

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

TUESDAY

10:00 A.M.

AUGUST 24, 2021

PRESENT:

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

**Janis Galassini, County Clerk**  
**Eric Brown, County Manager**  
**Mary Kandaras, Deputy District Attorney**

The Washoe County Board of Commissioners convened at 10:01 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:

**21-0646**      **AGENDA ITEM 3** Presentation by Bill Hauck, TMWA Water Supply Administrator, on the current status of TMWA's water supply and upstream drought reserves.

Bill Hauck, senior hydrologist with the Truckee Meadows Water Authority (TMWA), conducted a PowerPoint presentation and reviewed slides with the following titles: Water Supply and Drought Operations Planning; Photos of the Truckee River (2 slides); Annual and Projected Floriston Rate Water; USGS Gage at Farad; Annual and Projected Lake Tahoe Elevation; Photo of Lake Tahoe Outlet Gates; 2017 TMWA Actual Sources of Supply; 2018 TMWA Actual Sources of Supply; 2019 TMWA Actual Sources of Supply; 2020 TMWA Actual Sources of Supply; April 1 Truckee River Basin Snowpack; U.S. Drought Monitor West; June 01, 2021 Final NRCS Streamflow Forecasts; 2021 TMWA Projected and Actual Sources of Supply; Truckee River System Storage; and four photos.

Mr. Hauck stated flows through Reno were less than half of normal due to the required rate of flow at the California/Nevada state line being exhausted from the Boca Reservoir, which led to the federal watermaster ratcheting outlet gates. He noted flows would continue to drop over the next few months and the required rate of flow could no longer be met. He mentioned the stored water in Lake Tahoe was very low and the reserve would be exhausted by October 2021. Currently, the 17 Lake Tahoe outlet gates were open, and water was flowing into the Truckee River. Operation had been normal over the past 4 years with 80 to 85 percent of community supply coming directly from the Truckee River. The remainder came from groundwater pumping from wells that had been put into

operation in the spring to provide supply for the summer peak season. He indicated 2020 operated normally despite the dry year because the ample water storage upstream at Lake Tahoe and the Boca Reservoir was used to meet the required rate flow.

Mr. Hauck spoke about snowpack being at 68 percent of normal on April 1, which solidified that the region was in extreme drought. In order to keep surface water treatment plants online and supply customers with water, they needed to start releasing drought reserves from upstream by early September. He stated 5,400-acre feet of upstream storage would be used in six to seven weeks, but that storage had nearly 52,000-acre feet of combined resources, 20 percent of which were owned by TMWA. He explained flows in the Truckee River for the following year would be dependent on precipitation and snowpack due to a shortage of carryover storage in the Boca Reservoir and Lake Tahoe. This was not a great position to be in, but he asserted there was enough water in the reserve to provide a reliable supply of high-quality drinking water to their customers.

Vice Chair Hartung spoke about requirements of snowpack and the times when water could be released from storage. The TMWA Board was proactive in attempting to get the watermaster to change the release times, he said. He wanted insight about early runoff and reduced annual snowfall. Mr. Hauck replied release of storage water was not an issue in years with normal snowpack as runoff did not begin until April, but in dry years snow would begin to run off by February or March; with how the federal upstream reservoirs were currently managed, they could not begin to close outlet gates until April 10. Often in a dry year, runoff flowed downstream and was not able to be captured. He spoke about a grant that TMWA secured two years earlier, saying they were working with the Army Corps of Engineers and the Bureau of Reclamation to establish new ways to manage the federal reservoirs in the wintertime for flood control and the capture of early runoff. Operations would continue as normal until regulations were changed, but he asserted they were working on it.

Commissioner Hill wondered about the message they should provide to the community. She wanted to ensure people were informed about conservation and that TMWA had a good plan. Mr. Hauck explained people should use water responsibly and noted they had implemented additional water conservation measures. He indicated they were enforcing usage and water watchers were out in the community educating customers on current restrictions to save water, such as not watering between 11:00 a.m. and 7:00 p.m. The message should be that the region was in a drought and though there was ample storage to supply all customers, but people needed to use the resources wisely.

Commissioner Jung expressed gratitude that TMWA was owned by the people rather than speculators, which was why they knew what was going on with water and the money people paid for it. She noted two of the TMWA Board members were on this Board and were able to monitor happenings. Issues about the drought situation and resources available brought light to what Vice Chair Hartung had been saying about reclaiming water, and she thought a bigger difference could be made with more available tools. She was thankful for the Vice Chair's insight many years ago to pursue other ways

to recycle water. She spoke about the region being dependent on the federal watermaster to provide water services to the community.

Chair Lucey wondered how the supply was within the aquifers. Mr. Hauck replied there had been no impacts to the water table from production. He explained they had a proactive aquifer storage and recovery program. In the winter months, surface water was taken from the Truckee River, treated at the Chalk Bluff Treatment Plant, and injected into any wells within their service territory, with some wells being strategically targeted. Since they acquired the Washoe County Department of Water Resources, TMWA had been able to move surface water to the Mt. Rose fan area and to many production wells that were having negative impacts on the water supply.

Chair Lucey mentioned challenges with the Truckee River Operating Agreement related to the supply downriver during heavy use months. He expressed concern for wildlife when levels in the river were depleted. Mr. Hauck stated they happened to be in a drought cycle. The Truckee River was a priority, and the senior rights holders were getting water. He said the Pyramid Lake Paiute Tribe was currently one of the most senior water rights holders on the Truckee River system and they were receiving the water to which they were entitled to sustain fish and wildlife. TMWA also received a portion of those water rights for their customers. When required rates of flow at the state line were met, all water rights holders were able to exercise their rights, but when the required rate of flow was not met, only the most senior rights holders were able to divert water.

There was no public comment or action taken on this item.

**21-0647**      **AGENDA ITEM 4** Public Comment.

Ms. Janet Butcher expressed appreciation for the four-way stop sign installed at Sunset Springs Lane and Omni Drive, and that the Board acknowledged Drug Overdose and Awareness Day. She was concerned about borders still being open to drug cartel and smugglers as well as increases in drug overdoses and human trafficking. She spoke about COVID-19 (C19) cases in vaccinated and unvaccinated individuals and encouraged people to pray for citizens abandoned in Afghanistan.

