

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

TUESDAY

10:00 A.M.

NOVEMBER 27, 2018

PRESENT:

**Marsha Berkbigler, Chair**

**Kitty Jung, Vice Chair**

**Bob Lucey, Commissioner**

**Vaughn Hartung, Commissioner**

**Jeanne Herman, Commissioner**

**Nancy Parent, County Clerk**

**John Slaughter, 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:

**18-0863      AGENDA ITEM 3 Public Comment.**

The following individuals spoke in favor of Agenda Item 15, the Affordable Housing Trust Fund Ordinance to be developed for adoption by the Washoe County Commission: Ms. Susan Foster; Ms. Rosa Gil; Ms. Ann Silver; Mr. Kenneth Krater; Ms. Francisca Smith; Mr. Dave Frazier; Father Chuck Durante; Ms. Cindy King; Mr. Jay Kolbet-Clause; Mr. Nick Tscheekar; Mr. Jim Pfrommer; Mr. Chris Askin; Ms. Erika Minaberry; Mr. Joseph Tyler; Ms. Erin Eddings; Ms. Nora Prochaska; Ms. Wendy Wigglesworth; and Ms. Emily Montam.

The reasons given by the above mentioned individuals to support the Affordable Housing Trust Fund Ordinance included: that affordable housing was a basic need; the lack of affordable housing, which affected low income families and seniors; small businesses relying on low to mid income employees; housing changing people's lives; people unable to move out of monthly motels; adults having to move in with parents to afford housing; retired professionals living in monthly motels; long waiting lists for affordable housing; people in domestic violence situations who had nowhere to go; the example of a mother of three having to relinquish custody of children because she could not afford to house them; and people dying because of homelessness. It was suggested that land donations could help create affordable housing.

Mr. Will Brown said he was a retired firefighter from the City of Sparks. He expressed concern about recent wildfires and wondered whether aircraft and fire control efforts were more effective than other options. He thought the use of heavy

equipment and stricter standards could aid in fire control efforts. Nevada faced the same fire issues as California, as both had dense forest areas and structures in the woods. He mentioned low humidity and high winds were problematic to fire danger and said some of the most expensive homes were located within high fire risk areas. He asked for better solutions to reduce the damage of wildfires.

Ms. Denise Ross expressed concern about the ongoing flood disaster in Lemmon Valley. She stated the Desert Research Institute (DRI) was starting a flood study that would take approximately one year to complete. She asked the County to supply as much accurate information to DRI to assist in the study. She requested the Board not allow any further development until the flood study was complete and the existing flood issues were resolved.

Ms. Tammy Holt-Still stated additional water was going into Swan Lake and said there was no evaporation when it was cold. She said Washoe County was not fulfilling the fiduciary obligations to the people of Lemmon Valley by not resolving the flooding issues. She expressed frustration about County staff telling Lemmon Valley residents that they knew the property they bought was in a flood plain but still approved additional development in the area. She thought residents would not be able to secure flood insurance or be compensated for damage to their homes. She said the County had a fiduciary responsibility to the residents. She wanted the County to review the decisions made to approve development and find a proper way to develop without creating more flooding.

Dr. Gloria Horning said she was from Florida and worked for Flood Forum USA and other agencies that studied flooding and climate change impacts on humans. She stated her PhD was in Environmental Social Sciences. She explained the flooding in Florida was getting worse and said Lemmon Valley would flood again. She expressed concern about flooding in urban areas and recommended smart building. She stated there was only \$50 million in the Federal Emergency Management Agency (FEMA) fund to cover the damage in Paradise, California, and noted the money would not cover the damages. She said the hurricane in the panhandle of Florida needed \$12 billion to rebuild and hundreds of thousands of people were without homes. She indicated there was only one FEMA truck and one Red Cross truck for the area and all its people. She asked the County to look at costs to rebuild and to approve smart growth. She said the homes damaged in Lemmon Valley were the dreams of the people and they worked hard for what they had.

Ms. Colleen Danielson stated she lived in the Civic Center Senior Apartments in Reno. She said the building was recently sold and the tenants were being evicted. She remarked the current tenants were all low income seniors or disabled veterans. She was told by the manager of the complex that no seniors who lived on a fixed income could stay. She expressed concern about the 60 seniors and disabled veterans who would have no place to live. She stated her income was only \$800 per month and asked for her deposit to be returned, but was told it would not be refunded

until after she moved out and the unit was inspected. She said she needed the deposit to help her relocate. She stated she did not make enough money to live.

Ms. Karen Carabio expressed concern about dirt bikes in Sparks being used in areas which bordered a flood zone. She stated she was located on the east border of the flood channel adjacent to the Eagle Canyon/Neighborhood Way intersection. She indicated the noise and dust created by people riding dirt bikes was unmanageable. She expressed frustration about County Ordinance signs that prohibited dust and noise not being visible to the dirt bike traffic. She asked for a meeting with Code enforcement, the engineering department, the Sheriff's Office, and the Spanish Springs Citizen Advisory Board to discuss this issue.

Mr. Michael Pitkin introduced himself as a homosexual, HIV-positive Satanist, and said he received ethnic, racial, and religious intimidation, bullying, and death threats. He expressed frustration about his treatment in the community and remarked that he frequently had people attempting to entrap him so he would be labeled as a predator or a pedophile. He provided a document, which was placed on file with the Clerk.

Mr. Sam Dehne spoke regarding affordable housing issues, Reno media, Tesla gigafactory issues, and a possible new name for the Reno/Tahoe International Airport.

Mr. Danny Cleous expressed frustration about the flooding in Lemmon Valley and the lack of response from the City of Reno and Washoe County over the past two years. He stated Dr. Horning was invited to tour Lemmon Valley. He indicated water pumps were located at the end of his street and he hoped they would work to keep his home from flooding. He was concerned about an affordable housing fund being established when people were still displaced in Lemmon Valley because of prior flooding. He opined flood insurance did not work and wondered about people affected by future flooding.

Ms. Katherine Snedigar provided a document for distribution to the Board, which was placed on file with the Clerk. She explained it was a complaint to the District Attorney about the gated bar which was installed in the County Chambers. She stated the only place gated bars were allowed was in a court room. She expressed frustration about the Board pretending to be judges.

Ms. Alexis Motarex said she was from the Nevada Chapter of the Associated General Contractor Board and she opposed Agenda Item 15. She agreed there was an affordable housing crisis in the area and appreciated the work people did to address the problem, but she thought implementing a fee increase originally intended for infrastructure as the funding source was ill conceived. She recommended only a portion of the money collected be used for the trust fund without a spending plan for the remainder of the money. She said there was a significant need for infrastructure that had not been addressed in any budget cycle in the last decade. She noted a backlog of

deferred maintenance continued to grow and costs for repairs increased. She said while she appreciated community groups working towards solutions to the affordable housing crisis, she believed a more strategic approach and detailed plan were necessary.

