had been pulled to work the actual secured facility, but he remarked the sheriff had made the DSU team a priority.

Chief Deputy Park addressed Vice Chair Hartung's previous question and clarified that CIWA stood for Clinical Institute Withdrawal Assessment and COWS stood for Clinical Opiate Withdrawal Scale.

Commissioner Hill asked when the bunk project would be completed. Chief Deputy Park commented it had been a long wait for the contract, but he believed it had been contracted. He had a meeting later in the day regarding the project and said he would be in touch with Commissioner Hill afterwards.

Commissioner Hill asked whether the longer length of stay was because some of the inmates had more severe criminal backgrounds. At last count, Chief Deputy Park said, they had 54 inmates with homicide charges or above. He communicated they were looking into bill reform, how it had changed over the past years, and whether it affected the jail population. He stated there was a more severe charge population at the jail. Commissioner Hill communicated it would be great to hear the results of the final investigation into the long lengths of stay.

Commissioner Hill appreciated the DSU, offering support and resources to Deputy Mark Kester and the program. She thought there was a strong correlation between the program and ensuring people did not go back into custody. Chief Deputy Park acknowledged the severe staffing shortages of the department and noted they were trying to continue the DSU program with the cooperation of other County departments. Commissioner Hill was pleased that federal funding was being researched to expand the infirmary since the statistics showed it was needed. Chief Deputy Park was thankful for the support of the Board and Senator Catherine Cortez Masto.

Vice Chair Hartung talked about a meeting he had with NaphCare Chief Executive Officer Brad McLane in which they discussed a potential program that followed inmates under drug and alcohol rehabilitation to ensure they stayed on track once they left the jail. He thought the program could limit recidivism and ensure inmates had the tools they needed.

Chief Deputy Park said there were challenges because NaphCare was a contract provider and limited to certain contracted services, but he was working with Mr. McLane to expand tracking and ensure a continuity of care for inmates who were discharged. He thought a connection with the Safe Camp at the Nevada Cares campus and other County entities would be needed. He hoped they would be able to expand on some of the projects they were working on in upcoming quarterly reports. He believed NaphCare felt responsibility for the inmates, and he recalled a time when NaphCare put the dialysis provider on legal notice for breach of contract because they had not provided care.

Vice Chair Hartung opined the benefits for the County of following inmates through the system after their release could be multifaceted. He looked forward to conversations on how the County could play a role in this process and remarked that money often had to be spent on a program to see a monetary gain. He asked Assistant District Attorney Nate Edwards whether public comment should be taken on this item. Mr. Edwards replied public comment should be taken because the item was styled for action.

There was no response to the call for public comment.

**21-0831**     **AGENDA ITEM 7** Commissioners’/County Manager’s announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas.

Addressing the comments of a public speaker from Lemmon Valley, Commissioner Herman said the same type of neglect had been occurring for a long time. She wanted to bring the point up again that bad things happened when ditches in Lemmon Valley got full. During the last rainstorm, she got dozens of phone calls from citizens who were in a panic.

Commissioner Herman thought the health emergency was causing a lot of problems and asked the Board to start listening to some of the wisdom from people coming to the meetings. She asserted the County would look more solid with elections if the Board investigated the ideas brought up by the people in the audience. She advocated for eliminating the machines for the next election cycle until they had been certified, and she felt using paper ballots would show the County cared enough to satisfy people. She opined it would ensure the next election would be honest.

Chair Lucey explained Washoe County experienced a unique storm event over the prior 72 hours that impacted areas of the county dramatically, with a significant amount of rain, standing water, and masses of snow in the higher elevations. He reported road crews were still working in Incline Village to plow individuals out of two or three feet of snow. While he believed the County was unable to anticipate the large amount of rain that had occurred, he reasoned the Board should investigate a type of stormwater district in the North Valleys.

**11:23 a.m.**     **Chair Lucey’s phone cut out and he was dropped from the meeting at some point between here and the end of agenda item 6.**

Vice Chair Hartung believed Chair Lucey was talking about a stormwater utility throughout the North Valleys, adding he was supportive of a discussion regarding the matter. He thought the work would need to be done collaboratively with the City of Reno due to the cross boundaries, and he mentioned the Western Regional Water Commission had talked about the issue several times.