Ms. Chasity Martinez spoke about the recommendations made for American Rescue Plan funds the previous week. She brought up the County taking over homelessness services in the region and wanted more supportive housing with wraparound and emergency services, noting Nevada was last in the nation in providing mental health resources. She provided recommendations for areas of concern including youth services, teen suicide, affordable childcare, and better public transportation in outlying areas. She hoped Washoe County would hold public forums to allow the public to voice suggestions for where funds should be used so the County could recover from the pandemic.

Ms. Cindy Martinez spoke about caring for her mother who suffered a stroke after getting a C19 vaccine. She expressed concern about vaccination passports and shared how other areas in the world were dealing with vaccinations and outbreaks. She

wondered whether the members of this Board would subject their children to vaccinations that could damage their sons' hearts or render their daughters infertile. She believed there was no going back once someone gave in to Governor Steve Sisolak's demands.

Ms. Melanie Sutton stated people showed up every week to request an end to the public health emergency, but no one would listen. She expressed concern about the Federal Drug Administration (FDA) approving the Pfizer vaccine after a year when it normally took 5 to 10 years for FDA approval. She mentioned no one knew the effects of taking the vaccine, which she felt could result in heart conditions. She was against people being forced to take a shot without knowing what would happen in the future. She requested an end to the public health emergency and for people to have a choice with their bodies.

County Clerk Jan Galassini stated emails were received from Ms. Pamela Tsigdinos, Mr. Rob Pierce, Ms. Carole Black, and Ms. Jan Bishop, which were placed on file.

**21-0648**      **AGENDA ITEM 5** Announcements/Reports.

County Manager Eric Brown spoke about Consent Agenda Item 8F1 acknowledging a distinguished budget award for FY20-21, and he gave kudos to Comptroller Cathy Hill, the budget group led by Budget Manager Lori Cooke, and Chief Financial Officer Christine Vuletich.

Due to the drought and the ambition to build many more homes, Commissioner Herman thought, this Board had the responsibility to slow down growth to ensure the citizens that owned property and lived in the community for many years were protected. She thought it was worth thinking about a moratorium. There was still a chance to stop the health emergency in the County, and she felt they could do it.

Vice Chair Hartung thanked the individual who noticed the stop sign installed in Bridle Path. Many places were receiving stop signs and proactively trying to change the way speed control devices, speed cushions, and other obstacles worked to reduce speeds. He wanted to work with staff to ensure any projects presented to the planning department initially met standards instead of trying to retrofit communities after the fact. He spoke about working collaboratively with the Regional Transportation Commission to fund a program providing more money to the three municipalities to address side street issues that they would normally not be able to fund. He stated many of the commissioners had issues in their districts and they were trying to fix them.

Commissioner Hill spoke about the concerns of fires and air quality. She urged people to visit [www.redcross.org](http://www.redcross.org) to support people being displaced by fires, explaining how to search specifically in this region. Citing a proclamation presented the previous week about emergency readiness, she opined it was a great time for people to visit [www.readywashoe.com](http://www.readywashoe.com) to learn how to prepare families for evacuation.

Commissioner Jung brought up an item from the previous meeting in which Board members serving on other boards were asked to request agenda items at those meetings to discuss air quality. She felt the Board needed figure out a way to be consequential in decisions made to the west that critically harmed everyone in the area. She did not want people to get used to someone else's smoke. She spoke about the effects of the smoke and said it was a mitigated disaster. She noted the weather forecast anticipated smokey skies indefinitely. She requested a standing item on this Board agenda to discuss the severe air quality, imploring other County boards to place an item on their agendas as well. If this smoke blew into the Bay Area and Silicon Valley, she believed people would have been arrested and it would not have become an issue. She thought that, because there were no consequences due to the community being a minority with no authority to tell them to stop, they allowed the fire to burn.

Chair Lucey commented on the smoke in the community and its impacts to people's health, saying it was more hazardous than anything they had dealt with in a few years. Impacts to the community included a lack of tourism, cancelled flights, and the possible cancellation of the upcoming balloon races due to poor air quality. He brought up how reliant the community was on tourism, and the economy relied heavily on clean air and weather. He asserted it was unique for the County to be solely dependent on the firefighting efforts of the United States Forestry Service, the California Department of Forestry and Fire Protection, and other agencies. He agreed with Commissioner Jung that this topic needed to be brought to all boards to find a way to unify.

Chair Lucey spoke about a recent Reno-Sparks Convention and Visitors Authority (RSCVA) Board meeting where they discussed the potential change of management services for the four properties currently the under RSCVA's authority: the Livestock Events Center, the Reno-Sparks Convention Center, the National Bowling Stadium, and the Reno Events Center. He asserted the management company currently in charge had not performed the duties of the contract. He announced the United States Conference of Mayors would be held in Reno in July 2022, led by Reno City Mayor Hillary Schieve.

**21-0649**      **AGENDA ITEM 6** Presentation and Update on FY 20-21 Fourth Quarter Status Report for the Washoe County Regional Detention Facility to include security of the jail, conditions of confinement, staffing and medical care of inmates housed at the Washoe County Sheriff's Office; acknowledge receipt of Report. Sheriff. (All Commission Districts.)

Chief Deputy Jeff Clark conducted a PowerPoint presentation and reviewed slides with the following titles: Welfare of the Inmates; COVID-19 Update; COVID-19 Update 4th Quarter; Washoe County Detention Facility COVID-19 Update; NaphCare Medical Data (2 slides); Welfare of Inmates – Medical; Welfare of the Inmates (2 slides); FY20-21 4th Quarter Average Daily Population; 4-Year Average, Average Daily Population; 4th Quarter Bookings; 4-Year Average Bookings; 4th Quarter Average Length of Stay; 4-year Comparison Average Length of Stay; 4th Quarter Jail Data; 4-Year Comparison Jail Fights; FY20-21 4th Quarter Inmate Assistance Program (DSU); Inmate

Assistance Program (DSU) Cost Savings; and Washoe County Detention Facility Inmate Work Program (3 slides).

Chief Deputy Clark highlighted the change in unit reorganization by saying housing unit 3 would intake females with mental health issues, housing unit 16 would intake cooperative males with mental health issues, and housing unit 17 would intake uncooperative individuals with mental health issues and inmates with unpredictable behavior. He asserted the number of jail fights was down significantly over the past four years. The Inmate Assistance Program provided tremendous savings to the jail by diverting inmates to programs outside the detention facility for assistance with mental health.