Mr. James Linebaugh said he lived on Quartz Lane and express frustration about a mobile home he sold; he was ordered to clean the property by December 4 or face penalties. He stated he would have the property cleaned up and hoped it would be to the satisfaction of the code enforcement officers. He stated Quartz Lane and neighboring areas had issues for many years. He had urged the County in the past to initiate a community-wide effort to address the issues with schools, fire protection, community services, residents, and owners. He offered to help with the project as much as he could and asked the Board to do something about the issue. He provided documents which were placed on file with the Clerk.

Mr. John McBrearty said he lived on Quartz Lane and acknowledged this was an issue that had been occurring for a long time. He displayed photos of an abandoned trailer that had caught on fire in the middle of the night and a van parked at the end of his driveway. He indicated the homeowners on Quartz Lane were asking the Board to intervene and move forward with efforts to clean up the area. He said there was a serious issue involving parked vehicles further up on Quartz Lane causing danger to the residents. He provided photos of Quartz Lane which were placed on file with the Clerk.

**18-0864**      **AGENDA ITEM 15** Discussion and possible direction to staff on components of an Affordable Housing Trust Fund Ordinance to be developed for adoption by the Washoe County Commission. Manager. (All Commission Districts.)

Assistant County Manager Kate Thomas conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk, and reviewed slides with the following titles: Affordable Housing Trust Fund; Overview & History; Policy Guidance Areas; Fund Administration; Program Impact/Goal; Funding Source; and Questions/Direction.

Ms. Thomas explained this was a preliminary step as staff developed the components of the fund. She stated a fund of this significance was outside of the scope of what staff could manage. The Community Foundation of Western Nevada (CFWN) was a resource that did this type of fund development. She noted they would be an adequate resource if the Board provided direction to move forward. She indicated they had the appropriate fiscal staff and could help promote the fund and leverage funding influx, including potential public money against private development. Additionally they had people who designated end-of-life gifting. She stated staff recommended moving forward with developing this fund. She noted the expectation would be to work on a larger scale and have multi-family projects to both develop and retain existing projects within the community; the result would be to prevent a loss of affordable housing. She stated workforce housing, sober housing, and other similar ideas could be considered. County

staff were not the experts and it was important to rely on community members to make this project a success.

Ms. Thomas said the Washoe County Home Consortium, a group made up of the three directors, the City and County Managers, and a technical review committee comprised of at least eight technically proficient people, was designated to make recommendations about federal funds and what projects would be allocated funds. She said this was a potential opportunity to leverage existing resources so the Home Consortium could make a recommendation to the Commission to administer funds for the trust fund. The Commission could provide input and could work in conjunction with the Community Foundation to deliver the project and make an impact in the community. She admitted the funding source was unknown at this time. Staff recognized best practices included public revenue sources that were infused into a housing trust fund, but also recognized Nevada was struggling with revenue. The supplemental government services tax was part of a larger discussion the Board could have in the near future and staff recognized there were many competing needs in the community. She indicated the information provided included suggestions about how to potentially infuse funds into the affordable housing trust fund, but staff would take any direction the Board provided.

County Clerk Nancy Parent stated she received a letter from the Downtown Reno Partnership supporting this item, which was placed on file.

Commissioner Lucey asked about funding sources for affordable housing and questioned whether the County directly received any federal funding for the community development block grant (CDBG) or section 8 housing. Ms. Thomas stated the CDBG went directly to the Cities of Reno and Sparks. She said resources were applied through the Home Consortium but she was unaware of any direct funds coming to the County.

Commissioner Lucey said a majority of counties across the country utilized federal funding to leverage affordable housing trust funds. He provided the examples of Nashville and Davidson County, which had many programs that worked in conjunction with affordable housing. He questioned whether staff had looked at other counties across the county that had affordable housing trusts and wanted more information how programs were funded and administered. He supported the CFWN to administer the program.

Ms. Thomas said there were about 40 county housing trust funds. She noted the Center for Community Change had been working with housing trust funds and they had a list of all county-driven funds as well as city and state-driven funds. Staff was reviewing how funding structures were developed, including the use of federal funds. She thought a blend of potential funding sources had been successful with organizations, since it was not simply an infusion of public funding. The CFWN could turn donations into resources that could be used within the trust fund. They also housed the land trust which, taken in conjunction with the affordable housing trust funds, would create the best outcome for the community.

Commissioner Lucey thought the proposal needed to move forward and the Cities of Reno and Sparks needed to be brought into the conversation as well. He thought there needed to be talks with neighboring counties. He said Storey County was getting much of the direct benefit from the growth in the area, though bringing new people to the area caused many challenges. New workers in the community diminished the supply of housing and Commissioner Lucey thought there needed to be discussion either with the State or Storey County about participating in the program to maintain a consistent level of funding for affordable housing.

Commissioner Herman encouraged staff to continue in the direction they were going, although she recognized compiling the information was a difficult task. She questioned where the money from the proposed funding source was currently being used. Ms. Thomas replied the supplemental government services tax was applied by DMV. She thought it was \$4 per \$100 of assessed value of a vehicle and said the proposed amount was an additional \$1 on top of that. She noted staff was looking into the allowable uses for the tax.

Commissioner Herman asked what the current supplemental tax was used for. Ms. Thomas stated it was used for infrastructure and roadways, but the additional supplemental tax was less stringent as to what it could be used for; staff was trying to get clarification.

Commissioner Herman asked whether staff had considered acquiring funding from new development. Ms. Thomas said staff could research that option but, since this was the first presentation, she would note all suggestions from the Board.

Commissioner Herman asked whether this funding would come only from the County or from Reno and Sparks as well. Ms. Thomas stated staff could approach the regional partners but the recommendation was for the County to establish and begin funding the affordable housing trust fund. She stated the money in the fund could be used to encourage regional partners and private development to participate.

Referencing page three of the PowerPoint presentation, Commissioner Hartung questioned how this goal could be achieved. Ms. Thomas stated when staff was reviewing potential uses for the trust funds, sober housing was suggested more than once. She said given the success of the Crossroads program, there was a need for housing for graduates living a sober lifestyle. She said right now graduates were being placed in transitional housing; to be successful they needed to stay together to support each other while living and recovering. She thought the people from the Crossroads program held each other accountable for their actions.

