

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

TUESDAY

10:00 A.M.

JULY 23, 2019

PRESENT:

Vaughn Hartung, Chair

Bob Lucey, Vice Chair

Marsha Berkgigler, Commissioner

Kitty Jung, Commissioner

Jeanne Herman, Commissioner

Nancy Parent, County Clerk

Dave Solaro, Interim County Manager

Paul Lipparelli, Assistant District Attorney

The Washoe County Board of Commissioners convened at 10:00 a.m. in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

19-0577 AGENDA ITEM 3 Public Comment.

Ms. Tammy Holt-Still displayed a photo of a vehicle accident that occurred on Lemmon Drive and said the ramps which covered pipes crossing the road were fixed soon afterwards. She expressed concern about public safety due to the pipes crossing the road and thought Washoe County was aware of this issue. She opined the Hesco barriers would not be there if the water was gone but the water had been there for two years. In 2018, the water level dropped eight inches but she said it went down faster in 2019 and she wanted to know why. She thought the areas where pumps were located had seepage from the lake and she felt cutting into the roads would destroy their integrity. She spoke about a pipe installed on Idaho Street, which she was told by Director of Engineering and Capital Project Dwayne Smith would not back flow; it did and additional work had to be done to plug holes. A copy of the photo was placed on file with the Clerk.

Mr. Vance Rushing displayed a photo of Aristotle, a copy of which was placed on file with the Clerk. He said the act of trying to disarm citizens was an old practice. He doubted assault rifles existed in Aristotle's time but said other weapons like bows, arrows, and knives existed. He clarified a misconception about the Las Vegas shooting being the worst mass shooting in United States history by saying nearly 300 people were murdered by U.S. Government troops at Wounded Knee in 1890. He opined he did not trust the government because he knew what they were capable of doing by following orders. He was opposed to citizens being disarmed.

Mr. Gerry Mifsud said a successful senior event happened on July 14 at Paradise Park. He thanked Commissioner Jung for opening the event and helping people get food from food trucks. Mr. Mifsud stated Donna Clontz from the Washoe County Senior Services Advisory Board had made disparaging comments about him to others attending the event. He indicated she said slanderous comments about him to a County Commissioner in Chambers. He felt he had been bullied at a meeting where he was promoting the event. He stated something needed to be done about her behavior towards him. He wanted the District Attorney to open an investigation and discuss not only potential action against her but he felt she should be removed from the positions she held in the community.

Mr. Ken Prentice thanked the Commissioners for their service. He expressed concern about fire danger. He stated he had spoken with many people in the community about the Washoe County Regional Shooting Facility being closed to the public on Tuesdays, Wednesdays, and Thursdays due to law enforcement use. He explained law enforcement officers were required to shoot regularly to keep their skills sharp and needed to have the range open for them. He indicated operation of the range lost approximately \$40,000 the previous year. He thought the ranges could be made more accessible to private citizens to keep them from shooting in unsafe areas. According to authorities, firefighting efforts for the Jasper Fire cost close to \$1 million. He noted someone from Reno Sparks Neighborhoods would volunteer to assist with coordinating and running the range.

Mr. Sam Dehne spoke about the Constitution, Pan Am World Airways, corruption in the media, the high school at Wildcreek golf course, and the Reno City Council.

19-0578 **AGENDA ITEM 4** Announcements/Reports.

Commissioner Herman asked when the Code amendment for semi-trailers would come before the Board. She gave special thanks to the Sheriff's Office for apprehending two individuals who were dumping illegally. She encouraged citizens to keep their eyes open, write down license plate numbers, and report illegal activities. She thought the addition of six new deputies helped. She wondered when the Second Amendment sanctuary county discussion would be on an agenda. She thanked those responsible for smoothing out Winnemucca Ranch Road for a boys camp and air-sailing event.

Commissioner Herman wondered about audits being performed on voter rolls. At a conference in Las Vegas, more than one person in the voting machine industry indicated it was a serious matter. She thought the voting machines were fine, but voting records were not adequate. She wanted the matter researched before the next election.

Vice Chair Lucey stated he received emails and had discussions about abandoned cars and recreational vehicles in the southern, eastern, and northern areas of the County. He said current Code was restrictive on private land and made enforcement

challenging. He wanted more discussion on the issue and fines to be established for abandoned vehicle offenses. He also wanted a discussion about the lodge on Mt. Rose Highway. He expressed concern about the time it was taking to tear down the building and brought up incentivizing the property owner to take care of this in a timely manner.

Vice Chair Lucey asked for discussion to occur regarding shooting range operations and said he was concerned about the lack of safe places for citizens to shoot. He thought people had the right to practice shooting and hours could be coordinated to allow more times for target shooting. He wanted the speed limit increased on the SouthEast Connector and expressed concern that multiple agencies controlled the limits, but he wanted it to be discussed.

