

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

COUNTY MANAGER  
Eric P. Brown

ASSISTANT DISTRICT ATTORNEY  
David Watts-Vial

COUNTY CLERK  
Janis Galassini

**This agenda has been  
amended to include links for  
the supporting documentation  
on Item 13 and Item 14.**



**NOTICE OF MEETING AND AGENDA**

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

**February 23, 2021  
10:00 a.m.**

**In Person and Online Viewing.** Effective February 15, 2021, the public will be allowed in the Commission Chambers, not to exceed 35% of fire code capacity in Commission Chambers or a maximum of 100 persons, whichever is less, at any given time and subject to the Governor's current directive as it relates to the mask mandate and social distancing. Due to evolving concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 (extended by later Directives the most recent of which is Directive 035), which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate, future meetings may be held by teleconference only. Any member of the public wanting to attend, participate or provide public comment in-person at meetings should review the Board's agenda posted online at [https://www.washoecounty.us/bcc/board\\_committees/index.php](https://www.washoecounty.us/bcc/board_committees/index.php) to determine whether in-person attendance has been suspended by the Governor or Board.

This meeting will be held with limited in person attendance and via Zoom teleconference at <https://us02web.zoom.us/j/87913013655>. NOTE: This option will require a computer with audio and video capabilities and downloading the ZOOM application. This meeting will also be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> and on Youtube at: <https://www.youtube.com/user/WashoeCountyTV>.

**Public Comment.** Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. Anyone wishing to provide live public comment may do so in-person, or by teleconference during the hearing by logging into the ZOOM webinar <https://us02web.zoom.us/j/87913013655>. NOTE: This option will require a computer with audio and video capabilities and downloading the ZOOM application.

Members of the public may also submit comments by mail, email to [Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us), or voice message at: (775) 954-4664. The County will make reasonable efforts to include all comments received by 4:00pm on February 22, 2021 by email and voicemail into the record. Comments are limited to 3 minutes per person and will be entered into the record only. Voicemails will no longer be played for broadcast and emails will not be read by the Clerk.

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

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

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

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

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

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

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

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

**10:00 a.m.**

1. Salute to the flag.
2. Roll call.
3. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
4. Commissioners’/County Manager’s announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)
5. Appearance by Washoe County Sheriff Darin Balaam to provide an update on the uses of the Duffield Grant for police services in Incline Village, NV. For Discussion Only.

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

- 6.A. Recommendation to accept a cash donation in the amount of [\$13,841.00] from the Northern Nevada Youth Foundation to support the juvenile programs at the Jan Evans Juvenile Justice Center; if approved, direct the Comptroller’s Office to make the appropriate budget adjustments. Juvenile Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 02-23-21 Juvenile Services Northern Nevada Youth Foundation Donation \\$13,841](#)

- 6.B. Recommendation to accept New West Distributing Company's donation of a 2005 Utility Trailer (VIN # 1HHDMT3215M000140) to the Washoe County Emergency Management Division. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [WC New West Distributing Company Trailer Donation Staff Report](#)  
[WC New West Distributing Company Trailer Title-Copy Donations Form](#)

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

- 7.A. Approval of minutes for the Board of County Commissioners' regular meeting of January 12, 2021. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC2021-01-12W](#)

- 7.B.1. Recommendation to accept the Regional Street Naming Committee recommendation and approve the renaming of Swallow Pointe Drive to Hallow Pointe Drive, within unincorporated Washoe County, Nevada. Community Services. (Commission District 4.) FOR POSSIBLE ACTION

**Attachments:** [BCC 02-23-21 - RSNC Recommendation](#)  
[BCC 02-23-21 - Swallow Pointe Map](#)

- 7.B.2. Recommendation to approve Amendment #1 to an Electric Vehicle Charging Station Grant Agreement from NV Energy [in the amount of \$21,380.00 with a total County Match of \$20,550], increasing the total grant award to \$74,648, for the purchase and installation of three dual-port electric vehicle charging stations at the Washoe County 9th Street Administration Complex; and direct the Comptroller's Office to make the necessary budget amendments. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 02-23-21 - Staff Report - EV Charging Stations Grant Amendment 1](#)  
[BCC 02-23-21 - Amendment #1 to Electric Charging Station Grant](#)  
[BCC 02-23-21 - Electric Vehicle Charging Station Incentive Program - Reservation Extension Notice - EV-00033](#)

**End of Consent Items**

8. Recommendation to approve purchase of iLOOKABOUT Streetscape digital photography and professional services in the amount of \$316,000 [project funded by Washoe County Assessor's Office Technology Fund as authorized by Nevada State Legislature] and authorize Purchasing and Contracts Manager to execute the attached Three Year iLOOKABOUT Terms of Service Agreement attached hereto. Assessor. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [2/23/21 BCC - Assessor - Staff Report iLOOKABOUT contract](#)  
[2/23/21 BCC - Assessor - iLOOKABOUT Proposal](#)  
[2/23/21 BCC - Assessor - iLOOKABOUT Terms of Service](#)  
[2/23/21 BCC - Assessor - iLOOKABOUT Sole Source Purchase Request Form](#)

9. Recommendation to: (1) accept a Sole Source waiver to establish a pilot program geared towards meeting the mandates imposed by the Family First Prevention Services Act (FFPSA) to establish residential homes under a new emergency care model to support a safe transition of care for children in need of emergency foster care; (2) approve two contract agreements to support the pilot program; (a) between Washoe County and 3 Angels Care effective upon execution and shall continue for one year in the amount of [\$503,700]; (b) between Washoe County and Call to Compassion effective upon execution of the agreement and shall to continue for one year in the amount of [\$251,850]; and if approved, (3) authorize the Purchasing and Contracts Manager to execute the Agreements. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 02-23-2021 TMP4718 Accept Pilot Emergency Foster Care Emergency Foster Care Contract CTC 01-26-2021 \(FINAL\)](#)  
[Emergency Foster Care Contract 3AC P4C 01-26-2021 \(FINAL\)](#)