Commissioner Hartung stated someone researched creative housing models and mentioned a company out of Austin Texas called ICON. He explained they built 3D houses and in underdeveloped countries they could build a house in less than 48 hours and for less than \$4,000. It was worth consideration as a transitional model, though he admitted it was not a permanent model. He wondered how to transition seniors,

veterans, and disabled citizens away from the shelter system. He said until the housing market was corrected they could not afford to live within their means. He stated *The Reno News and Review* printed an article which said six casino hotels with 2,074 rooms were under construction in Reno in 1977. They opened the following year, which triggered a “summer of hell” in the valley. People poured into town looking for jobs but the housing market was exhausted; people lived in their cars. The article added that the sewage treatment plant capacity was exhausted and traffic issues became extreme. Commissioner Hartung said this was not a new issue for the area, but funding sources were key. One potential funding source he wanted staff to consider was sales of apartment complexes. He wondered whether a real estate transfer tax could be imposed to deter owners from selling multi-family units. He remarked a significant transfer tax could be imposed if prices went from affordable to unaffordable.

Commissioner Lucey asked Ms. Thomas about a timeline when benefits might start to occur. Ms. Thomas said it depended on the ability to establish a funding source. The trust fund could be established without a funding source but the timeline would be significantly longer. She said there was good data about what other jurisdictions did and the successes they saw. The County could use the best practices and could move forward quickly.

Commissioner Lucey asked about the information staff received from other counties. Ms. Thomas said they had information regarding federal funds, home rehabilitation, and large project developments. She thought there were potential opportunities not used in other jurisdictions. The goal was to try to alleviate the strain on the system as soon as possible.

Commissioner Jung indicated she supported the supplemental gas tax. She wanted to see the full bonding capacity potential for the tax. She believed establishing this fund was the responsible thing to do for the community so people could be diverted from jails and emergency rooms. She expressed support for the CFWN and Mr. Chris Askin, and said they had the ability to build the fund as it needed to grow. She said she trusted the agency and admired that they had the ear of people with very deep pockets. She thought the Home Consortium was a great idea but made it clear whatever was decided by the technical review committee needed to be approved by this Board. She said Storey County’s finances showed a deficit because of the tax breaks they provided and the bridges they had to build. Still she did not think there was harm in asking them to contribute though she felt the CFWN should ask.

Commissioner Jung thought the CFWN could develop a task force to approach some of the bigger employers and businesses that had not paid taxes for 10 years. She agreed with a young woman who said people would have been present advocating for affordable housing had they not died. She expressed not wanting to live in a town where only rich people could live because that did not demonstrate quality of life. She indicated she went with Ms. Wigglesworth and the group Acting in Community Together in Northern Nevada on a tour of the downtown area, where there were many empty places that used to house people. She noted they were not ideal places to live but

they could be a form of shelter for many people. She expressed concern that college students could not afford to live in the area because she thought this should be a university town. She said there was good funding for animal services and she did not want any money taken from that fund. She had no interest in having a study conducted before the item moved forward. As part of her direction to staff, she said conversations with newly-elected members of the Legislature needed to occur. She wanted tax cap adjustments to be made for multi-family apartment units to incentivize them to remain as affordable housing. She agreed there were best practices in place across the country but she indicated the practices that worked in Austin, Texas or Seattle, Washington would not work in Reno because of the different weather and environment. She stated Reno had weather year-round that could kill people.

Commissioner Hartung said the CFWN was well-organized and well-managed, and said he was pleased they were working with the County on the trust fund. He stated the seed money necessary from the County would require researching all types of funding models and possible locations for affordable housing near shopping and public transit. He mentioned ICON's building products but said they might not be sustainable in cold weather. He directed staff to look to the entire list of community partners for support.

Commissioner Jung asked that the next staff report related to affordable housing identify every opportunity zone in the entire County, including the Cities of Reno and Sparks. She said great incentives could be provided for developers. She expressed concern about a mother who had to give up custody of her children because she could not afford to furnish housing for them. She mentioned the success of the Crossroads program and said people held each other accountable for their sobriety. She said Crossroads' patients who had great jobs still had no place to go because of the affordable housing crisis. She wondered why the County was not lobbying federal delegates with infrastructure funding to address the County's infrastructure needs. She knew that was a significant request, but if the County did not continue to ask it would become the local government's responsibility.

Chair Berkgigler said it was offensive to live in the greatest country in the world yet people had to give up their children because they could not afford housing and seniors and veterans were living on the streets for the same reason. She heard on the radio 50 million people went hungry daily and 13 million of those people were children. She stated this issue needed to be addressed.

The following individuals spoke in favor of the development and adoption of an Affordable Housing Trust Fund Ordinance by the Washoe County Commission: Mr. Bruce Comer; Ms. Nora Prochaska; Ms. Megan Rockefeller; Ms. Jessica Wise; Ms. Donna Clontz; Mr. JD Klippenstein; Mr. Chip Evans; Reverend Augustin Jorgue; Ms. Cherie Jamason; and Ms. Dee Schafer-Whitten.

The reasons given by the above mentioned individuals to support the Affordable Housing Trust Fund Ordinance included: the willingness to pay more for



vehicle registration to fund affordable housing; the need for more affordable housing; that people should not have to decide between food and housing; the need for age-appropriate housing; the desire to keep people in the homes they lived in; the use of taxes from legalized marijuana to fund affordable housing; and the homeless count on the river doubling over the prior year.

Ms. Tammy Holt-Still provided documents which were placed on file with the Clerk. She displayed the Nevada Revised Statute related to affordable housing. She opined the County had not administered funds properly and had not taken care of tax-paying residents in Lemmon Valley. She claimed the apartments being built in Lemmon Valley were supposed to be affordable housing but said one-bedroom apartments were \$1,000 per month. She opined salaries should be reduced for the County's top staff and should be used to help residents. She remarked that Congressman Mark Amodei visited Lemmon Valley and said there were resources that Washoe County had not tapped into. She mentioned funds that went through the Home Consortium would not help Lemmon Valley residents.

Ms. Colleen Danielson said she agreed with taxation on the building she lived in and stated the buyers who purchased her building knew they were purchasing a low-income apartment building whose residents were seniors and veterans. She opined a provision should have been made for the residents instead of putting them out on the streets. She expressed frustration about requiring a walk-through of the apartments before the owners would return residents' deposits even though the apartments were going to be gutted and upgraded. The residents needed their deposit to help them move to a new location. She hoped something could be done to help the residents.