Vice Chair Hartung said the application process for the Senate District 16 seat was open and encouraged residents living in the district to apply. He dispelled rumors

that he was applying, stating he did not reside in District 16. He asked County Manager Eric Brown for a workshop-style item to discuss what it meant to be underserved and how to address those that were. He explained an underserved community could mean a lot of different things to different people.

Noting his appreciation for the Economic Development Authority of Western Nevada, Vice Chair Hartung asked that they be involved in creating an incubator process to start building businesses in the community. He believed there were several people in the community who wanted to be in business but needed help with small business development. He expressed interest in working with the University of Nevada, Reno on the matter, as he recalled they had business development processes in place.

**21-0832**      **AGENDA ITEM 6** Presentation and discussion by Gabrielle Enfield, regarding a status update for the State and Local Fiscal Recovery Fund (SLFRF) grant (\$91,587,038) awarded to Washoe County pursuant to the American Rescue Plan Act of 2021 (ARPA) Manager's Office. (All Commission Districts.)

Vice Chair Hartung thanked County Grants Administrator Gabrielle Enfield for creating his grant program concept, the Youth Engaged in Service Fund.

Ms. Enfield conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk, and reviewed slides with the following titles: Washoe Public Comment Portal; Projects Submitted; Washoe ARPA Projects; Urgent Projects Under Review (4 slides); Board of County Commissioners Approval; and Timeline.

Ms. Enfield said the projects for which the Board approved \$9,112,000 were the same that were approved last month and included \$8.5 million for homeless services, \$4.5 million for the Safe Camp at the NV Cares campus, and a \$600,000 contract for housing women with mental health needs.

She explained the current Board approved project funds, and money for urgent public health or disproportionately impacted communities totaled 21 percent of the allocation.

The urgent projects under review were all at various stages, Ms. Enfield explained. Most of the projects were completed through the submission process and would then go through an expedited job evaluation committee. She stated they would interview for a grants and community program analyst position, which would help start the community process and support the implementation of the urgent projects under review. She was working on getting a fiscal compliance officer hired to help manage financial tracking. She would return in December to provide an update to the Board.

Commissioner Hill asked when the projects would come back to the Board for approval. Ms. Enfield indicated projects would be brought back at the next available meeting if they were larger than \$500,000 and had gone through initial approval. She



explained the projects were at different stages and that would determine whether they came to the Board on December 14 or sooner. Commissioner Hill asked about the final date for subgrants to nonprofit organizations. Ms. Enfield replied that process was not going to be opened until they had hired staff. Commissioner Hill mentioned she was hearing from many nonprofit organizations, and she asked that Ms. Enfield send her the link to the websites where nonprofits could sign up to be notified when the process opened.

Vice Chair Hartung voiced concerns about sustaining the addition of full-time employees and certain things in the community like the Cares campus and Our Place. Manager Brown replied most of the things invited for approval were one-time costs, with the exception of the courts. He mentioned there had been discussions about contract hires for the courts and the District Attorney's Office due to backlog from the shutdown.

Manager Brown assured the Board they were diligently trying to minimize any additional full-time employees and focus on one-time costs. He asked Ms. Enfield and the Board to be aware of situations where departments were unhappy that they could not get approval for additional full-time employees; this was due to his efforts to keep funding sustainable. He instructed Commissioner Hill to inform him or Ms. Enfield of any nonprofit organizations she thought they should be considering for funding. The decision process, he opined, would be lengthy, but progress was being made. He urged the County to pace itself on how much money was spent in the early stages.