Commissioner Berkbigler wondered about the County's role to ensure all citizens were counted in the 2020 Census. She noted the importance of everyone within the area being counted because it would impact the money allocated to the County. She hoped staff could be assigned to work with the Governor's team to ensure Washoe County was on top of the issue. She agreed with Vice Chair Lucey that the lodge on Mt. Rose Highway needed to be completely removed. She said work had not been done at the site for a considerable amount of time. She asked staff to follow up with the property owner about his commitment to removing the building.

Chair Hartung asked for an update about speed control devices and stop signs on Silent Sparrow Drive. He wanted an agenda item to discuss a possible deed restriction to allow only a golf course or open land on the remainder of the land at Wildcreek. He stated he had the opportunity to tour Desert Skies and Sky Ranch Middle schools as well as Nick Poulakidas Elementary School. He said he was impressed by the level of digital infrastructure that went into those schools. He indicated schools were not what they used to be and he thought they would provide children with a head start.

Chair Hartung stated he attended the Sheriff's Office promotions ceremony and acknowledged some of the promotions that were received. He thought a joint discussion could be brought forward about law enforcement co-locating to use the range on Parr Boulevard to help eliminate closures at ranges. He noted he recently drove by both Mineral Lane and Highland Ranch Parkway and stated many abandoned vehicles were located in those areas.

Interim County Manager Dave Solaro stated the next Board of County Commissioners Meeting was scheduled for August 27.

CONSENT AGENDA ITEMS – 5A THROUGH 5H12

- 19-0579** **5A** Approval of minutes for the Board of County Commissioners' regular meetings of June 11, 2019, June 18, 2019, and June 25, 2019. Clerk. (All Commission Districts.)
- 19-0580** **5B** Recommendation to approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2016/2017, 2017/2018 and 2018/2019 unsecured tax roll and authorize Chair to execute the changes described in Exhibit B and direct the Washoe County Treasurer to correct the error(s). [cumulative amount of decrease to all taxing entities \$146,877.35]. Assessor. (All Commission Districts.)
- 19-0581** **5C** Recommendation to approve revised Drug Free Workplace Policy. Human Resources. (All Commission Districts.)
- 19-0582** **5D** Recommendation to approve, on staff recommendation that the board nominate; Kate Thomas and Jamie Rodriguez to the Governor for the Board on Indigent Defense Services as the Washoe County Commission's nominees to submit to the Governor to fill a term to end on June 30, 2022. Manager's Office. (All Commission Districts.)
- 19-0583** **5E** Recommendation to acknowledge receipt of annual report of projected proceeds and expenditures in the account used for the acquisition and improvement of technology in the Office of the County Recorder for FY20. Recorder. (All Commission Districts.)
- 19-0584** **5F** Recommendation to approve the Law Enforcement Funding Agreement between Burning Man Project (BMP) and Washoe County, on behalf of the Washoe County Sheriff's Office to provide reimbursement for extra staffing [\$118,351.00 estimated total reimbursement] needed in the Gerlach/Empire area during the annual Burning Man Festival for 2019. Sheriff. (Commission District 5.)
- 19-0585** **5G1** Recommendation to the Board of County Commissioners to retroactively acknowledge a grant award of [\$20,000], no County match required, awarded to the Second Judicial District Court from the Lee F. Del Grande Foundation, retroactive June 1, 2019 through December 31, 2019 for the Family Peace Center; and direct the Comptroller to make the necessary budget amendments. District Court. (All Commission Districts.)
- 19-0586** **5G2** Recommendation to the Board of County Commissioners to retroactively acknowledge receipt of the Federal Services-Training-Officers-Prosecutors Violence Against Women Formula Program (STOP) sub-grant in the amount of [\$30,709.00 plus a 25% in kind match with staff salaries] awarded to the Second Judicial District Court to strengthen services provided to families impacted by domestic violence and promote

partnerships among community stakeholders, and direct the Comptroller's Department to make the necessary budget amendments. The estimated budget for these services is not to exceed \$30,709.00 during the project period of July 1, 2019 and June 30, 2020 through the Federal STOP pass-through grant administered by the Nevada Office of the Attorney General. District Court. (All Commission Districts.)