Mr. Garth Elliott congratulated the Commissioners who were re-elected. He said he came to Reno in 1971 to attend the University of Nevada Reno (UNR) he noted rent was \$125 a month, including all utilities. He opined it was easy to go to UNR on a part-time job. He was concerned the proposal would put more stress on the senior community. He said housing in the area was the biggest issue for seniors. He applauded the plans to improve affordable housing but asked the Board not to place the burden on seniors or individuals on a fixed income.

Ms. Katherine Snedigar expressed frustration about developers not paying for things such as infrastructure and thought the County was covering those costs. She opined Washoe County was acting as a for-profit corporation. She expressed concern that developers needed to put money towards affordable housing and not rely on the taxpayers for that funding. She remarked it was the County's job to represent the community, noting the County had a fiduciary obligation because they held the public trust. She said it was disgraceful for a mother to have to give up her children and for people to die from the elements all because they could not afford housing. She wanted the Board to go after the developers for the funds and leave the taxpayers alone.

County Manager John Slaughter stated staff was comfortable with the direction provided and would bring information back to the Board.

**18-0865**      **AGENDA ITEM 7** Recommendation to approve and execute an ordinance authorizing the issuance by Washoe County of its fully registered Washoe County, Nevada, Highway Revenue (Fuel Tax) Refunding Bonds, Series 2018 in the maximum aggregate principal amount of [\$220,000,000] for the purpose of refinancing outstanding obligations; providing the form, terms and conditions of the bonds and the security therefor, and other details in connection therewith; and providing for its adoption as if an emergency exists and providing the effective date hereof. Manager. (All Commission Districts.)

Assistant County Manager Christine Vuletich stated this item was to approve the bond ordinance for the Washoe County Highway Revenue Fuel Tax Refunding Bond. She explained the anticipated amount was actually \$206,850. She remarked the Board was being asked to adopt the ordinance because Washoe County was the original issuer of the bonds and this Board had the responsibility for the refunding. She stated the bonds were not a County obligation because they were paid by fuel taxes. She explained refunding the bonds would allow the County to take advantage of lower interest rates and would save in excess of \$20 million. The savings could be made available for additional road projects. She said if approved, the bond sale would close on December 19.

Commissioner Hartung said the Truckee Meadows Water Authority recently did this recently. He had no issues with the refunding and was supportive of the item.

County Clerk Nancy Parent read the title for Bill No. 1812; Ordinance No. 1626.

On call for public comment, Ms. Tammy Holt-Still stated she was a retired State employee and was familiar with the motor fuel tax. She expressed concern about what the money was paying for and whether it was truly for the highway fund. She wanted to see a breakdown of money collected and distributed and thought the details needed to be available to the public.

Ms. Katherine Snedigar provided documentation to the Board which was placed on file with the Clerk. She stated the Board was openly being noticed that its claim of the ability to increase gas taxes would face a number of legal hurdles which it would not be able to overcome. She read from the documents provided and opined the County comingled gas taxes with the general fund. She stated the gas taxes were specifically earmarked for the creation and maintenance of County roads and highway infrastructure. She thought the intention of this item was to increase the gas taxes and she opposed approval of the Ordinance.

Christine Vuletich stated this item was for the refinancing of existing outstanding bonds within series 2009 and 2013. She remarked reference to Nevada

Revised Statute (NRS) 373 was in the bond ordinance and said the savings would go to improve roads.

Assistant District Attorney Paul Lipparelli stated when approving a bond it was allowed by law to introduce and adopt the Ordinance at the same meeting without a further meeting.

On motion by Commissioner Lucey, seconded by Commissioner Hartung, which motion duly carried on a 5-0 vote, it was ordered to approve, execute, authorize and adopt Bill No. 1812 and Ordinance No. 1626.

**18-0866**      **AGENDA ITEM 16** Hearing of a complaint alleging a nuisance case under Nevada Revised Statutes (NRS) 244.360 and Washoe County Code Chapters 50 and 125 on private property at Quartz Lane (APN 085-330-19, 085-330-23, and 085-330-20) in Sun Valley, Nevada. The alleged nuisance generally consists of the accumulation and/or dumping of junk vehicles and other debris on the property. If a public nuisance is determined to exist on the property options may include: pursuing administrative enforcement to include abatement, directing the commencement of a civil action for abatement in the courts, or ordering a non-judicial abatement of a nuisance. Community Services. (Commission District 5.)

Assistant County Manager Dave Solaro stated this item was to provide the Board with an option for potential abatement. The Board needed to have a public hearing for the people who filed the public nuisance request.

Chair Berkbigler opened the public hearing.

Assistant District Attorney Paul Lipparelli asked if people speaking during public comment could indicate whether they were a signer or not on the compliant for the declaration of the nuisance.

On the call for public comment, Ms. Brenda Cash stated she was a signer on the petition. She said she lived on the upper portion of Quartz Lane for 12 years. She indicated her mother moved in with her because of medical reasons. She stated issues on Quartz Lane had been pressing since she moved in, but were the worst they had ever been. She feared the issues would lower her property value and emergency response times would be longer.

Ms. Lana Ball stated she was a signer on the petition. She said she lived on the upper portion of Quartz Lane and expressed concern about children walking to school. She remarked many abandoned vehicles were parked on Quartz Lane and the potential for strangers to hide in these vehicles was an extreme danger to children. She stated as she drove to this meeting, she noticed new abandoned vehicles and travel trailers parked on Quartz Lane. She indicated her truck would not fit on the road because

of debris. She expressed concern about travel trailers catching fire. She stated she made multiple attempts to contact and ask law enforcement to do something about the debris and abandoned vehicles, but was told they could do nothing to help because the owner of the parcel was assumed to have died. She opined the Washoe County Sheriff's Office was aware about drug activity occurring at the subject property. She indicated the school was less than three blocks away. She asked the Board for help to clean-up the area as it was a safety hazard for many reasons.

Mr. John McBrearty was not present when called to speak.

Ms. Kathy Phenix stated her son and family lived on Quartz Lane. She said the complaints already addressed by other speakers were the same as her complaints. She thanked staff for taking the issue seriously and acting to resolve the issues. She encouraged staff to do an abatement to clean-up the property and remove the abandoned vehicles. She expressed concern about the ongoing issue of vehicles being abandoned there and wondered if action was taken to clean the property, whether a process could also be established to continue cleaning the area if debris and vehicles returned.