10. Recommendation to approve the reimbursement of costs incurred by the City of Reno, the City of Sparks, departments of Washoe County, and Truckee Meadows Fire Protection District for expenses related to and in support of the Enhanced 911 Emergency Response System and portable event recording devices, as recommended by the 911 Emergency Response Advisory Committee on January 21, 2021, in an amount not to exceed [\$1,010,891.90] as specified within the adopted Enhanced 911 Fund's operating budget. Technology Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 02-23-21 - Staff Report - 911 Reimbursements](#)  
[BCC 02-23-21 - 01-21-21 E-911 Agenda](#)

11. Recommendation to approve a subgrant of Emergency Rental Assistance funding from the United States Department of the Treasury to the Housing Authority of the City of Reno in an amount not to exceed \$6,380,855 for the Washoe Housing Assistance for COVID Relief Program; with a grant period from February 23, 2021 through December 31, 2021, and if approved, authorize the County Manager to sign the Washoe County Subgrant Agreement between Washoe County and the Housing Authority of the City of Reno; and approve the Resolution necessary for same. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 2-23-2021-OCM-EHA SubAward RHA](#)  
[Resolution RHA-WEHA R20-081](#)

12. Recommendation to accept federal assistance of Community Development Block Grant Coronavirus Round 2 funds from the Nevada Governor's of Economic Development in the amount of [\$244,062; no county match], with a grant period of July 1, 2021 through December 31, 2022. Authorize the County Manager to sign award documents, and direct the Comptroller's Office to make the necessary budget amendments. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 2-23-21 CDBG-CV Round 2 \\$244,062](#)  
[Washoe County-CDBG-CV Rd. 2 Grant Agreement-Final](#)

13. Consideration of a proposed resolution finding that refunds of certain property tax payments in the estimated amount of \$28,900,000 to taxpayers in Incline Village and Crystal Bay Nevada are due, directing the Treasurer to make such refunds, directing that subsequent apportionments of revenues from property tax to the other taxing entities in the county including the Incline Village General Improvement District, North Lake Tahoe Fire Protection District, the State of Nevada and the Washoe County School District which levied a tax represented in the combined tax rate be withheld, directing the Treasurer to keep a list of refunds and other matters properly related thereto. District Attorney. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [Updated FINAL 4742 Incline Village Settlement Resolution](#)  
[Incline Village Tax Withholding Resolution 2.23.2021](#)

14. Discussion and action directing the payment of interest in the estimated amount of \$27,100,000 on certain property tax overpayments for residential properties at Incline Village/Crystal Bay in compliance with the October 21, 2019 Order issued by the District Court in Village League to Save Incline Assets, Inc., et.al. vs. State of Nevada, et.al., Case No. CV03-06922, as modified and clarified by the settlement agreement regarding the processing of refunds, and the withholding from subsequent apportionments of property tax revenues of the proportionate interest share from the taxing entities in Washoe County including the Incline Village General Improvement District, North Lake Tahoe Fire Protection District, the State of Nevada and the Washoe County School District. District Attorney. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [Update FINAL 4743 Incline Village Settlement Interest](#)  
[Withholding](#)

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

**Public Hearing - 2:30pm. (Note: Due to public testimony and discussion, time expended on the item in this category can vary.)**

*(Note: Item 16 listed under this heading will be heard on or after 2:30pm. In no case will it be heard before the stated time.)*

16. Introduction and first reading of ordinances amending Washoe County Code Chapter 110 (Development Code) within Article 302, Allowed Uses, to identify the types of review required for short-term rentals in each regulatory zone and to add an administrative review permit to the list of review types; within Article 304, Use Classification System, to update the residential use type description, add a definition for short-term rental, and update the definition for lodging services; within Article 410, Parking and Loading, to update the off-street parking space requirements table to include a reference to short-term rentals; and within Article 910, Enforcement, to specify that appeals of Administrative Hearing Office decisions related to short-term rentals would be heard by the Board of County Commissioners. Chapter 110 would also be amended to create Article 319, Short-Term Rentals (STRs), to establish standards, location limitations, defining unpermitted short-term rentals as nuisances, occupancy limits, parking requirements, safety/security considerations, signage, noise thresholds, trash/garbage collection rules, insurance requirements, Tahoe area considerations, permitting requirements, enforcement process, fees, fines, and penalties associated with short-term rentals; and to amend Article 306, Accessory Uses and Structures, by removing the procedural details for Administrative Review Permits, with those details being re-located into a new article that is updated to reflect minor changes related to short-term rentals. That article would be created as Article 809, Administrative Review Permits. The ordinances would also amend Chapter 50 (Public Peace, Safety and Morals) to include a definition of short-term rental and define unpermitted short-term rentals as a public nuisance; and amend Chapter 125 (Administrative Enforcement Code) to establish enforcement provisions related to short-term rentals, including but not limited to definitions, evidence of operation, evidence of violations, appeals and associated timeframes, stop activity orders, warnings, penalties, and penalty notices. Short-term rentals are a type of temporary lodging booked for fewer than 28-days and operated out of private residences such as homes, apartments and condos. They are commonly made available through property management companies and online booking services, and are also referred to as vacation rentals. The amendments also resolve discrepancies arising within existing Washoe County Code chapters as a result of the new code language, and other matters necessarily connected therewith and pertaining thereto.

And, if introduced, set the public hearing and second reading of the ordinances for March 23, 2021. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

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

**End Of Scheduled Public Hearings**

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

**Adjournment**