- 19-0587** **5H1** Recommendation to approve, Pursuant to NRS Chapter 369 and WCC Chapter 30, the State of Nevada Manufacturer's Brew Pub License, with recommended conditions, for a second brew pub location for Kevin Drake, dba Alibi Incline, LLC, and if approved, authorize each Commissioner to sign the State of Nevada Application for Manufacturer's License with direction for the County Clerk to attest the license application. Among other things, a brew pub involves the manufacture, storage, and sale of malt beverages (typically beer) on the premises. By law, the Board is tasked with approving or denying these licenses for the State of Nevada. Approval of the license must be based on a determination that the individual applicants, Kevin Drake and Richard Romo, are of "good moral character," which includes but is not limited to a review of records of criminal convictions, if any, in the histories of the applicants, as well as any issues concerning any child support obligations of the applicants. The brew pub is proposed to be located at 931 Tahoe Blvd (in the old Hacienda restaurant, APN 132-231-07) on property zoned General Commercial (GC) within the Incline Village Commercial Community Plan area, Special Planning Area #1. Community Services. (Commission District 1.)
- 19-0588** **5H2** Recommendation to approve an Easement Purchase and Sale Agreement and Easement Deed between Washoe County and D.R. Horton, Inc., for a permanent, non-exclusive drainage easement totaling 10,426± square feet on APN 162-010-20, [at the appraised value of \$3,000]. Community Services. (Commission District 2.)
- 19-0589** **5H3** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Silver State Kennels, and re-convey 1.00 acre-feet of water rights from Washoe County to Silver State Kennels. Community Services. (Commission District 5.)
- 19-0590** **5H4** Recommendation to approve a Water Rights Deed to re-convey 2.00 acre-feet of water rights from Washoe County to Grandview Terrace General Improvement District. Community Services. (Commission District 5.)
- 19-0591** **5H5** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement

between Washoe County and the Operating Engineers and Participating Employers Pre-apprentice, Apprentice, and Journeyman Affirmative Action Training Fund, and re-convey 1.5 acre-feet of water rights from Washoe County to Operating Engineers and Participating Employers Pre-apprentice, Apprentice, and Journeyman Affirmative Action Training Fund. Community Services. (Commission District 4.)

- 19-0592** **5H6** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Coli-Damonte, LLC, and re-convey 2.00 acre-feet of water rights from Washoe County to Coli-Damonte, LLC. Community Services. (Commission District 2.)
- 19-0593** **5H7** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Mack R. McKinley and Robyn M. Roth, and re-convey 1.00 acre-feet of water rights from Washoe County to Mack R. McKinley and Robyn M. Roth. Community Services. (Commission District 5.)
- 19-0594** **5H8** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Matthew J. Richard, and re-convey 1.00 acre-feet of water rights from Washoe County to Matthew J. Richard. Community Services. (Commission District 2.)
- 19-0595** **5H9** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Lease Agreement between Washoe County and Robert M. Sader and Candice K. Sader, Co-Trustees of the Sader Nevada Trust Agreement, dated December 12, 1995, and re-convey 0.2 acre-feet total combined duty of water rights from Washoe County to Robert M. Sader and Candice K. Sader, Co-Trustees of the Sader Nevada Trust Agreement, dated December 12, 1995. Community Services. (Commission District 2.)
- 19-0596** **5H10** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Sally J. Armstrong, and re-convey 0.55 acre-feet of water rights from Washoe County to Sally J. Armstrong. Community Services. (Commission District 5.)
- 19-0597** **5H11** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Twisted Sisters, LLC, and re-convey 0.4625 acre-feet of water rights from Washoe County to Twisted Sisters, LLC. Community Services. (Commission District 5.)

19-0598 **5H12** Recommendation to approve a Memorandum of Understanding (MOU) between Washoe County---on behalf of the Washoe County Planning & Building Division---and the Truckee Meadows Fire Protection District (TMFPD) to clarify the authority, roles, procedures, timelines and approval protocols, as well as remove any unnecessary overlap in services between the Truckee Meadows Fire Protection District and the Washoe County Building Program, specifically related to Washoe County's Building Permits that are issued through the Washoe County Building Program, within the Planning and Building Division of the Community Services Department and does not include TMFPD's Fire Permits which are submitted directly to and managed by TMFPD effective upon approval and continuing until terminated. Community Services. (All Commission Districts.)

On the call for public comment, Mr. Sam Dehne said he was wrong about Burning Man and thought the event should go away. He said Washoe County provided law enforcement for the event every year.

On motion by Vice Chair Lucey, seconded by Commissioner Berkgigler, which motion duly carried on a 5-0 vote, it was ordered that Consent Agenda Items 5A through 5H12 be approved. Any and all Resolutions or Interlocal Agreements pertinent to Consent Agenda Items 5A through 5H12 are attached hereto and made a part of the minutes thereof.

19-0599 **AGENDA ITEM 6** Update on the Washoe County Manager recruitment and possible direction on recruitment process. Human Resources. (All Commission Districts.)

Heather Renschler with Ralph Andersen and Associates stated the search for a new County Manager was underway and her company was in the process of receiving resumes and inquiries. She indicated she initially asked to close the search by July 26 but said she wanted to extend the posting until August 16 since the Board would not meet until later in August. The additional time would allow for individuals to inquire about the position and apply, giving her additional time to respond. She stated updated information would be brought to the Board as the process continued.

Chair Hartung asked Assistant District Attorney Paul Lipparelli whether the Board needed a motion to accept the change in timeframe. Mr. Lipparelli stated it could be styled as direction from the Board. Chair Hartung asked whether any Commissioners had an issue with the proposed extension and no concerns were raised.