Mr. Garth Elliott stated he was not a party to the complaint but he did live in Sun Valley and had been part of the nuisance committee that determined dumping would not be tolerated. He remarked the Sun Valley General Improvement District was addressing the issue by possibly using some of the garbage excise tax towards clean up efforts. He opined County staff was not doing their jobs since the issue was not addressed until a complaint was filed. He noted years ago the issue was addressed but he thought the language needed to be cleaned up to increase the strictness of the rules. He applauded the efforts of the citizens for bringing this issue forward.

Mr. Charles Stockford stated he filed the complaint with the Clerk's Office. He said he lived on Quartz Lane for 28 years and this issue had been occurring since he moved there. He noted in the past code enforcement had someone that managed to get the area cleaned up but it had not happened since that person left the department. He indicated the petition contained over 100 names. He stated companies that delivered packages and propane trucks had issues getting to residences within the affected three block area. He asked the Board to please help with this issue before the snow started falling.

Chair Berkgigler expressed concern about safety and security in the area in question. She said she heard an individual state he was responsible for cleaning the parcel up and asked Mr. Solaro if that was correct. Mr. Solaro stated he also spoke to the gentleman but it was about a complaint across the street from the subject property. He indicated that was a separate issue than the subject property. He said the area of Quartz Lane had three parcels that were only half road parcels and they were not associated with the other properties to the south of Quartz Lane. He explained there were some unusual circumstances with some of the parcels that were private property. The property line went into the middle of the street and there was no apparent owner that staff had been able to locate. He stated there was a process within Nevada Revised Statute that provided for the

ability to petition the Board to determine whether an issue was considered a public nuisance. He stated staff and the residents wanted it cleaned up but taxpayer money could not be spent on issues that occurred on private property.

Chair Berkgigler asked if there was a way to condemn the three parcels. Mr. Lipparelli explained there were ways the property could be taken from private ownership but it was a lengthy legal process requiring notification to the property owners and certain findings would have to be made. He urged discussion of the alternative should not be continued without going through proper noticing process. He said the process that Mr. Stockford used under State Law positioned the Board to make a finding about whether a public nuisance existed. He explained a nuisance was something that was injurious to health, indecent or offensive to the senses, or an obstruction to the free use of property so as to interfere with comfort and enjoyment of life and property. To be a public nuisance it would have to affect the public health and safety. He indicated some people had testified that it was impairing the travel lane and use of public safety vehicles, package delivery vehicles and service vehicles such as waste removal and propane delivery. He said some evidence involved more than just the neighboring parcels. He remarked, as Mr. Solaro described, this was a unique issue because a portion of what was considered to be the road was comprised of three separately owned private parcels. If the Board ordered the abatement of the nuisance, there would be a period of time to comply with that, after which time there was a process for the County to obtain permission to enter the parcel and abate the nuisance. The costs of the work could be placed against the parcels as liens but because they were small orphaned parcels, any assessments placed against the properties were likely to involve a significant percentage of the value of the property and the likelihood of recovering on the liens was fairly low. He predicted if liens were placed against the parcels that whoever was paying the taxes on them would stop and the parcels would become tax delinquent and ultimately end up in the hands of the County Treasurer as the trustee for tax delinquent parcels. He said it was a complex problem in this particular setting because the Board's declaration of the nuisance would potentially lead to the outcomes he described. He stated Mr. Solaro had identified in the staff report an alternative process that was available under County Code that could involve essentially the same outcome by obtaining permission through the proper channels to enter the property and perform the needed abatement clean-up of the nuisance. He said the one item which needed to be completed was the statutory duty of having the hearing to decide whether there was a nuisance. His recommendation was to continue the hearing for a period of time not longer than 14 days to prepare a Resolution for the Board's approval which would describe the nuisance and contain the order that the Board wanted to follow. That process was contemplated by the state law that Mr. Stockford identified in his complaint. If found there was not a public nuisance, then the Board could direct staff to pursue alternatives.

Commissioners Jung and Lucey both indicated this was a public nuisance.

Commissioner Hartung asked whether the taxes had been paid on the properties. Mr. Solaro stated he spoke with the County Treasurer and because of the size of the parcels and the real value the tax bill was \$0.

Commissioner Herman indicated this area was a disaster. She stated fire and garbage trucks did not have access.

Commissioner Hartung asked about the cost of clean-up. Mr. Solaro stated in the staff report he estimated approximately \$5,000, which included public notice and disposal. He indicated in the staff report a potential funding source was provided as well.

Mr. Lipparelli said on November 18 the Board directed that this hearing be held and the materials that were part of the staff report were also part of the record for this meeting, which included the complaint, signatures, and other evidence submitted. These materials were allowed to be used as a resource for the decision regarding this item. He said the Resolution that would need to be adopted to declare the nuisance had to be done within 14 days. The recommendation was for the item to be brought back with a Resolution within that time period and for the adoption of the Resolution.

Commissioner Jung asked that the people advocating for this item be notified when to come back for the next step of this proceeding.

Chair Berkbigler stated the motion was for this Commission to declare a nuisance and set another hearing within 14 days and to provide notice of said hearing would be issued. She said the next Board of County Commissioners meeting would be December 11.

Mr. Lipparelli stated findings had been made but the declaration itself would take place in 14 days. The order that would go out as a result of the declaration would come from the adoption of the Resolution. This hearing was being continued until December 11 at which time the Board would make the final decision.

On motion by Commissioner Jung, seconded by Commissioner Lucey, which motion duly carried on a 5-0 vote, it was ordered that the property be determined to be a nuisance and for the item to be continued to the December 11 meeting.

#### **CONSENT AGENDA ITEMS – 6A THROUGH 6C2**

**18-0867** **6A** Approval of minutes for the Board of County Commissioners' regular meeting of October 23, 2018. Clerk. (All Commission Districts.)

**18-0868** **6B** Approve agreement between Washoe County and Tehama 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 October 1, 2018. Regional Medical Examiner. (All Commission Districts.)

**18-0869**      **6C1** Approve the Agreement for Professional Consulting Services between Washoe County and Tahoe Resource Conservation District for the “Stormwater Compliance Monitoring” Project for the term January 1, 2019 through December 31, 2021 [in the amount of \$136,000]. Community Services. (Commission District 1.)

**18-0870**      **6C2** Approve: 1) Water Rights Deed to convey 70.30 acre feet of water rights from the Truckee Meadows Water Authority (TMWA) to Washoe County; and, 2) approve a Water Rights Deed to convey 979.28 acre feet of water rights from Washoe County to TMWA to complete and correct water rights transfers associated with the merger of the Washoe County Department of Water Resources and the TMWA water utility operations. Community Services. (All Commission Districts.)

There was no public comment on the Consent Agenda Items listed above.