Commissioner Hill asked whether Chief Deputy Clark thought working regionally would improve the 988 calls for mental health inmates and ensure fewer people were taken to jail. Chief Deputy Clark said he was on the 988 Coalition and mentioned they were hopeful that separating mental health from 911 needs would be a service to the community. Discussions were taking place as to whether response would involve mental health providers or those providers and law enforcement for the protection of the social workers. He noted implementation would be around July 1, 2022.

Commissioner Hill wondered how the Board could support working regionally to ensure people would receive the services they needed instead of being arrested. Chief Deputy Clark asserted they worked well with the regional partners, but it was a challenge as there were many components, including dealing with both business and downtown development. He thought the decrease in the number of bookings was a testament to the willingness of regional partners. As the number of programs increased, such as the Nevada Cares Campus, they encouraged regional partners to utilize those programs. They met with heads of the regional partners monthly, he said, to address important and emerging issues within the community.

Commissioner Hill wondered about getting more women in the Inmate Work Program. Chief Deputy Clark stated the safety and security of inmates was the number one responsibility and trying to manage a population of men and women was challenging. There was not enough available staff to incorporate females into the work program, as females made up less than one quarter of jail population. He noted they were looking at expanding other opportunities for women.

Commissioner Hill asked that the next budget include the additional staff needed to provide equitable opportunities for women in the work program. She wondered whether inmate releases were done at one time during the day or multiple times. Chief Deputy Clark noted there were two times daily for the release of inmates for time served: 5:00 a.m. and 5:00 p.m.; releases based on bail and own recognizance occurred throughout the day.

Commissioner Jung expressed appreciation to Chief Deputy Clark and Sheriff Darin Balaam for the humanitarian ways they addressed people with substance abuse issues or severe mental health conditions. She knew those issues were at the top of

their list. She asked about how NaphCare was doing as the medical provider, since they were in a troubled situation for some time. Chief Deputy Clark said he had been dealing with NaphCare staff in Alabama, discussing mental health care needs. He mentioned NaphCare was experiencing challenges with hiring qualified staff just as other medical facilities were. He asserted consistent medical care was needed and NaphCare had been a good partner. The NaphCare administrator who visited the Board several months ago had been in and out of the hospital with C19 and pneumonia. He said it was a challenge not having an administrator, although someone was sent to fill in for the last month during his absence. He commented NaphCare corporate officers would fill gaps in services, and they had done a good job keeping positions filled with part-time employees; they were fulfilling the needs of the detention facility. On a positive note, NaphCare had increased mental health services and programs on their own and continued to understand the needs. He expressed appreciation that NaphCare was growing and had one owner, meaning he had immediate contact with the leaders who understood the jail, the community, and the needs of each.

Commissioner Jung expressed satisfaction and offered to help if there were any issues needing support. She thought the Sheriff's Office believed the services NaphCare provided were up to performance standards. Chief Deputy Clark thanked the Board for its support.

Vice Chair Hartung wondered whether the work programs had been suspended due to poor air quality. Chief Deputy Clark said they would not allow work program inmates to go outside in poor air quality and they constantly monitored it. He added that none of the inmates were allowed to go out to the yard in times of poor air quality, which created some mental health issues from being isolated indoors.

Vice Chair Hartung wondered about video arraignments and the percentage of inmates using this method. Chief Deputy Clark mentioned all arraignments were done via video. He said a meeting occurred with the lower courts and judges who were cooperative even though they all stressed the importance of in-person arraignments, but transportation was risky. He mentioned they were working together on a solution. Vice Chair Hartung thought video arraignments resulted in a huge cost savings for the Sheriff's Office and the courts, and he was pleased that this technology was helping move in that direction. He commended the departments for working together on this.

Chair Lucey wondered whether there had been an increase in violent crime statistics in the community. Chief Deputy Clark stated violent crimes were up, but it was unclear whether that was a result of a bigger population. He noted that information came from Sheriff Balaam and Chief Deputy Greg Herrera, and he would bring it back to the Board.

Chair Lucey wondered when Deputy Chief Clark anticipated NaphCare being fully staffed. Chief Deputy Clark replied there were ebbs and flows with staffing in correction environments, so they hired more staff than needed to come up to the minimum standard; staffing then dropped off. NaphCare was currently on a high for staffing by

offering hiring bonuses and taking advantage of times when hospitals did layoffs. He would keep an eye on the numbers and report back during his next quarterly report.

Chair Lucey said it sounded as if NaphCare was being responsive. Chief Deputy Clark confirmed they were and noted their contract was up June 30, 2022, with an additional two-year extension available.

There was no public comment or action taken on this item.

### **DONATIONS**

**21-0650** **7A1** Recommendation to accept a cash donation of [\$100,000] from Brock Pierce Foundation in support of increased demand for fire and emergency medical services in the Gerlach Fire Station response area; and if approved, direct the Comptroller to make the appropriate budget amendments. Manager's Office. (Commission District 5.)

Vice Chair Hartung asserted the Truckee Meadows Fire Protection District worked with Gerlach even though it was outside their service area. He expressed appreciation for these kinds of donations and support from the community.

Chair Lucey thanked the Brock Pierce Foundation for the donation. Without this type of support, he said, they could not continue to be responsive.

There was no response to the call for public comment.

On motion by Vice Chair Hartung, seconded by Commissioner Herman, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 7 be accepted.

### **CONSENT AGENDA ITEMS – 8A1 THROUGH 8F3**

**21-0651** **8A1** Approval of minutes for the Board of County Commissioners' regular meeting of July 20, 2021 and the special meeting of July 27, 2021. Clerk. (All Commission Districts.)

**21-0652** **8B1** Recommendation to 1) approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2017/2018, 2018/2019, 2019/2020, 2020/2021 and 2021/2022 secured and unsecured tax rolls 2) authorize Chair to execute the changes described in Exhibits A and B and 3) direct the Washoe County Treasurer to correct the error(s). [cumulative amount of decrease to all taxing entities \$193,503.09]. Assessor. (All Commission Districts.)

**21-0653** **8C1** Recommendation to accept the Regional Street Naming Committee (RSNC) recommendation and approve the naming of a currently unnamed access and public utility easement (government patent easement) to Bihler



Court, located in the unincorporated area of Washoe County, resulting in the need to readdress the single residence from 14070 Bihler Road to 14070 Bihler Court (APN 142-241-17), and if approved, waive the six-month waiting period, as authorized within the RSNC manual. Community Services. (Commission District 2.)