On the call for public comment, Mr. Sam Dehne spoke about Open Meeting Law, former County Manager John Slaughter, the Reno Chief of Police, and the Reno City Manager. He thought the recruitment of the County Manager should be done internally.

19-0600 **AGENDA ITEM 7** Presentation of the Washoe County Downtown Master Plan Update by Arrington Watkins Architects, LLC, and recommendation to (1) acknowledge receipt of the Update as a valid identification of the long-term needs for downtown County facilities; and (2) provide direction to staff to explore financing and implementation strategies for the Update's option 3 or 4. Community Services. (Commission District 3.)

Project Manager Brett Steinhardt stated the Downtown Master Plan update was initiated by a request for proposal (RFP) process; Arrington Watkins Architects and the CGL Group were selected to assemble the information.

Chair Hartung stated Vice Chair Lucey had worked very hard on this topic and he did not want to restrict the time of the presentation because there was much to cover. He encouraged the Commissioners to ask questions as they had them.

Vice Chair Lucey said this was something the County had been working on for nearly seven years. He said the needs and assessments of properties and assets had to be discussed in order to make the assets work functionally for the County. He explained departments were scattered across the County and he thought that was an inefficient way to operate. He said he was excited that Arrington Watkins would provide details of the Downtown Master Plan and discuss the needs and assessments for the entire County, including facility needs, construction costs, and replacement costs.

Peter Sangiorgio, Principal with Arrington Watkins Architects, conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk, and reviewed slides with the following titles: Washoe County Downtown Master Plan Update; Agenda; Definition – Master Plan; Data Gathering Process; and Statement of the Problem. He explained master plans identified issues and strategic plans could be implemented to address the identified needs. He stated growth and technology were currently lacking in the downtown facilities. He said a detailed questionnaire had been created to help identify some of the growth needs and a facility condition needs index was established with that data. He noted criteria were formulated from the data for site development concepts for the next 20 years of growth.

Chloe Jaco, Senior Vice President with CGL Group, continued the PowerPoint presentation and reviewed slides with the following titles: Project Purpose; Downtown Campus; Needs Assessment (4 slides); Staff Projection Summary; Space Projection Summary; and Existing Parking Assessment. She emphasized the purpose of the Master Plan was to assess current and future needs for the departments in the downtown campus through the year 2040. Best practices and emerging trends were considered along with the particulars of other master plans to ensure consistency.

Vice Chair Lucey asked Ms. Jaco about the assessment based on the buildings and assets, adding the downtown library needed to be considered as well. Any parking structure that could be built could assist with growth. Ms. Jaco thought the

parking assessment had been discussed with staff and warranted additional investigation to determine the actual parking inventory.

Mr. Sangiorgio continued the PowerPoint presentation and reviewed the Facility Condition Assessment slides.

Chair Hartung said the historic courthouse was on the needs list and asserted that building needed to be maintained. Mr. Sangiorgio said that building was discussed in a future slide of options. He stated the goal was to repurpose and extend the life of the downtown buildings and thought they could get a few more years out of them.

Mr. Sangiorgio continued the PowerPoint presentation and reviewed slides with the following titles: Security Condition Assessment (3 slides); Concepts to address growth; Key Plan; Option 1; Option 2; Option 3; and Option 4.

Chair Hartung pointed out he did not see the contemplation of a public-private partnership (3P) and asked whether that was still being considered. Mr. Sangiorgio replied it would be discussed in more detail during the presentation.

Ms. Jaco said Chair Hartung had a great point that there were many opportunities to address procedures to handle this type of project. She stated they were trying to show options based on the projected needs and best uses of the facilities along with an understanding of the magnitude of the needs.

Mr. Sangiorgio continued the presentation by explaining each of the four options.

Commissioner Berkbigler expressed concern about safety in the courthouse and wondered whether the options would ensure the safety of judges and staff. Mr. Sangiorgio stated each option would improve security but they were not total safety solutions. He explained a review of all safety aspects was included in the due diligence but stated safety would be a challenge to ensure.

Mr. Sangiorgio said Option 1 would not improve efficiency and could create a high level of inconvenience to staff. He explained court security could be significantly increased with Option 2, although some areas would not be as secure as the normal, recommended standards. He said Option 3 was a better option and would include the closing of Court Street, encompassing it into the downtown campus. He stated inefficiency and security deficiencies would still exist with this option. Option 4, he thought, would be in the best interest of the County. He explained this concept would create efficiency, safety, and accessibility that did not exist with the other options or current conditions.

Ms. Jaco said each option involved the County selling or redeveloping 350 Center Street, including the parking structure across from the location.

Commissioner Jung asked about parking at the downtown library if 350 Center Street and its parking structure were sold. Ms. Jaco explained a parking structure could be added if it was determined to be close enough to the downtown campus. Commissioner Jung stated parking would become an inconvenience for library patrons.