On motion by Commissioner Lucey, seconded by Commissioner Hartung, which motion duly carried on a 5-0 vote, it was ordered that Consent Agenda Items 6A through 6C2 be approved. Any and all Resolutions or Interlocal Agreements pertinent to Consent Agenda Items 6A through 6C2 are attached hereto and made a part of the minutes thereof.

### **BLOCK VOTE – 8 THROUGH 12**

**18-0871**      **AGENDA ITEM 8** Recommendation to accept the FY19 Victims of Crime Act (VOCA) sub-grant award from the State of Nevada, Division of Child and Family Services in the amount of [\$918,000; \$229,500 County match] retroactive for the period of July 1, 2018 to June 30, 2019; authorize the Agency to execute the sub-grant award and direct the Comptroller’s Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)

Human Services Agency (HSA) Director Amber Howell stated they received at least \$1 to \$2 million annually for the Victims of Crime Act Funds for the past three years. She said the funding helped build the Family Engagement Center, provided rapid re-housing dollars for struggling families, and increased clinical responses for child welfare victims. She stated the grant, in conjunction with other resources, allowed the HSA to decrease the number of children removed from homes by 200 in the last two years. It also instituted dramatic changes from the adoption process with a record-breaking year of 205 children being adopted in a single year. If those children were still in the foster care system, the County’s cost to care for them would be in excess of \$3 to \$4 million per year. She said the grant money helped keep children in their homes with family. She stated each year a specific project was identified for the grant money based on data and trends. Submitted requests for proposals were sent to the State where projects were awarded money to fulfill their specific needs. She indicated the grant money for the current year allowed them to fund six crisis stabilization staff members.

This allowed for an immediate response into a home to mitigate a safety threat; allowed them to complete and fund the Family Engagement Center's outside therapeutic and engagement play area; allowed them to fund a Site Lead at the Family Engagement Center; and funded a Victim Advocate position which helped in domestic violence situations. She remarked the Family Engagement Center had received national recognition and people come from other states to see the processes and progress.

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 8 be accepted, authorized and directed.

**18-0872**      **AGENDA ITEM 9** Recommendation to accept the Chafee Independent Living Sub-Grant award from the State of Nevada, Division of Child and Family Services (DCFS) in the amount of [\$184,050, match of \$46,013], retroactive from July 1, 2018 through June 30, 2019 to support youth in making the transition from foster care to self-sufficiency; authorize the Department to execute the Sub-Grant Award and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 9 be accepted, authorized and directed.

**18-0873**      **AGENDA ITEM 10** Recommendation to accept the FY 2018 Enhancing Community Responses to the Opioid Crisis: Serving Our Youngest Crime Victims grant award from the U.S. Department of Justice in the amount of [\$745,564; no county match] for the period retroactive October 1, 2018 through September 30, 2021; authorize the Agency to execute the grant award and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)

Human Services Agency Director Amber Howell stated this was a new grant opportunity and said Washoe County was one of 36 recipients nationally to receive opioid funds. She said this helped parents of child welfare families to receive treatment which lessened the time children spent in foster care. She remarked \$745,564 was the highest amount awarded to any agency and she was grateful to not only receive funding, but to receive the maximum amount of funding. She explained in a three-year period, 50 percent of children removed from homes were due to parental substance abuse. She remarked 30 percent of adults in substance abuse treatment were due to opioid abuse with a high percentage of the patients either pregnant or parenting. She said the grant was specific to a target population and indicated the funds received would allow for one full-



time clinician who would perform assessments, work with families, and provide treatment to individuals to help lessen the time children spent in foster care. Funds would also be used for a supervisor or someone to oversee the grant money to ensure program efficacy, proper oversight over funding and allowable uses, and to ensure the processes were effective.

Commissioner Hartung expressed gratitude for the work Ms. Howell did in the community.

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 10 be accepted, authorized and directed.

**18-0874**      **AGENDA ITEM 11** Recommendation to approve the 2018 Regional Public Safety Training Center Interlocal Agreement between Washoe County, the City of Reno and the City of Sparks and authorize the Chair to execute the Agreement. Manager. (All Commission Districts.)

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 11 be approved, authorized, and executed. The Interlocal Contract for same is attached hereto and made a part of the minutes thereof.

**18-0875**      **AGENDA ITEM 12** Recommend nomination of Washoe County Commissioner(s) to the Governor of the State Land Use Planning Advisory Council (SLUPAC) of Nevada from which the Governor shall appoint to represent Washoe County for a three-year term effective upon appointment by the Governor and to end December 31, 2021. Manager. (All Commission Districts.)

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried on a 5-0 vote, it was ordered that Commissioner Herman be nominated.

## **DONATIONS**

**18-0876**      **5A** Accept in-kind donation [estimated value \$3,821.00] from Panattoni Development Company, Inc., Alston Construction, Next Generation Drywall, RHP Mechanical, and Vasko Electric for the installation of a new hydration station for Washoe County Library System's, North Valleys location. Library. (Commission District 5.)

**18-0877**      **5B** Accept various military surplus equipment [overall estimated value \$84,752.87, no charge to the County] donated to the Washoe County Sheriff's Office from the Defense Reutilization and Marketing Office (DRMO) to be utilized to support Detention Response Team (DRT), K9 Units, RAVEN, Special Weapons and Tactics (SWAT) unit and Search and Rescue of WCSO. Sheriff. (All Commission Districts.)

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried on a 5-0 vote, it was ordered that Items 5A through 5B be accepted.

**1:19 a.m.**      **Board recessed.**

**2:24 p.m.**      **The Board reconvened with Commissioner Lucey absent.**

Chair Berkbigler announced Agenda Item 4 would be combined with Agenda Item 19.