- 21-0654**      **8D1** Recommendation to retroactively acknowledge the Professional Services Agreement to support the Risk-Need-Responsivity Model program for Adult Drug Court, between the Second Judicial District Court and JOIN Inc., in an amount not to exceed (\$40,000), to support the Specialty Courts program, effective July 1, 2021 through June 30, 2022, with a provision for two (2) one year extensions through June 30, 2024. District Court. (All Commission Districts.)
- 21-0655**      **8D2** Recommend to retroactively acknowledge the Professional Services Agreements for transitional living services for Adult Drug Court, between the Second Judicial District Court and Ridge House in an amount not to exceed \$40,000 and The Empowerment Center in an amount not to exceed \$49,200, for a total not to exceed amount of [\$89,200], to support the Specialty Courts programs, effective July 1, 2021, through June 30, 2022. District Court. (All Commission Districts.)
- 21-0656**      **8D3** Recommendation to retroactively acknowledge the Professional Services Agreements for behavioral health services for Adult Drug Court, between the Second Judicial District Court and Ridge House, and Quest Counseling, in an amount not to exceed [\$145,964 per provider], to support the Specialty Court programs, effective July 1, 2021, through June 30, 2022. District Court. (All Commission Districts.)
- 21-0657**      **8D4** Recommendation to retroactively acknowledge the Professional Services Agreement to support the Workforce Development program for Prison Reentry Court, between the Second Judicial District Court and JOIN Inc., in an amount not to exceed (\$25,000), to support the Specialty Courts program, effective July 1, 2021 through June 30, 2022. District Court. (All Commission Districts.)
- 21-0658**      **8E1** Recommendation to: (1) appoint Ethan Hovest [Alternate] to the Washoe County Senior Services Advisory Board for the four-year term effective September 1, 2021, through August 31, 2025 and (2) remove Mark Miranda [District 3] from the Washoe County Senior Services Advisory Board due to 3 consecutive unexcused absences. Human Services Agency. (All Commission Districts.)
- 21-0659**      **8E2** Recommendation to accept an amendment to the subgrant award from the United Way of Northern Nevada and the Sierra's Emergency Food and Shelter Program that increases the award amount by [\$10,000 for a total

award of \$33,100; no match requirement] and extend the award period to September 30, 2021; retroactive from January 27, 2020, for emergency short-term housing assistance; authorize the Director of the Human Services Agency to execute the amendment and related documents; and direct the Comptroller's Office to make necessary budget amendments. Human Services Agency. (All Commission Districts.)

**21-0660** **8F1** Recommendation to Acknowledge Receipt of the Distinguished Budget Presentation Award for Fiscal Year 2020-2021 from the Government Finance Officers Association (GFOA). Manager's Office. (All Commission Districts.)

**21-0661** **8F2** Review and comment upon the three-year schedule of audits of various county entities or functions by the county's Internal Audit Division pursuant to Washoe County Code 15.560 and related provisions. The schedule shall include the departments, offices, boards, activities, business processes, subcontractors and agencies subject to audit for the period after review with the board of county commissioners. Manager's Office. (All Commission Districts.)

**21-0662** **8F3** Recommend Acknowledgement of Annual Report from the Internal Audit Division for Fiscal Year Ending June 30, 2021. Manager's Office. (All Commission Districts.)

Commissioner Herman stated Agenda Items 8F2 and 8F3 did not need to be pulled, but she wanted to comment on them. She indicated these items were related to audits, and the citizens in her district requested she point out that organizations needed to be audited in order to receive grants. She wanted staff to enact this as a grant process.

There was no response to the call for public comment on the Consent Agenda Items listed above.

On motion by Vice Chair Hartung, seconded by Commissioner Hill, which motion duly carried on a 5-0 vote, it was ordered that Consent Agenda Items 5A through 5F3 be approved. Any and all Resolutions or Interlocal Agreements pertinent to Consent Agenda Items 5A through 5F3 are attached hereto and made a part of the minutes thereof.

**BLOCK VOTE – 9, 10, 12, 13, 14, 15**

**21-0663** **AGENDA ITEM 9** Recommendation to authorize MWH Constructors and KG Walters Construction (MWH&KGW), a joint venture, as the Construction-Manager-At-Risk (CMAR), and approve the Owner-CMAR construction agreement, to construct Bioreactors 3 and 4 Excavation and Base Slab Early Work Package under a Guaranteed Maximum Price agreement, GMP 3A, a separate guaranteed maximum price agreement for the South Truckee Meadows Water Reclamation Facility 2020 Expansion

Project in the amount of [\$5,118,278.74]; and approve a separate project contingency/owner allowance fund [in the amount of \$463,707.36]. Community Services. (Commission District 2.)

There was no response to the call for public comment.

On motion by Vice Chair Hartung, seconded by Commissioner Hill, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 9 be authorized and approved.

**21-0664** **AGENDA ITEM 10** Recommendation to approve an amendment to the Agreement for Full Service Operation and Maintenance of Washoe County Sewer Facilities between Washoe County and SPB Utility Services, Inc., effective through December 31, 2024, to increase the major and minor maintenance funding in the amount of \$150,000 [from an amount not to exceed \$500,000 to an amount not to exceed \$650,000] on a calendar year basis. Community Services. (All Commission Districts.).

There was no response to the call for public comment.

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

**21-0665** **AGENDA ITEM 12** Recommendation to approve contract for armed and unarmed professional security services as a joinder pursuant to NRS 332.195 to the State of Nevada contract CETS#19049, awarded to Allied Universal Security, retroactive to July 1, 2021 through September 30, 2021. Estimated expenditures are anticipated as [\$696,587] for Q1 of FY22. If approved, authorize the Purchasing and Contractors Manager to execute the agreement. Manager's Office. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hartung, seconded by Commissioner Hill, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 12 be approved and authorized.