#### **CONSENT AGENDA ITEMS – 8A1 THROUGH 8F6**

- 21-0833**      **8A1** Approval of minutes for the Board of County Commissioners' regular meetings of September 14, 2021, September 21, 2021, and September 28, 2021. Clerk. (All Commission Districts.)
- 21-0834**      **8B1** Recommendation to acknowledge receipt of Change Log shown in Exhibit A for the 2021/2022 Assessment Roll that results in a net increase of \$622,965,364 in assessed values. Assessor. (All Commission Districts.)
- 21-0835**      **8B2** Recommendation to 1) approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2016/2017, 2017/2018, 2018/2019, 2019/2020, 2020/2021 and 2021/2022 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 \$189,814.77]. Assessor. (All Commission Districts.)
- 21-0836**      **8C1** Recommendation to approve and execute the Permit for Disinterment of Human Remains of Jerome Joseph Mahoney, submitted by Betty Ann Mahoney, applicant, from 2700 N. Virginia St., Reno, NV, 89507, as allowed under NRS 451.050, Subsection 2. Health District. (All Commission Districts.)

- 21-0837**      **8D1** Recommendation to approve Commission District Special Fund disbursement in the amount of [\$3,000] for Fiscal Year 2021-2022; District 1 Commissioner Alexis Hill recommends a grant to Truckee Meadows Tomorrow to support the 2021 Truckee Meadows Community Progress Report; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursement of funds. Manager's Office. (Commission District 1.)
- 21-0838**      **8D2** Recommendation to approve Commission District Special Fund disbursement in the amount of [\$5,000] for Fiscal Year 2021-2022; District 1 Commissioner Alexis Hill recommends a grant to the Washoe County Green Team by supporting awareness of green initiatives; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursement of funds. Manager's Office. (Commission District 1.)
- 21-0839**      **8D3** Recommendation that the Board of County Commissioners adopt the 2021 Regional Earthquake Plan, an annex to the 2020 Regional Emergency Operations Plan (REOP), and authorize the County Emergency Manager to update the plan as necessary, and if adopted authorize the County Commission Chairman to execute a Resolution to promulgate the plan. Manager's Office. (All Common Districts.)
- 21-0840**      **8D4** Recommendation to change the job classification title of two (2) previously approved FTE Program Assistant positions in the Housing & Homeless Services Division of the Office of the County Manager; change the job classification title from Program Assistant to Homeless Services Program Assistant; direct the Human Resources Department to make the necessary staffing adjustments as evaluated by the Job Evaluation Committee. Manager's Office. (All Commission Districts.)
- 21-0841**      **8E1** Recommendation to retroactively approve FY 2021-2022 sole source purchase of network video storage and supporting components at the cost of [\$168,536.77] through joinder with National Association of State Procurement Officers (NASPO) Master Price Agreements for State of Nevada with Dell Inc. Sheriff. (All Commission Districts.)
- 21-0842**      **8F1** Recommendation to: (1) appoint Ethan Hovest [District 3] to the Washoe County Senior Services Advisory Board for the remainder of the term ending September 30, 2023; (2) appoint Hawah Ahmad from [Alternate] to [At Large] for the 4 year term effective November 1, 2021 through October 31, 2025; (3) re-appoint Rick Sorenson [District 4] and Sarah Deardorff [District 5] for their second four year term effective September 1, 2021 through August 31, 2025; (4) appoint Casey Reed [Alternate] for the remainder of the term ending August 31, 2025; Martha Lavin [District 1] for the four year term effective November 1, 2021 through

October 31, 2025; and (5) MaryAnn McCauley [Alternate] for the remainder of the term ending June 30, 2025. Human Services Agency. (All Commission Districts.)