**18-0878**      **AGENDA ITEM 13** Introduction and first reading of an ordinance to amend the Washoe County Code (Chapter 100 Building and Construction, Article 100.100.10) to adopt the following specialized or uniform codes (to replace existing 2012 versions now in effect) pursuant to NRS 244.105 by reference, with any changes necessary to make it applicable to conditions within Washoe County:

- 1) 2018 International Building Code ("IBC First Print"), chapters 1 through 35 and Appendices C, E, and I;
- 2) 2018 International Residential Code ("IRC First Print"), chapters 1 through 44 and Appendices A, B, C, G, H, J, K, and Q;
- 3) 2018 International Existing Building Code ("IEBC First Print"), chapters 1 through 16 and Appendices;
- 4) 2018 International Energy Conservation Code ("IECC First Print");
- 5) 2018 Uniform Plumbing Code ("UPC First Print"), chapters 1 through 17 and Appendices A, B, D, E, I, and L;
- 6) 2018 Uniform Mechanical Code ("UMC First Print"), chapters 1 through 17;
- 7) 2018 International Mechanical Code ("IMC First Print") chapters 1 through 15;

- 8) 2018 International Fuel Gas Code (“IFGC First Print”), chapters 1 through 8 and Appendix A;
- 9) 2018 International Wildland-Urban Interface Code (“IWUIC First Print”), chapter 5;
- 10) 2018 International Swimming Pool and Spa Code (“ISPSC First Print”), chapters 1 through 11;
- 11) 2018 National Fire Protection Association (“NFPA”) 54 and 2017 NFPA 58 Code;
- 12) 2017 National Electrical Code (“NEC First Print”);
- 13) 2018 Northern Nevada Amendments by the Northern Nevada Chapter of the International Code Council; and Other matters relating to the provisions of Chapter 100, effective July 1, 2019; and set the Public Hearing for possible adoption on December 11, 2018. Community Services. (All Commission Districts.)

County Manager John Slaughter introduced the item.

Chief Deputy County Clerk Jan Galassini read the title for Bill No. 1813.

Mr. Slaughter pointed out there had been direction given on this item at the prior meeting and any issues discussed had been resolved. Staff was available to answer any questions.

On the call for public comment, Ms. Katherine Snedigar expressed concern about the United Nations’ International Building Code, which she said reduced the fire safety of homes. She thought the Board should confer with Truckee Meadows Fire Protection District Chief Charles Moore about that Code.

Bill No. 1813 was introduced by Commissioner Jung, and legal notice for final action of adoption was directed.

**2:29 p.m. Commissioner Lucey returned to the meeting.**

**18-0879**     **AGENDA ITEM 14** Discussion and possible action to initiate amendments to Washoe County Code Chapter 110 (Washoe County Development Code), cargo containers, by clarifying the definition of cargo containers, specifying where certain cargo containers used for storage on residential properties are allowed and how they can be placed, and delineating the number of cargo containers allowed on parcels based on the size and zoning of the parcel in question, as well as any other amendments necessarily connected therewith and pertaining thereto. Community Services. (All Commission Districts.)

Assistant County Manager Dave Solaro recalled the Board had provided direction several times and this item was to re-initiate Code amendments based on that direction. He conducted a PowerPoint presentation, a copy of which was placed on file

with the Clerk, and reviewed slides with the following titles: Requested Direction to Complete; Board Vision; Type of Container; Aesthetic and Placement Standards; Board and Direction. He explained the definition of cargo container was written in such a way to distinguish it from a Tuff Shed storage building.

Commissioner Hartung stated according to the presentation any one-acre lot could house one cargo container. He noted he lived on an acre and a third while his neighbor lived on just one acre; he would be able to have two cargo containers while his neighbor could only have one even though she had horses. Mr. Solaro confirmed that was a correct interpretation of the proposed amendments. Commissioner Hartung stated his neighbor would have to screen her container while he would not, a point confirmed by Mr. Solaro.

When Mr. Solaro pointed out a line had to be drawn somewhere, Commissioner Hartung recalled he had suggested using the low-density suburban (LDS) designation where equestrian uses were allowed as that line. Commissioner Hartung said many residents in his area owned horses and used cargo containers as tack sheds.

Commissioner Hartung read from the staff report about painting the containers and stated there could not be any logos on the containers. Mr. Solaro replied that was correct. Commissioner Hartung said there was someone within view of the County complex using a PODS building as a storage unit. He asked whether the County would require people who were renting a PODS unit to paint it, which he felt PODS would not allow.

Mr. Solaro responded the definition of cargo containers would not pertain to a temporary storage unit that could be rented. He acknowledged people sometimes kept those units in their backyard for extended periods of time, but the purpose of this item was to identify those items for which the Board had provided direction. Commissioner Hartung felt this issue would come up.

Commissioner Hartung asked whether a resident would have to meet the same placement standards for putting a shed on their property as would be required for cargo containers as outlined in the staff report. Mr. Solaro answered technically that resident would still need to meet the same setback standards.

Commissioner Hartung stated many in his area had only arena fencing in their backyard and he had concerns about forcing someone to screen their containers. He asked how someone would comply with the regulations if the bulk of their corner lot faced a road. Mr. Solaro replied according to current Code that resident could not have a container within 75 feet of either of those streets; the proposed changes would allow that resident to utilize more of their land. Front-yard requirements would still need to be met.

Commissioner Lucey remarked the Board and staff had made significant progress on the item. He pointed out specific scenarios like the one suggested by Commissioner Hartung could be addressed with the complaint-driven nature of the

process. He felt code enforcement would be more effective since it would no longer be driven by a discretionary definition of the rules.

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

Ms. Katherine Snedigar felt people who had an issue with seeing containers on other people's properties should be responsible for blocking the view. She did not understand why people would report cargo container issues to code enforcement and felt the decision to paint containers muted colors should be enforced by homeowners associations. She alleged Commissioner Hartung wanted a cargo container for each half-acre. She wanted the Board to get involved only in health and safety issues.

Mr. Darin Nelson with Modern Storage, LLC, thanked the Board for the progress made on this issue. He stated logos on containers were becoming smaller and less offensive as the resale of the containers was becoming more prevalent. He suggested the Board not recognize anonymous complaints, claiming they could be made by County staff for their own purposes. He praised the Board for listening to the concerns.

Chair Berkbigler stated it was unfair to recognize unsubstantiated complaints. Mr. Solaro said staff was working on a request made by the Board to review best practices for handling complaints.

Commissioner Jung recommended her constituents who did not want to escalate neighborhood tension should tell her and she would report any complaints. She asked Mr. Solaro to review that portion of the Code. She did not like anonymous complaints and, even though she did not think staff was making them, she wanted to make sure nobody thought staff could be doing it. She requested anonymous complaints be eliminated, suggesting residents contact their Commissioners or neighborhood mediators.

Commissioner Jung asked when the new complaint protocol would take effect. Mr. Solaro said staff was working with the District Attorney's Office on it. She directed Mr. Solaro to contact members of the public who spoke at these meetings as soon as a date where anonymous complaints would no longer be considered was determined.

Chair Berkbigler thanked Mr. Solaro and said the amendments addressed many of her concerns.

Commissioner Hartung asked what the next steps were and indicated the example he provided could be solved by changing the criteria to zoning. He believed the next step was to return to the Board with something that could be codified. Mr. Solaro responded 1.25 acres was chosen because it was unusual enough to prevent the situation Commissioner Hartung described. He said using acreage instead of zoning type made it more understandable to the citizens.