Commissioner Jung said the staff report recommended two of the four options, but she noted two other master plans for the jail and the administrative complex still needed to be brought back to the Board. She thought a decision could not be made on the Downtown Master Plan without complete information on the other master plans. Interim County Manager Dave Solaro said the understanding of all the needs identified through the master planning process would be presented. He noted this portion was completed and ready to present but the others were not yet ready. He stated the request from staff was to allow the Board to understand the process and all viable options. The process included the questions of affordability and the consolidation of separate units into one campus.

Commissioner Jung expressed concern about staff's request for a decision on something that would not be fully presented until the other master plans were reviewed the following month. Mr. Solaro explained staff was requesting direction to start working though financing options and potential delivery strategies for all the County's needs. Commissioner Jung asserted she could not provide direction without knowing the options for the other two master plans. Mr. Solaro stated Options 3 and 4 were the ones that made the most sense for the County to meet the needs of the community. Commissioner Jung stated a decision should not be made today due to the lack of information about the rest of the master plans.

Commissioner Jung said this was a Washoe County Downtown Master Plan and wondered whether the City of Reno had been consulted about its alignment with their master plan. Mr. Sangiorgio stated they had met with agencies from the City of Reno. Commissioner Jung asked whether the Washoe County plan aligned with their Downtown Master Plan. Mr. Steinhardt explained the only discussion with the City of Reno agencies consisted of the aspects which would affect the courts in the downtown location. Commissioner Jung thought this needed to be taken to the Reno City Council to obtain input about their master plan.

Commissioner Jung stated she asked many times for projections of growth and wondered whether upgraded technology and remote courts were being considered. She questioned how technology could alleviate the need for big buildings when many aspects of service, including filings and jail hearings, could be done remotely. Ms. Jaco stated so much of the operation was changing, especially within the courts. Certain groups that required storage for records were eliminated from the projections due to the transition to electronic storage. She indicated the roles of departments had changed and were considered with the projections. The use of video arraignments was discussed and included in the presentation. Commissioner Jung asked about the process to integrate changes into the projections. Ms. Jaco stated detailed profiles for each option were

included in the Master Plan update but thought an individual meeting could be scheduled if Commissioner Jung needed more details.

Commissioner Jung wondered whether the plan was to tear down the historic courthouse buildings given the facility condition assessment. Mr. Sangiorgio stated portions of buildings would be removed and explained that two additions had been built onto the historic courthouse; over time those areas were not considered historic. The concept would be to take those away and make the space for development use but keep the two large components of the historic building intact. Commissioner Jung stated she was supportive of preserving the historic buildings. She urged that the historic buildings be retained because of cost and their iconic nature. She was in favor of increasing the cost, if necessary, to preserve the historic elements of downtown.

Commissioner Jung said judges at 1 South Sierra Street currently had parking but she was not clear about whether more parking would be added at that location. Mr. Sangiorgio indicated there was parking but judges could not enter the building securely via sallyports. He noted inmates could come face-to-face with judges at 75 Court Street. Commissioner Jung mentioned the building had armed security to provide protection for the judges.

Commissioner Jung mentioned the City of Reno used to pay Washoe County for parking at the Pioneer Center lot and wondered whether that was still active. Mr. Solaro said parking was provided to the City of Reno free of charge as part of an Interlocal Agreement with the Reno Municipal Court and 1 South Sierra Street.

Commissioner Jung brought up the consolidation of the downtown area and thought there would be buildings that could be sold on the open market. Mr. Sangiorgio agreed there were. Commissioner Jung asked about the best practice to consolidate certain functions of County government and wondered which agencies could work most easily in conjunction with others. She thought all departments could not be in one building due to the different natures of their services and offenders. She asked for more information related to best practices for consolidation.

Commissioner Jung thought the projected case load for 2040 was very low at only 5,000 additional cases. She wanted to see the data used to determine the projection. A questionnaire was developed during data gathering and she questioned which groups were surveyed. Mr. Sangiorgio stated they interviewed the Second Judicial Court, the Family Division at 1 South Sierra, and various judicial sections. Commissioner Jung wanted to see the questionnaires and asked about the timeline for the data gathering. Ms. Jaco replied they gathered data for three months. The questionnaire asked for 10 years of data and she said the projections were done in-house. She stated a projection description was included in the presentation along with the models selected.

Mr. Sangiorgio stated a trend was identified about the cost of maintenance for 75 Court Street and it was twice the cost of all the other buildings surveyed.

Commissioner Berkgigler asked about the grey building in the Option 4 photos and wondered whether it was the Mills Lane building. She said it was not colored and she questioned the plan for that building. Mr. Sangiorgio stated nothing was planned for that building in Option 4. Once the new court facilities were constructed, the space would be repurposed. Commissioner Berkgigler wondered whether the space could be sold or repurposed for other County offices. Mr. Solaro clarified the Mills Lane building was shaded yellow in the photo and would be used for County functions. Commissioner Berkgigler asked if that located was within the footprint of the Opportunity Zone (OZ). Mr. Solaro stated it was. Commissioner Berkgigler asked about the potential for sales to bring in revenue for the County. Mr. Solaro thought areas 8, 9, 3D, and 4D on the photo were contemplated for potential redevelopment. He said those would need to be shrunk to include the location by the river as an option.