- 21-0843**      **8F2** Recommendation to approve changes to the Regulations for Child Care Facilities in Washoe County to incorporate changes approved by the Washoe County Child Care Advisory Board and the Department of Health Services, Division of Public and Behavioral Health, Child Care Licensing Program. If approved, changes would include but not be limited to: Section 24 - Staff to Child Ratio to allow no more than four children under the age of two years, and no more than two children under the age of one year in a family child care home; and Section 29 - Environmental Health and Safety to adopt safe sleep practices that include prohibit the use of all blankets or other items for infants up to 12 months of age in child care homes and centers. Human Services Agency. (All Commission Districts.)
- 21-0844**      **8F3** Recommendation to accept a FY22 Adult Day Health subgrant award from the State of Nevada, Aging and Disability Services Division (ADSD) in the amount of [\$67,721.30; \$10,158 county match] retroactive from July 1, 2021 to June 30, 2022 to provide medically based care for cognitively and physically impaired adults, to provide social, nursing and community support, and to serve as an alternative to institutional care; and authorize the Director of the Human Services Agency to execute the grant award documents. Human Services Agency. (All Commission Districts.)
- 21-0845**      **8F4** Recommendation to accept the 2020 Continuum of Care Agreement for the Shelter Plus Care Program from the United States Department of Housing and Urban Development (HUD) in the amount of [\$154,176; \$38,544 county match] to provide housing and supportive services for homeless individuals, retroactive to August 1, 2021 through July 31, 2022; authorize the Director to retroactively execute the grant agreement; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)
- 21-0846**      **8F5** Recommendation to accept and execute the 2022 Agreement to Use Account for Affordable Housing and Welfare Set-Aside Program by Washoe County between Washoe County and the Nevada Housing Division of the State of Nevada Department of Business and Industry in the amount of [\$175,480; no county match] retroactive to July 1, 2021 to June 30, 2024 to provide emergency housing assistance; authorize the Director of the Humans Services Agency to execute the grant agreement; and direct the Comptroller's office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)
- 21-0847**      **8F6** Recommendation to approve an Interlocal Agreement with Storey County for the purpose of providing a Senior Nutrition Program through the

Human Services Agency retroactive October 1, 2021 to September 30, 2023; and if approved authorize the Chairman to sign the agreement. Human Services Agency. (All Commission Districts.)

There was no response to the call for public comment on the consent agenda items listed above.

On motion by Commissioner Hill, seconded by Commissioner Herman, which motion duly carried on a 3-0 vote with Chair Lucey and Commissioner Jung absent, it was ordered that consent agenda items 8A1 through 8F6 be approved. Any and all resolutions or interlocal agreements pertinent to consent agenda items 8A1 through 8F6 are attached hereto and made a part of the minutes thereof.

**BLOCK VOTE – 9 & 10**

**21-0848** **AGENDA ITEM 9** Recommendation to: (1) adopt Resolution R21-066 declaring Washoe County’s intent to convey to Nevada Hopes, a 501(c)(3) organization, the property located at 1905 E. 4<sup>th</sup> Street, Reno, Nevada, (APN 008-382-01) without consideration, as authorized in NRS 244.284; and (2) set a date for a public hearing to be held December 14, 2021, at which objections can be heard and other matters properly related thereto. If ultimately approved, Nevada Hopes would be required to operate for charitable or civic purposes for the community on terms specified in a purchase and sale agreement and related documents, and if the property ever ceased being so used, it would revert automatically to Washoe County. Community Services. (Commission District 3.)

Commissioner Hill pointed out Sharon Chamberlain, chief executive officer for Northern Nevada Hopes, was present in Chambers.

There was no response to the call for public comment.

On motion by Commissioner Hill, seconded by Commissioner Herman, which motion duly carried on a 3-0 vote with Chair Lucey and Commissioner Jung absent, it was ordered that agenda item 9 be adopted and December 14, 2021 be set as the date for a public hearing at which objections could be heard. The resolution pertinent to agenda item 9 is attached hereto and made a part of the minutes thereof.

**21-0849** **AGENDA ITEM 10** Recommendation to approve the Second Amendment to Golf Management License and Services Sierra Sage Golf Course Agreement between Washoe County and Cal-Mazz Golf Management, LCC, d/b/a Mazz Golf Management, for full management of Sierra Sage Golf Course for a five-year period commencing retroactively to July 1, 2021 through June 30, 2026 [contractor shall pay to County 10% of gross revenue, defined as total green fees, ticket and annual fees, and tournament green fees, less capital improvement fees collected]; renegotiating the

payment of fees associated with utilizing effluent water provided by the City of Reno and renegotiating Capital Improvement Plan Funding. [Capital improvement fees collected are \$2.00 from each round of play. Round of play is calculated by taking the revenue of all green fees divided by \$31.50]. (Commission District 5.) Community Services.

There was no response to the call for public comment.

On motion by Commissioner Hill, seconded by Commissioner Herman, which motion duly carried on a 3-0 vote with Chair Lucey and Commissioner Jung absent, it was ordered that agenda item 10 be approved.