**21-0666** **AGENDA ITEM 13** Recommendation to (1) approve the proposal of lease terms between Washoe County and State Street Plaza, LLC, a Nevada limited liability company, for the County to occupy 7,308 square feet within the property located at 170 S. Virginia Street, for a three-year term (September 1, 2021 to August 31, 2024) to provide space for the Washoe County Housing and Homeless Services Division; and (2) if approved authorize the Assistant County Manager Dave Solaro to execute the lease and authorize the Assistant County Manager Dave Solaro to execute all agreements, warrants and checks that are needed to facilitate the relocation

of the Housing and Homeless Services Division; project cost of \$643,679.05 with a potential offset from the Health District contingent upon approval from the Washoe County District Board of Health; and (3) approve the use of Homelessness Fund Contingency in the amount of \$208,124 needed to support Fiscal Year 2022 costs, and (4) if approved, direct the Comptroller's Office to make the necessary net zero budget appropriation transfers and cash transfers. Manager's Office. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hartung, seconded by Commissioner Hill, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 13 be approved, authorized, and directed.

**21-0667**      **AGENDA ITEM 14** Recommendation to approve an Agreement for Professional Services between Washoe County and the Volunteers of America, Greater Sacramento and Northern Nevada to provide contracted staffing to operate the Cares Campus for professional services through June 30th, 2022, not to exceed \$6,783,767.64 authorize the Purchasing and contracts Manager to execute the agreement upon approval of the Interlocal Agreement on Homelessness by the Washoe County Board of County Commissioners. Item supports the development the Cares Campus to expand capacity for those experiencing homelessness. Manager's Office. (All Commission Districts.)

Commissioner Herman asserted the City of Reno was a welcoming city, although she felt they always thought Washoe County should pay the bills for homelessness.

There was no response to the call for public comment.

On motion by Vice Chair Hartung, seconded by Commissioner Hill, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 14 be approved and authorized.

**21-0668**      **AGENDA ITEM 15** Recommendation to approve expenditures for Washoe County Regional Communication System solar panel and power system replacement at the Fox Mountain communication site for a cost not to exceed [\$385,660.70] as recommended by the Joint Operating Committee on July 30, 2021; and to execute a change order to the System Purchase Agreement between Washoe County and Harris Corporation Communications Segment, dated September 27, 2018, to complete the Solar Power System installation. Technology Services. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hartung, seconded by Commissioner Hill, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 15 be approved and executed.

**21-0669**      **AGENDA ITEM 11** Presentation and discussion by Gabrielle Enfield, regarding a status update for the State and Local Fiscal Recovery Fund (SLFRF) grant (\$91,587,038) awarded to Washoe County pursuant to the American Rescue Plan Act of 2021 (ARPA) Manager’s Office. (All Commission Districts.)

Grants Administrator Gabrielle Enfield conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk, and reviewed slides with the following titles: Proposed Categories; Guiding Principles; Initial Assessment; Community Engagement; Timeline; Near-Term Next Steps; Reporting/Status; and Questions.

Ms. Enfield stated the funds received by the County would provide a transformational opportunity, and the immediate goal was to identify projects that would focus on the community’s greatest needs. She stressed the categories were not set in stone, but the County was about to submit its first recovery plan and needed to illustrate the intended uses for the funds. She pointed out the guiding principles listed in the presentation were a product of the discussion the Board had on July 20 when it accepted receipt of the American Rescue Plan Act (ARPA) funds. Determinations about key areas of need were made by considering the work the community had already done regionally, and many planning documents were created. Additional information was also received by departments who shared their needs.

Ms. Enfield underscored the importance of promoting childhood environments, saying those programs supported economic development by allowing parents to work knowing there was childcare available. Regarding community engagement, she indicated the County planned to create a website dashboard so the community could access information about projects and outcomes. A page was created where members of the public could provide their email addresses to participate in the community engagement process. She indicated the County would use its grants network to apply for fiscal recovery funds from the State of Nevada. The County was collaborating with the State in their community engagement so it would also receive any information the State received from northern Nevadans about their needs. She remarked the recovery plan performance report due August 31 would contain more detail about how the funds would be used and how equity would be ensured in the projects; it would be sent to the State Treasury Department and posted on the County’s website.

Commissioner Hill stated she had suggestions about public outreach and asked about the surveys the County would utilize. Ms. Enfield responded they were currently working with vendors on the types of methods they could use. Commissioner Hill said she found many underserved community members would not be able to access online surveys, though she contested they still should be used. She wanted to consider other ways

to get into the community. She indicated the Food Bank wanted to partner with the County regarding ARPA funding, even suggesting the County set up a table at their events to speak with people more informally. She wondered whether outreach could be possible at vaccination clinics and citizen advisory board meetings, along with setting up booths at area events like the balloon and air races. She offered to help man a booth.

Vice Chair Hartung mentioned the presentation did not list economic support for businesses that closed during the pandemic. He felt a proportional share of ARPA funds should be used to help those businesses. Ms. Enfield confirmed that would be an allowable use of funds, though many businesses did not take advantage of a similar program they implemented using Coronavirus Aid, Relief, and Economic Security Act funds. As such, they did not target this as a need for ARPA funding. Vice Chair Hartung wondered whether businesses did not reach out because they did not know the funding was available. County Manager Eric Brown observed the County offered funds in unincorporated areas of Washoe County while the Cities of Reno and Sparks had their own programs for businesses in their jurisdictions. Ms. Enfield added the Small Business Administration received its own funding as well.

Commissioner Hill believed the County would be able to allocate some money if businesses in the unincorporated county came forward. Ms. Enfield explained the point of the outreach was to learn more about where to target funds and what projects were needed most.

Chair Lucey pointed out this was an item for discussion only; any individuals signed up to speak for public comment would be moved to the final public comment section pursuant to the rules on the agenda.

There was no public comment or action taken on this item.

**21-0670** **AGENDA ITEM 16** First Reading of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a Development Agreement between Washoe County and NNV1 Partners, LLC for Ascente Subdivision, a residential subdivision originally approved in 2017 (TM16-009), to retroactively extend the deadline for the recording of the first final map from August 9, 2021 to August 9, 2023. The approved subdivision is a 225 lot single family common open space subdivision as authorized in Article 408 of the Washoe County Development Code.

The location is south of Fawn Lane and east of Shawna Lane and is comprised of 4 parcels that total approximately 225 acres. The parcels are located within the Forest Area Plan. The property is located within Washoe County Commission District No. 2. (045-252-17, 18, 19, & 20).

If approved, schedule a public hearing, second reading and possible adoption of the ordinance for September 28, 2021, and further authorize the Chair to execute the final Development Agreement. Community Services. (Commission District 2.)

The Chair opened the public hearing by calling on anyone wishing to speak for or against adoption of said ordinance. There being no response, the hearing was closed.