Mr. Solaro asked for a recommendation for an acreage that could be utilized instead of 1.25 acres. Commissioner Hartung responded his neighborhood also featured half-acre parcels that were zoned LDS. He stated he could have a cargo container but a resident on a half-acre parcel would need a permit. Mr. Solaro corrected him that permits were no longer required and that resident could have a container.

Commissioner Hartung still wished zoning would be used as the criteria since it was unlikely there would ever be a half-acre parcel zoned as medium-density suburban. He reiterated the inequity in the example he provided earlier.

Commissioner Lucey asked whether there would be a process to rectify Commissioner Hartung's concerns regarding smaller parcels through the use of special use permits. Mr. Solaro said he did not want to explore that option. The recommendation was one container per acre or portion thereof, but he said the Board could provide different direction. He pointed out people in his neighborhood had multiple cargo containers but none of the other neighbors minded. He stressed there were certain areas where people did not want cargo containers at all, so staff was trying to make a policy to appease everyone. He thought it might be possible to create a process where a director's administrative permit could be exercised in special cases.

Assistant District Attorney Paul Lipparelli said the discussion was fine but if a consensus was not reached, Mr. Solaro could return with ordinance language that was not acceptable and the entire process would have to start over. He suggested now was the time to resolve the density issue so a bill could be submitted in an acceptable form.

Commissioner Hartung indicated he would be comfortable allowing two cargo containers on an acre parcel. This would solve issues in older equestrian neighborhoods.

Commissioner Herman said residents would have to abide by any applicable Covenants, Conditions & Restrictions, but she felt that should be the only place where cargo containers could be prohibited. She thought it had to be fair for people on half-acre lots in the same subdivision as residents with acre and a half lots.

There was a brief discussion about the specific language of the motion.

On motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 14 be approved as written in the staff report. Additionally, language would be added wherein two cargo containers would be allowed on a parcel of land less than one acre in size; parcels of one acre or larger would be limited to one container per acre or portion thereof.

**18-0880**      **AGENDA ITEM 17** Possible Closed Session for the purpose of discussing labor negotiations with Washoe County and Truckee Meadows Fire Protection District per NRS 288.220.

County Manager John Slaughter indicated the Board of Fire Commissioners would meet for a closed session following the Board of County Commissioners meeting.

**18-0881**      **AGENDA ITEM 18** Public Comment.

Ms. Katherine Snedigar wondered why the public did not receive an explanation of the emergency that allowed the gas tax to be passed. She felt the voters should have been able to vote on it.

**18-0882**      **AGENDA ITEMS 4 and 19** Announcements/Reports.

Referring to a comment made by Commissioner Jung at a prior meeting, Commissioner Hartung suggested the County should contract traffic studies out. The County could rotate engineers, each of which would sign a contract saying they could not be lobbied by any outside entities including lawyers, Commissioners, or applicants.

Commissioner Hartung said he attended the annual Nevada Association of Counties (NACO) conference in Douglas County. He listed several of the speakers and meetings that took place, praising Division Director of Engineering and Capital Projects Dwayne Smith for his presentation. He thanked Commissioner Lucey for his job as the moderator. He reported some of the topics discussed at the event and said virtually all counties were represented.

Commissioner Herman reiterated her belief all complaints should be written, signed, and even notarized in order to be considered; she noted this did not apply to the Quartz Lane complaint. Regarding the minutes for the October 23 Board of County Commissioner meeting, she clarified she wished an animal business person, such as someone who owned a kennel, should be appointed to the Washoe County Regional Animal Services Advisory Board, not simply an animal person.

Commissioner Lucey echoed Commissioner Hartung's comments about the NACO conference, adding Washoe County was well-represented and used its expertise to provide great information. He remarked he visited Truckee Meadows Fire Protection District Station 36 over Thanksgiving break, where two communities cooked dinner for the firefighters of two stations. He thanked those community members. Lastly, he noted the weekend of December 1 and 2 was the final opportunity for residents to take advantage of the green waste program.

Mentioning a public comment that the Board should require developers to design fire-safe developments, Commissioner Jung indicated that should be overseen by Regional Planning. She said if it was an issue, the Board could find a legislator to help

with a bill draft request. She requested information about what the Board could do regarding fire-safe development, either at the regional level or the State level. She asked who was responsible for cleaning up ditches not cleaned by property owners, along with ways to compel people to maintain their private ditches. She offered to reach out to Job Corps, who might be able to provide help for those in need, as this was a major fire danger.

Commissioner Jung requested an update on any changes made to the communications and reports (C&Rs) from the Clerk's Office, saying the Board had not received all the C&Rs since July 25, 2018. She announced she would be going over the HIV services and structure from the District Board of Health on December 5. Finally, she requested a change in the language for the final announcements/reports agenda item to include reports on appointed boards and commissions; she felt she was not getting enough information.

Chair Berkgigler touted the success of the Tahoe Regional Planning Agency (TRPA) and the Tahoe Transportation District. She pointed out they approved The Shoreline Plan, which would allow for new piers including a safety pier, thus resolving a lawsuit from 15 years ago. She said no suit had been filed against it. Additionally, the TRPA approved the realignment of Highway 50 into a loop which would go from the Montbleu Resort past its current end at Harrahs Casino. Some older apartments and houses would be torn down but new low-income apartments were approved and would be built before the others would be torn down. She noted all political entities around the lake were in favor of the plan.

Chair Berkgigler announced the bike path from Incline Village to Sand Harbor was almost fully complete; two bridges still had to be set, which would happen after May 15, 2019. Parking concerns were being addressed. She noted a senior center opened in Incline Village in 2018, which was important because it had been the only heavily-populated area in the County without a center like that.

Chair Berkgigler mentioned the Regional Governing Planning Board was moving forward on a new regional master plan update. She expressed appreciation to Commissioners Hartung and Herman for the work they put into the effort. She noted the process was improving relations with the Cities of Reno and Sparks. She promoted a joint meeting with the Planning Commission on November 29 to discuss infill and green-fill properties and encouraged people to attend the meeting. She added there would be a special meeting on December 6.

Commissioner Lucey remarked County staff and the Nevada Department of Transportation would meet to discuss the safety studies for the Mt. Rose Corridor and how they pertained to County development. The meeting would be on December 5.

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**3:18 p.m.** There being no further business to discuss, the meeting was adjourned without objection.

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**MARSHA BERKBIGLER**, Chair  
Washoe County Commission

ATTEST:

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

*Minutes Prepared by:*  
*Doni Gassaway and Derek Sonderfan, Deputy County Clerks*