### **PUBLIC HEARINGS**

- 21-0850**      **AGENDA ITEM 11** Public Hearing: Master Plan Amendment Case Number WMPA21-0002 (Village Green Commerce Center Specific Plan) to adopt an amendment to the Village Green Commerce Center Specific Plan, which is located in Appendix D of the Spanish Springs Area Plan, a component of the Washoe County Master Plan and consists of APNs 534-561-06, 534-561-07, 534-561-08 and 534-561-10. If approved, the amendment will add clarifying language and include the following:
1. Remove Goal Five, Infrastructure;
  2. APN: 534-561-10 is exempted from the Spanish Springs Area Plan, Appendix A including the building site coverage requirements;
  3. Clarify language concerning setbacks from residential dwellings for building height;
  4. Remove sidewalk required along Calle de la Plata frontage;
  5. Add color and evergreen trees as options for 50 feet in length of building walls;
  6. APN: 534-561-10 is exempted from the following Architecture provisions: General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the following Landscaping provision: Site Grading; and the following Sustainability provisions: Low Impact Development (LID) Standards, and Environmental Sustainability Standards of the Village Green Commerce Center Specific Plan;
  7. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
  8. Remove security lighting section and parking lighting requirements;
  9. Clarify that effluent water is only required when available in the area;
  10. Clarify that no loading docks are allowed to be adjacent to residential property;
  11. Remove Figure D-5: Business Park Buffering;
  12. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards;

13. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and
14. Remove equestrian easement.

The Board may adopt the proposed amendment, may modify the proposed amendment and refer the modified amendment back to the Planning Commission for its report in accordance with NRS 278.220(4), or may deny the proposed amendment after the public hearing. 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 Agency.

AND

If approved, authorize the Chair to sign the resolution to that effect. Community Services. (Commission District 5.)

Vice Chair Hartung asked whether a super majority would be needed to take action on this item. Assistant District Attorney Nate Edwards replied only a simple majority was needed by the Board, though the Planning Commission (PC) required a super majority for their decision.

Vice Chair Hartung opened the public hearing by calling on anyone wishing to speak for or against this item. There being no response, the hearing was closed.

Planner Julee Olander conducted a PowerPoint presentation, a copy of which was placed on file with County Clerk Jan Galassini. Ms. Olander reviewed slides with the following titles: Request; Village Green Area; Background; Analysis (2 slides); Public Notice; Neighborhood Meeting; Reviewing Agencies; and Master Plan Amendment Findings.

Ms. Olander explained two of the parcels in the Village Green area were part of an open space/water detention area owned by Washoe County. The County and the applicant had tried to contact the property owner of the third parcel, number 534-561-08, but they were unable to do so. As such, that parcel was not part of the proposed changes. She confirmed Vice Chair Hartung's assertion that none of the setbacks would apply to that parcel and the original plan put together in the early 2000s would still be in place for it. Vice Chair Hartung spoke about the original design for this area to be a green industrial complex, which he felt had not been a good concept.

Ms. Olander stated County staff had strengthened code requirements for industrial zoning adjacent to residential. Other changes included removing the Pyramid Highway interchange from the improvements section since the Nevada Department of Transportation already addressed it; the Washoe County Engineering Department made other suggestions for that section. She provided a brief history of the reason why the equestrian easement was removed, saying the decision could be reconsidered later since the County owned the property along the detention area.

Vice Chair Hartung indicated the developer initially agreed to participate with the residential development to the north in the upgrade of the intersection of Calle De La Plata and Pyramid Highway. He asserted that intersection still needed significant upgrades and expressed concern about eliminating the transportation improvements. He questioned why taxpayers should pay for the upgrades when they were originally conditioned as part of the agreement associated with that property. He spoke about some of the improvements that had already been made at that intersection, adding the interchange still needed further improvements because of the development taking place on both sides of Calle De La Plata.

Ms. Olander replied a provision was added to that section requiring the Village Green Commerce Center to improve Calle De La Plata to commercial collector roadway standards between the Eastern Lake Project boundary and Pyramid Highway. Prior to the submittal of building permits, she noted, each developer needed to enter into an agreement with Washoe County stipulating the improvements to be constructed by the developer as well as the timing of those improvements. She added Division Director of Engineering and Capital Projects Dwayne Smith was comfortable with that provision.