County Clerk Janis Galassini read the title for Bill No. 1862.

Chair Lucey disclosed that he had abstained from a vote on this matter in 2017 because of a potential conflict of interest arising from a personal relationship with a paid consultant for the Ascente project. The law required that a commissioner disclose any potential conflicts and abstain from a vote on such a matter. While he believed there was no current conflict, he announced he would abstain from this vote.

**11:39 a.m. Chair Lucey left the meeting and Vice Chair Hartung assumed the gavel.**

Planning Manager Trevor Lloyd conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: Request; Vicinity Map; Background; Development Agreement (2 slides); and Possible Motion. He asked whether there were any questions.

Vice Chair Hartung asked whether the appellants wished to speak, but they opted not to. The Vice Chair expressed vexation that the appellants had so far submitted a final map for only five of the 225 lots. The appellants cited COVID-19 (C19) as a reason for the delay, he pointed out, but they had four years to complete these maps. He recognized that the Board had granted extensions in the past for downturns in the economy, but there was currently an upturn in the economy. He wondered why there were timelines at all. He did not understand why an extension was needed when the appellants had four years.

Michael Barnes, managing partner of the Ascente project, responded the partners' role was as master developers who went through the entitlement process and created the design guidelines for the development. They then sought a partner to develop the property. He explained the last four years were disruptive to this process, including a stoppage of servicing jumbo home loans and the uncertainty cast on the housing market by C19. He said he received pricing in November from various consultants, slower than expected because of C19, and other problems then surfaced, such as their hydrologist and landscaping consultant leaving the project. He said the intent was to develop the property in conjunction with Toll Brothers, who he believed sent a letter to the commissioners stating their plan to build the project. He noted it was a struggle to even get five lots mapped out and studies performed on them. He asked for an extension to allow Toll Brothers to build the homes.

Vice Chair Hartung asked about any prior extensions, to which Mr. Lloyd said this would be the first. The Vice Chair pointed out the product would not fill the community's need for entry-level housing. Mr. Barnes agreed, though he replied markets were dynamic and anyone moving into a more expensive home would allow room for people to move into theirs. He described Toll Brothers as America's foremost luxury home builder and this would be appropriate in the south Reno market. He indicated the

smallest lots would be 12,000 to 15,000 square feet and the biggest would be larger than 50,000 square feet. 43 percent of the project would be in open space with connections to the existing trail system, and he anticipated the community would be proud of the project.

Vice Chair Hartung asked why Toll Brothers was not present. Mr. Barnes apologized for their absence but reminded the Board that Kyle Collinworth, Vice President of Toll Brothers, sent an email to the commissioners outlining their support of the project. The Vice Chair opined that was not sufficient.

Commissioner Hill felt this was an appropriate request and expressed readiness to make a motion.

County Clerk Jan Galassini confirmed an email was received by Mr. Collinworth.

Bill No. 1862 was introduced by Commissioner Hill, and legal notice for final action of adoption was directed.

**11:50 a.m. The Board recessed.**

**12:00 p.m. The Board reconvened with all commissioners present and Chair Lucey assuming the gavel.**

**21-0671** **AGENDA ITEM 17** Public Hearing: Appeal of the denial, by the Washoe County Planning Commission of Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1) which sought approval of a tentative subdivision map to allow a 358-lot, single-family residential, common open space subdivision, with lots ranging in size from 5,000 square feet to 8,072 square feet. The applicant and property owner is Lifestyle Homes TND, LLC. The proposed project is located on the West side of Red Rock Road, approximately  $\frac{3}{4}$  of a mile north of its intersection with Silver Knolls Boulevard. The Assessor's Parcel Numbers (APN) are 087-390-10 and 087-390-13. The subject site is approximately 308.6 acres in size. The Master Plan designation of the subject site is Suburban Residential (SR). The Regulatory Zone of the subject site is Silver Hills Specific Plan. The subject site is located within the North Valleys Area Plan. Community Services. (Commission District 5.)

Chair Lucey explained this item was an appeal of a Planning Commission (PC) decision. He announced staff would be given a chance to make a presentation, followed by the appellant. Due to technical difficulties, however, the appellant presented first.

Garrett Gordon, a partner at Lewis Roca, conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: Tentative Subdivision Map; Project Location; Project History and



Timeline; Silver Hills Land Use Plan; Overall Tentative Map Area; Site Plan and Traffic Calming; Dedicated Park Trailhead; Public Trailhead; Backbone Trail Plan; Community Entries and Wayfinding; Community Fencing; Washoe County Regional Parks; Village Specific Impact Analysis; Washoe County School District; Stormwater; Project Considerations; Tentative Map Legal Findings; Plan Consistency (4 slides); Design for Improvement; Future Homes; New Proposed Condition; Lifestyle Homes; and Questions & Answers.

Mr. Gordon noted approval for over 1,800 units had been given more than two years earlier, and this proposal was the first village. He highlighted the backbone trail network required by the handbook as the major piece of this tentative map. The immediate inclusion of the trailhead was based on input from the community. He explained the overall density of Silver Hills West had to equal three units per acre, but it was their opinion that each map did not need to equal that. Even though the density in this first map equaled six units per acre, the map also contained open spaces in the west and south. He indicated this was a tentative map and there were 14 pages of conditions of approval, one of which was to ensure compliance with traffic calming requirements in the North Valleys Area Plan, the County Master Plan, and this specific plan.

Mr. Gordon noted equestrian access was an important takeaway from community vision workshops, as was legal public access to Bureau of Land Management (BLM) lands. He pointed out features such as the agrihood and public facilities would be included in future sections of the development. Referring to the backbone trail plan map in the presentation, he indicated the green areas of open space would be dedicated as part of the development. He mentioned they were working with Washoe County Regional Parks and Open Space on which improvements would be needed at Silver Knolls Park to ensure people would visit it. He confirmed Village 1 would abide by the cap requested by Vice Chair Hartung of building no more than 150 homes per year until work on U.S. Route 395 began. He assured the Board this and all future villages would adhere to the North Valleys Plan requirement of roads with a level of service of "C".