Commissioner Berkgigler said she understood courthouses in Nevada were under the direct purview of the respective counties. Ms. Jaco indicated that was correct. Commissioner Berkgigler said it would be appropriate to inform the City of Reno of the County's intentions but thought there was no advantage to taking it before the City Council. She asserted the City of Reno had a vested interest in the courthouses but it was the responsibility of the County to ensure changes were in place. The County was responsible for the safety of court justices and the public, and she thought the future of the County was within Option 4 because it would protect the court system.

Chair Hartung asked Mr. Solaro about the financial role the State would take since the judges were paid by them. Mr. Solaro said the judges were paid by the State but Washoe County covered the facilities and support according to Nevada Revised Statute.

Vice Chair Lucey questioned the sustainability of courthouses and the continued security. He brought up an issue with the 'statement of problem' slide, which did not include the addition of a judge for the Family Division or consider the lack of a courtroom for this judge. Ms. Jaco stated that was correct and the interim steps were to find at least one or two litigation spaces.

Vice Chair Lucey explained this Master Plan was a starting point and it was not final. He said the reason this was the first Master Plan created was because it was located within the OZ and the property was owned, maintained, and funded by Washoe County. He indicated the administrative complex was located within the OZ but the building was dated and it operated on State property with a lease. He said it was not necessary to dispose of property to retain the benefits of the OZ because the County could lease it to a private or public agency; any tenant improvements which would increase the base of the property would then allow the individual to qualify for the OZ designation. The County could become a landlord for tenants to allow for growth and bring assets into a more functional capacity. This would allow private investment to upgrade the facilities yet the County would maintain the revenue base. He agreed with Commissioner Jung that the County could make a parking facility to generate revenue and noted some counties currently used that form of revenue.

Vice Chair Lucey stated discussions needed to occur related to the future location of departments which often worked together. He thought individuals unified into one complex would make working together easier and said technological advances would allow the connectivity of the departments. People would still have to be in a courtroom with a judge because live hearings would need to be conducted and the full technological system would not be that advanced within the next 25 years. He thought the OZ projects were not just for courthouses but a multitude of uses, including government centers and potential 3P investments. He said the County need to continue avoiding a siloed approach to accommodate future growth and technology.

Vice Chair Lucey wondered about the condition of 1 South Sierra Street, which was built in 2006 but already needed repairs. He asked for details about the conditions of the buildings. Mr. Sangiorgio stated they collected maintenance cost data from the County and created a scoring index by dividing all current maintenance costs and deferred overtime by the replacement value of the structure.

Vice Chair Lucey stated people did not understand the ongoing operation and maintenance needs for buildings or the tax dollars that went into the day-to-day operation of the buildings. He thought that was important because money put into operations and maintenance was lost revenue in the sense that it could not be capitalized going forward.

Vice Chair Lucey mentioned public safety but people brought up that there was not enough open space in the downtown corridor. He said the County wanted to maintain the historic value of the downtown area. He thought it would help if open space was created during redevelopment and talked about creating a community space. He noted that idea followed the mission and goals of the County by building a better spot for a safe, secure, and healthy community. He did not want a judge or the public traveling in an elevator with an offender. The current courthouse was not compliant with the Americans with Disabilities Act of 1990. He asserted the County did not create the problem but wanted to be part of the solution. He wanted to see tax dollars spent wisely. He said he would argue for the Board to support moving forward with this item in a positive direction but not necessarily deciding on an option.

Commissioner Jung thought the State Legislature should require judges to have their own buildings since they were State employees, but said the County was currently in a different situation. She stated she had pushed for that for 12 years.

Commissioner Jung asked about the costs for these options. Mr. Sangiorgio stated the details were in section five of the Washoe County Downtown Master Plan Update. Mr. Solaro stated he was hesitant to offer numbers since this was so preliminary and he did not wish to be held to the estimated numbers this early in the process.

At the request of Commissioner Jung, Mr. Sangiorgio stated the total for Option 1 was \$412,878,000, \$52 million of which was escalation costs. Option 2 totaled

\$382,514,000, \$48.3 million of which was escalation costs. Option 3 totaled \$375 million, \$47.5 million of which was escalation costs. Option 4 totaled \$409 million, \$41 million of which was escalation costs. Commissioner Jung questioned the difference between Option 1 and Option 4. She thought Option 4 was the best for the County and she wondered why it was the best value. She wanted the estimated costs for the other master plans.

In response to Commissioner Jung's question, Mr. Sangiorgio confirmed the County would have to go before the Reno City Council for variances, permits, or easements. Commissioner Jung thought they should be involved with and informed of the County's intentions to ensure the direction aligned with their sustainability plan. She said discussions with higher level staff should occur. She asserted she would demand that if she was on the City Council. She wanted the City to partner with the County and possibly help pay for some of the justice facilities in the campus. She thought the City of Reno also had parking issues.