Vice Chair Hartung reiterated his desire for the developer to participate in the interchange improvements, saying it should resemble the intersection of Eagle Canyon Drive and Pyramid Highway. He clarified he did not believe this developer should be responsible for handling the entire intersection, but work needed to be done since the Regional Transportation Commission did a substandard job. Ms. Olander said language involving the County engineer was added to ensure cooperation between nearby developers so that only one developer would not have to shoulder the entire burden.

Vice Chair Hartung expressed concern about the initial inclusion of an equestrian path that only benefitted the south side, adding he looked forward to the results of an investigation. He sought a plan for a path, possibly along the west side to Pyramid Highway.

In response to the vice chair's query, Ms. Olander confirmed lights could not face residential properties. Pointing out that residential parcels existed on all sides, Vice Chair Hartung asked where signage would be placed. Ms. Olander responded the signage provision was taken out to provide clarification for the applicant. She said the adjacency lighting standards they used had stronger requirements than those for Village Green; removing that section for only this parcel would allow it to revert to development code standards. She acknowledged there were still issues with lighting. Vice Chair Hartung discussed the possible challenges with neighbors seeing light spill into their homes. Ms. Olander said the industrial component of this project would be a lighter industrial use than in other places, so she anticipated less light than across the street.

Commissioner Hill asked why sidewalk requirements were being removed in the area. Vice Chair Hartung responded a large drainage ditch abutting Calle De La Plata would need to be encased, at which time a sidewalk could be put in. He stressed this was not a walkable neighborhood, though sidewalks existed on the north side. He recalled that

a nearby property suitable for a future fire station had recently been purchased. Some of the feedback they received on a potential path resulted in the decision that the path was not as desired as originally anticipated.

Vice Chair Hartung cited page 8 of the staff report, which talked about a 20-foot setback requirement adjacent to Calle De La Plata. He wondered how a drainage culvert of only 20 feet could handle the large amount of water that drained from Griffith Canyon. He asked whether this setback meant they could have a building 20 feet from Calle De La Plata. Ms. Olander explained the 20-foot setback was from the property line, not the street. The drainage ditch would be in the right of way. Vice Chair Hartung pointed out his residential property had a 30-foot setback.

Vice Chair Hartung brought up the five-foot setback on the west side, asking how they could do that with a residential property situated there. Ms. Olander said this setback was established two years before. On this topic, Mike Railey with Christy Corporation Ltd. responded the setback was an oversight from when the property was originally zoned industrial; the setback remained after the property was rezoned to be medium density residential. He said he would be happy to change it to a 50-foot building setback on the west side.

Vice Chair Hartung said the developer would potentially solve drainage issues and hoped flows would be directed from the south to the west. He requested that the developer memorialize a commitment to minimize the flows heading south since some nearby roads already flooded naturally. Mr. Railey responded the final plan was still being developed, but the intent was to capture water and direct it to their detention facilities and down to the basin, resulting in a significant improvement for the adjoining properties. He relayed the appellant's willingness to change the adjacency to Calle De La Plata to 30 feet. Vice Chair Hartung said he would grant a five-foot setback once again if the property ever became zoned industrial again, though he wanted to maintain the option for a trail there. He asked whether the developer could maintain the requirement that all buildings over 30 feet tall be at least 125 feet from existing residents, to which Mr. Railey answered he would. He provided assurance that any docks would be inward-facing and the exterior portions of the buildings would have no docks.

Regarding the removal of goal 5, Vice Chair Hartung asked the developer to memorialize his commitment to designing the drainage plan so it fed to the County's facility in Spanish Springs. He expressed pride in Spanish Spring's stormwater utility and, though he admitted no single project could be built to handle all manner of water issues, the situation was much better than 30 years prior. He asked Mr. Railey to give his word to create a drainage plan so it would not dramatically impact the southern properties. Mr. Railey assured him they would direct any captured water directly to the regional detention facility. He stated trash enclosures would not be placed next to residential properties, something else Vice Chair Hartung had asked to see memorialized.