Mr. Gordon argued the design and density of the Village 1 plan complied with the Master Plan, the North Valleys Area Plan, and the specific plan. He acknowledged the PC's concern that there was not a wide range of housing types, saying the handbook encouraged that. However, he said, the specific plan included three different housing types and other unit products would be incorporated in future villages; there was no requirement to include each housing type in each village. He referenced the pictures in the handbook that showed uniform products in each village with increased density closer to the core. He argued details about the design would be established in the final map. With the tentative map, they were concentrating on the layout of the lots, the street network, and amenities.

Mr. Gordon indicated the new condition listed on the presentation was added by the Lissners in response to the PC's decision and feedback they received. He read the provision, saying it would be included so they would not need to return to the PC or the Board of County Commissioners (BCC) again before the final map. He stated Lifestyle

Homes would make good-faith efforts to consider and include the additional amenities listed. He said his team was available for any questions.

Senior Planner Roger Pelham conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk, and reviewed slides with the following titles: Appeal Request; Vicinity Map; Site Plan (2 slides); Analysis (2 slides); North Valleys Character Statement; Analysis (2 slides); Public Notice; Reviewing Agencies; TM Findings (6 slides); Planning Commission Findings; Recommendation; Possible Motion to Affirm; and Possible Motion to Reverse.

Mr. Pelham remarked it was not in the purview of staff to evaluate the plan's architecture. He said one concern of the PC was that the setbacks would not be varied, they would merely alternate between 15 and 17 feet, and all garages would be located at 20 feet. In addition to the lack of housing options, one issue was nothing was done regarding the requirement for curbs, gutters, and sidewalks. Additionally, passive solar needed to be taken into consideration, and it was questionable whether that policy had been met. He indicated parks would be the primary dedications involved in this plan. He noted the PC felt inhibited in their decision because they were reviewing only one piece of the plan and did not have the entire project to consider.

On the call for public comment, Ms. Cindy Martinez expressed appreciation for the Lissners' engagement in providing affordable housing. She compared the lack of multiple routes of ingress and egress in Cold Springs with that of another Lifestyle Homes development in Sun Valley, saying there were evacuation concerns in the event of a fire. She felt this proposal was not compatible with the rural nature of the North Valleys, and she discussed the campaign contributions of people associated with Lifestyle Homes to the commissioners. She requested that the Board not allow this community to be built.

Commissioner Herman said a developer in the North Valleys had sued a private citizen for speaking against a project, and several people expressed to her a reluctance to show up out of fear of being sued. In addition, a change had not been made to the sewer portion and, because of those two things, she could not vote for the project.

Vice Chair Hartung clarified this proposal was an approved use for the property. He expressed concern that the straight streets in the proposal would not control speeds or traffic. He said he had no issue with a lack of multiple types of homes in this section, but the lack of traffic calming concerned him. He noted areas in Spanish Springs and the South Valleys were dealing with this issue. Secondly, he commented his initial vision of an agrihood included more agricultural components in each neighborhood, not one large component somewhere. For the tentative map process, he wished to see multiple maps with different potential designs, and components of any of them could be included in the final map. He asked Division Director of Engineering and Capital Projects Dwayne Smith to address this and the traffic calming that he would need to approve.

Mr. Smith said he appreciated the comments about traffic safety, adding it was the sole reason for the condition. He admitted there could be deviations between

tentative and final maps, and the County worked with applicants and traffic engineers to address those potential challenges so the County would not have to minimize impacts later. He stated those conditions would need to be met before the final map or it would not be approved. Citing the Vice Chair's suggestion of having multiple plans to choose from, he concurred there could be ways staff could enhance the process.

Vice Chair Hartung thought it was important the public saw general design concepts as opposed to a single design that needed approval. He did not feel the design was innovative. He opined the parks in this village were insufficient, inquiring about the size of the proposed pocket park. Mike Railey with Christy Corporation, Ltd. responded it was around 30,000 square feet and the smaller parks in the plan were between 4,000 and 5,000 square feet. The Vice Chair commented a football game could not even be played in that park. He asked what the developer would change to make this a better neighborhood. Mr. Gordon said a 10-acre park was part of the overall design and it would be incorporated when the 500th lot was built. There were benchmarks in the plan about the types of housing and inclusion of pocket parks, trails, and open space. He thought this village complied with the handbook's requirements for pocket parks and the trailhead, which would connect to the existing trail system and to BLM land, Red Rock Road, and Silver Knolls Park. He explained future villages would contain some of those other amenities, and the additional condition they proposed would allow them to consider incorporating curved streets, traffic calming, and additional trails or parks into the final map. He insisted Village 1 met code requirements, and the extra condition that more could be added would provide comfort to the Board.

Vice Chair Hartung contended this plan only met the minimum standards. Mr. Gordon disagreed, saying the developer exceeded code by dedicated open space into perpetuity, which was not required. Additionally, based on community feedback, they would connect units to the Truckee Meadows Water Authority's line in a future phase. A school would be constructed in the future as well. He reminded Vice Chair Hartung that the requirements in the specific plan handbook were more stringent than those in the County Code. Vice Chair Hartung disagreed, wishing to see more agricultural components before the final map, such as areas throughout the development where residents could do their own farming. The vice chair received confirmation of his assertion that this village was 66 acres, which was sizeable for 358 units. He expressed support for entry-level housing but concern over the design of the neighborhoods, saying he wondered about the cost to future generations of taxpayers and the time that would need to be spent by staff and elected officials to retrofit the neighborhoods. He emphasized the benefit of living in a neighborhood with agricultural components.

Vice Chair Hartung expressed concern about traffic on Red Rock Road and conjectured there could be issues with the Reno Tahoe Airport Authority's property. He mentioned 8,000 acre feet of water came through the TMWA pipeline with the potential of up to 13,000 acre feet, so that was not a concern. He also noted wastewater was not an issue because Lifestyle Homes expressed a desire to purchase its effluent back, which he hoped to see in the plans. Mr. Gordon responded a facilities plan was added as a condition of approval to address infrastructure issues, which was why facilities were not being

discussed at this time. He hoped the condition they proposed to work with staff and the commissioners to come up with additional amenities would show how seriously they took those concerns. Vice Chair Hartung voiced a desire to work with staff and the applicant if it was the will of the Board.

Commissioner Hill expressed confusion as to why this matter was before the BCC since she did not see how the plan consistency or design findings could not be met. She asked for clarification. Mr. Pelham replied the Silver Hills Special Plan required three things that the PC felt were not met. First, the PC could not conclude that multiple housing types were incorporated, though future proposals could include them. The second was that curbs, gutters, and sidewalks needed to be minimized within subdivisions, a policy from the North Valleys Area Plan to keep with the rural feeling of the community; the PC determined this was not addressed in the proposal since it involved a typical grid pattern. The final finding that could not be met was that passive solar be included for energy efficiency if possible.