Vice Chair Lucey said City of Reno staff had been contacted about parking and the master plan. He explained he and former County Manager John Slaughter had discussions with City Manager Sabra Newby and her staff. He stated Assistant County Manager Kate Thomas had also reached out to them to work on processes going forward. He thought discussion had taken place on the staff level.

Vice Chair Lucey thought direction was needed to explore financing based on the strategies in the Downtown Master Plan Update. He commented moving forward would take either a P3 project or bonding based upon general revenue bonds, and he thought the Board should provide direction to staff to explore some of the financing options. He wondered whether taxes or other funds could be reassessed and used to fund projects like this.

Chair Hartung said he understood the staff report identified the current requirements and future needs, and how the 3P process fit into that. He felt the City of Reno should be involved with the facility's actual look. He thought the goal was identifying current and future needs and moving forward from there.

Commissioner Berkbigler agreed the Board could provide general direction related to the presented options, but her personal opinion was Option 4 was the best for the County. She thought building a new courthouse was the only option that would work. She thought it was not the County's responsibility to approach the City of Reno with the proposed master plan for downtown. She was in complete agreement that the job of the Board was to acknowledge the fabulous report and she supported staff doing what was right for the constituents.

Vice Chair Lucey said construction costs continued to rise and the sooner this project moved forward, the sooner the needs could be identified and construction could start. He explained the estimated costs were speculative at this point and could

differ significantly. He wanted staff to provide a timeline once the master plans for the jail and administrative complex were ready to present.

Commissioner Jung said attempts had been made to integrate case management technology and software but certain agencies could not upgrade due to the age of the infrastructure. She asked whether this had been reviewed yet and, if so, what the potential cost savings would be and how the integrated data system would work. Ms. Jaco stated staff was working on procedures and this would be addressed.

Chair Hartung thought it was important to establish a timeline along with a partnership. He believed the partnership could dictate a final design and determine the type of funding needed. He applauded Clerk of the Court Jackie Bryant for her idea to utilize the area between Virginia and Sierra Streets. He thought that area was vulnerable and this would make good use of the space.

Vice Chair Lucey thought two motions should be made. The first would be that a potential RFP and timelines for the two other master plan updates be brought back by staff. The second would identify financing based on said proposals both from developers and the other master plan updates. He reiterated his motion.

There was a brief discussion where it was determined no actual motion had been made yet.

Chair Hartung stated he wanted the Board's input about direction to staff and a possible motion after public comment was taken.

There was no response to the call for public comment.

Mr. Lipparelli suggested a motion could include direction to staff for the information the Board wanted brought back for discussion. He stated specific details for any RFP would need to be stated. He provided an example that a motion could state an RFP could be utilized for the development of Option 4 based on this presentation. He thought staff needed to understand the direction in order to present the desired information to the Board.

Vice Chair Lucey moved that staff bring back an RFP process and potential timeline for Option 4 to identify within the Washoe County Opportunity Zone Project. This was seconded by Commissioner Berkbigler.

Mr. Lipparelli stated RFPs were typically used when the scope of work was already known and they were designed to request bids for desired work. He said there were many elements to Option 4 that needed consideration. He thought direction related to the type of funding options the Board sought needed to be clarified. He provided options for the types of financing options, such as doing a design bid build, asking voters for bond approval and imposing a new tax, seeking alternative tax sources that had already been authorized, or utilizing a 3P proposal where the financing was

entirely private. He thought Vice Chair Lucey might be asking for more information about funding but stated those were the options that came to mind.

Vice Chair Lucey amended his motion to ask staff to bring back proposals and a potential timeline without an RFP based on the discussion of Option 4. He wanted greater clarity about moving forward with Option 4 due to the complex nature of other governmental approvals being required and the potential parceling of projects, among other things. He then rephrased his motion, which was agreed to by the seconder.

There followed significant discussion about the motion. In this discussion, County Clerk Nancy Parent admitted she did not understand the motion but it would appear in the minutes exactly as it was stated in Vice Chair Lucey's last iteration. Mr. Solaro indicated he had clear enough direction as far as the action steps the Board wished to be brought back to them.

In the discussion, Vice Chair Lucey indicated his motion did not contain an RFP. Commissioner Jung requested clarification of the motion, which Ms. Parent could not provide without the ability to replay the motion. Further discussion occurred about whether formal proposals had come before the Board and Mr. Solaro indicated they had not. Mr. Solaro also offered his interpretation of the elements of Vice Chair Lucey's motion. He anticipated those requests coming back before the Board after the other two master plan updates were presented so the Board had a greater understanding of the County's priorities. Chair Hartung added his desire to know the next steps.