Vice Chair Hartung asked whether Ms. Olander had taken notes on the potential changes. Ms. Olander confirmed the following direction: change the five-foot



setback on the property adjacent to the current residential property to 50 feet; make the setback from Calle De La Plata 30 feet; and include language about trash enclosures similar to the language about docking stations. Vice Chair Hartung mentioned stormwater. Ms. Olander responded that would be more difficult to enclose and it would likely be addressed in the building permit process. She sought to keep the document as a master plan document and said she would add the three things listed above to it.

Vice Chair Hartung provided further direction that the County should maintain the option for a path on the west side. Ms. Olander said one problem with that was the other residential parcel was not part of the plan; she asked to hold off on that language until it joined the plan. Vice Chair Hartung expressed a desire for some type of easement along the Washoe County property, which Ms. Olander indicated she would also add to the document, though it would have to be on County property since the adjacent property already had a house on it. Vice Chair Hartung did not believe the detention facility was truly open space as it was listed.

Vice Chair Hartung moved to support the PC's decision as listed in the staff report with the amendments mentioned during the discussion, a motion seconded by Commissioner Herman.

Assistant District Attorney Nate Edwards said the proposed changes were within the purview of the Board, but any modifications needed to be referred back to the PC for a report, which could take 40 days. Once the report was complete, or if the PC did not respond within the deadline, the Board could hear the item again and move forward with those changes. He provided a possible motion to propose changes to what the PC had approved and send it back to them for a report. When asked by Vice Chair Hartung if those changes were substantive enough to warrant that extra step, Mr. Edwards read from Nevada Revised Statute 278.220(4) that no change in or addition to the master plan could be made until it was referred to the PC for a report. Vice Chair Hartung acknowledged this, adding he could not approve the item with the five-foot setback.

County Clerk Jan Galassini noted emails received from Ms. Lisa Durgin, Ms. Andrea Getto Caldwell, and Ms. Elizabeth Beadle would be placed on the record.

On motion by Vice Chair Hartung, seconded by Commissioner Herman, which motion duly carried on a 3-0 vote with Chair Lucey and Commissioner Jung absent, it was ordered that changes to what the Planning Commission approved be proposed and sent back to the Planning Commission for a report.

**21-0851**      **AGENDA ITEM 12**      Second reading and adoption of an ordinance amending Washoe County Code Chapter 2 by adopting Supplement Number 15 to the Washoe County Code and all clerical and technical corrections made therein. If passed, this supplement will codify ordinances amending the Washoe County Code that were adopted between February 2016 and June 2020, and includes ordinance numbers 1575, 1576, 1579, 1580, 1581, 1585, 1588, 1589, 1590, 1593, 1599, 1600, 1601, 1602, 1609,

1610, 1611, 1612, 1614, 1616, 1617, 1622, 1628, 1629, 1643 and 1650. This supplement does not include Washoe County Development Code (Chapter 110), which is published separately from the general Washoe County Code. District Attorney. (All Commission Districts.)

County Manager Eric Brown introduced the public hearing by reading the ordinance title. County Clerk Jan Galassini added this would be Ordinance No. 1674, formerly Bill No. 1863.

Assistant District Attorney Nate Edwards confirmed only a regular majority was needed to take action on this item.

There was no response to the call for public comment.

On motion by Commissioner Hill, seconded by Commissioner Herman, which motion duly carried on a 3-0 vote with Chair Lucey and Commissioner Jung absent, it was ordered that Ordinance No. 1674, Bill No. 1863, be adopted, approved, and published in accordance with NRS 244.100.

**21-0852**      **AGENDA ITEM 13** Public Comment.

There was no response to the call for public comment.

**21-0853**      **AGENDA ITEM 14** Announcements/Reports.

There were no announcements or reports.

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

**12:39 p.m.**    There being no further business to discuss, the meeting was adjourned without objection.

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**BOB LUCEY**, Chair  
Washoe County Commission

ATTEST:

\_\_\_\_\_  
**JANIS GALASSINI**, County Clerk and  
Clerk of the Board of County Commissioners

*Minutes Prepared by:  
Evonne Strickland and Derek Sonderfan, Deputy County Clerks*