Commissioner Hill asked whether the major issue with the second finding was that the difference between 15 and 17-foot setbacks was insufficient. Mr. Pelham responded one concern was there was not a range of setbacks but rather an alternation between 15 and 17-foot setbacks. The other part of the design cited by the PC was that the developer initially showed a possible illustration of the neighborhood with curved roads and cul-de-sacs as opposed to the straight roads in the application. Commissioner Hill disagreed, noting the development would have multiple housing types and it would be difficult to judge that on only one village. Additionally, she said, the appellant offered a condition satisfying the solar-ready requirement. Regarding curbs and gutters, she pointed out there would be a school nearby and children might need to use sidewalks. She did not have a problem with the proposal and expressed appreciation that Vice Chair Hartung would work with the developer before the final map.

Vice Chair Hartung opined v-ditches were a hassle and needed constant maintenance, and there were no safe places for people to walk. He stressed the importance of the developer meeting the condition of a 1 to 1.5 water retention ratio, and he wished the County would install curbs, gutters, and sidewalks in his neighborhood. He reiterated his concerns about speeding and traffic because of the long, straight streets in the proposal.

Commissioner Jung felt the BCC should have a future policy discussion about curbs and gutters. In addition to the concerns made by the other commissioners, she noted there were areas like Lemmon Valley that were not designed to move and reclaim water or protect properties from flash flooding. She thought that policy was antiquated when considering areas with that type of pre-existing density and traffic.

Chair Lucey asked Mr. Gordon about the intended improvements planned to address traffic calming concerns. Mr. Railey answered those elements would typically be designed with the final map, echoing Mr. Smith's point that there were usually changes between tentative and final maps. He admitted some lotting could shift once product types and dimensions were known, and bulb-outs and roundabouts could be included. He

confirmed Chair Lucey's assertion that the number of homes in Village 1 could be reduced as a result of those changes.

Citing the illustration of a possible neighborhood shown when the BCC approved the development in 2019, Chair Lucey said the Board thought it would be something unique for the community. What was presented in the tentative map proposal did not represent those initial discussions, which was a source of frustration for him. He hoped that, if the Board approved this proposal, those concerns would be addressed. He agreed v-ditches were appropriate in isolated areas but perhaps not the way to proceed with new developments. He pointed out the County would need to maintain curbs and gutters. He felt the appellant met the requirements but expressed consternation that this map did not represent what was initially discussed. He spoke about the challenge of balancing maintaining the rural nature of the North Valleys with the ability to grow effectively, pointing out the Board worked with the appellant in 2019 amid strong community opposition by promising certain things which were not currently being proposed.

Vice Chair Hartung displayed a photo sent by a firefighter of flooding in a neighborhood lower in elevation than this neighborhood. This was an example of why v-ditches did not work, something about which the Lissners agreed. He explained the picture was taken pre-development, adding this would not be such an issue once the developers of this proposal included their water retention. He told a story of how Spanish Springs experienced less flooding now than in the mid-1980s because of the development of a stormwater utility.

Deputy District Attorney Mary Kandaras expressed concern that the discussion was straying from the public hearing topic, which was to approve or deny the PC decision.

Commissioner Jung thought one aspect missing in this proposal was the missing middle in terms of affordability, and she emphasized striking a balance so government would not need to fix things in the future. She said people in the private sector knew what people wanted, and she would not want someone else to tell her what she wanted, but it was important to have frank conversations like this.

Commissioner Hill moved to reverse the decision of the PC, which Vice Chair Hartung seconded. The vice chair asked whether the motion included the conditions mentioned by the applicant in the presentation. Commissioner Hill amended her motion to include the two conditions listed in the presentation and a provision that the appellant work with staff and the BCC to address roadway and traffic calming concerns. Vice Chair Hartung agreed with the changes.

On motion by Commissioner Hill, seconded by Vice Chair Hartung, which motion duly carried on a 4-1 vote with Commissioner Herman voting no, it was ordered that the decision of the Planning Commission be reversed and Tentative Subdivision Map Case Number WTM21-006 for Lifestyle Homes, TND, LLC, be approved with the conditions of approval included as Attachment D to the staff report, having made all ten findings in accordance with Washoe County Code Section 110.608.25. Additionally, it was ordered that the applicant shall (i) include industry standard wiring to be solar-ready, vehicle hook-up ready, and battery ready for each home; and (ii) endeavor, in its sole discretion, to include on the final map(s) additional innovative amenities and design elements described in the Silver Hills Development Standards Handbook, which may include additional trails, parks, landscaping, agrihood facilities, community gardens, and roadway design. Lastly, it was ordered that the applicant work with staff and the Board of County Commissioners on roadway and traffic calming concerns to meet the requirements outlined in the handbook.

**21-0672      AGENDA ITEM 18 Public Comment.**

Speaking on Agenda Item 11, Ms. Anne Buja said the volunteers at the St. Vincent De Paul Society witnessed hardships resulting from COVID-19, including losses of employment and homelessness. She said residents of the County were experiencing a lack of affordable housing and urged the Board to consider the Nevada Housing Coalition’s recommendations to increase multi-family developments, set aside money for permanent supportive housing, and provide funds to incentivize home ownership.

Ms. Erin Massengale displayed a photo on her phone of a fire on Red Rock Road. She expressed concern that the Board considered approving a subdivision with only two ways in and out. She asked the Board to agendize a resolution ending the public health emergency, and to ban vaccine passports, we she compared to segregation based on race.

Ms. Cindy Martinez recalled a point made at a prior meeting by one of the commissioners that there was no mechanism to ensure compliance with conditions of approval. She thought the comments made during Agenda Item 16 did not align with the vote taken by the Board, which she claimed was due to the commissioners’ monied interests. She posited much of the flooding in the area occurred because flood plains were being developed. She supported an item to end the public health emergency.

**21-0673      AGENDA ITEM 19 Announcements/Reports.**

There were no announcements or reports.

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**1:30 p.m.** There being no further business to discuss, the meeting was adjourned without objection.

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**BOB LUCEY**, Chair  
Washoe County Commission

ATTEST:

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

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