On amended motion by Vice Chair Lucey, second by Commissioner Berkgigler, which duty carried on a vote of 5-0, it was ordered for staff bring back potential steps for entertaining proposals and a potential timeline and needs necessary to move forward with Option 4 as it pertained to the Washoe County Opportunity Zone Project.

Vice Chair Lucey made a second motion about potential financing options including 3P arrangements and current revenue structures. Chair Hartung asked whether this motion included how those 3P processes could change the final design. Vice Chair Lucey replied it did.

Commissioner Jung asked whether Vice Chair Lucey's second motion would include the other two master plans or whether it was specific to just this project because it was in an OZ. Vice Chair Lucey said it dealt only with this project. Commissioner Jung presumed that the motion requested a financing plan which would use the land that was identified for investors. Vice Chair Lucey confirmed her assertion and Commissioner Jung said she could support that.

Though public comment had already been taken during this item, Mr. Lipparelli suggested asking again. There was no response to the additional call for public comment.

On motion by Vice Chair Lucey, seconded by Commissioner Jung, which motion duly carried on a vote of 5-0, it was ordered that staff bring back potential financing options based upon Option 4 and options for moving forward with 3Ps, current revenue structures, and anything pertaining to bringing Option 4 to fruition.

BLOCK VOTE – 8 THROUGH 10

19-0601 **AGENDA ITEM 8** Recommendation to approve acceptance of Community Corrections Partnership Block Grant from the Department of Health and Human Services - Juvenile Justice Programs Office in the amount of [\$317,101.36] to provide treatment and programming to youth referred to the Washoe County Department of Juvenile Services; for the retroactive period of 7/1/19-6/30/20. No match required. If approved, direct the Comptroller's Office to make the necessary budget amendments. Juvenile Services. (All Commission Districts.)

On the call for public comment, Ms. Elise Weatherly spoke about fighting to get her internet fixed, spending money on bad kids, and Marvin Neal being dismissed after 25 years of service at the Jan Evans Juvenile Justice Center.

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

19-0602 **AGENDA ITEM 9** Recommendation to the Board of County Commissioners to acknowledge payment to Avenu in amount not to exceed [\$235,071.48] for fiscal year 2019-20 for annual maintenance and support agreement for the Second Judicial District Court's case management system. The Second Judicial District Court will continue to pay for this contract through June 30, 2024 from cost center 120121, services and supplies. District Court. (All Commission Districts.)

On the call for public comment, Ms. Elise Weatherly wanted money from both the Department of Juvenile Services and this item to be given to the Second Judicial Court because they employed people who helped her.

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

19-0603 **AGENDA ITEM 10** Recommendation to approve the Forensic Support Services Agreements between Washoe County on behalf of Washoe County Sheriff's Office and various Local Law Enforcement Agencies: Board of Regents (UNR PD) \$15,658; Churchill Co SO \$44,177; Elko Co Sheriff's Office \$65,384; Elko PD \$88,914; Eureka Co SO \$4,302; Fallon PD \$40,822; Humboldt Co Sheriff's Office \$35,273; Lander Co SO \$6,883; Lyon Co SO \$109,261; NV Dept. of Wildlife \$1,500; Pershing Co SO \$24,949; Reno Tahoe Airport Authority \$3,914; Storey Co SO \$22,368; Walker River Paiute Tribal PD \$3,000; Washoe County School PD \$31,316; West Wendover PD \$36,133; White Pine Co SO \$21,809; Winnemucca PD \$45,597; Yerington PD \$3,000 for Forensic Laboratory Analysis Service fees for the retroactive term of July 1, 2019 to June 30, 2020 with a total income of [\$604,260.00]. Sheriff. (All Commission Districts.)

On the call for public comment, Ms. Elise Weatherly wanted White Pine County to get more money for forensics due to the crime in the area.

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

19-0604 **AGENDA ITEM 11** Possible Closed Session for the purpose of discussing labor negotiations with Washoe County and Truckee Meadows Fire Protection District per NRS 288.220.

Interim County Manager Dave Solaro indicated there was a need for a closed session.

There was no response to the call for public comment.

On motion by Commissioner Berkbigler, seconded by Vice Chair Lucey, which motion duly carried on a 5-0 vote, it was ordered that the meeting recess after Agenda Items 12 and 13 to a closed session for the purpose of discussing negotiations with Employee Organizations per NRS 288.220.

19-0605 **AGENDA ITEM 12** Public Comment.

Ms. Elise Weatherly said no one wanted to hear what the public wanted to say. She spoke about accounting, the Jan Evans Juvenile Justice Center, Assemblyman Skip Daly, Barack Obama, YouTube, the death penalty, accountability, and money.

19-0606 **AGENDA ITEM 13** Announcements/Reports.

There were no announcements.

12:33 p.m. The Board recessed to closed session.

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12:44 p.m. There being no further business to discuss, the meeting was adjourned without objection.

VAUGHN HARTUNG, Chair
Washoe County Commission

ATTEST:

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

Minutes Prepared by:
Doni Gassaway, Deputy County Clerk