

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



COUNTY MANAGER
Eric P. Brown

NOTICE OF MEETING AND AGENDA

ASSISTANT DISTRICT ATTORNEY
Nathan Edwards

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

- 1001 E. 9th Street, Reno, Nevada 89512

COUNTY CLERK
Janis Galassini

April 12, 2022
10:00 a.m.

NOTE: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent section; or may be voted on in a block. Items voted on in a block are considered a single item for purposes of public comment on action items as provided below in the description of the parameters for "Public Comment" section, so that there will be only one period of public comment on the block vote; any public comment made during that period may pertain to any of the items being voted on in the block, but there will not be separate public comment periods for each item within the block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. The Consent is a single agenda item and is considered as a block and will not be read aloud. The Board of County Commissioners may take breaks approximately every 90 minutes.

Accessibility. In compliance with the Americans with Disabilities Act, the Washoe County Commission Chambers are accessible and those requiring accommodation for this meeting should notify the Office of the County Manager at (775) 328-2000, 24 hours prior to the meeting.

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

Public Comment. Members of the public may also submit comments by mail, email to Washoe311@washoecounty.gov, or voice message at: (775) 328-2003. The County will make reasonable efforts to include all comments received by 4:00pm on April 11, 2022 by email and voicemail into the record. Comments are limited to 3 minutes per person and will be entered into the record only. Voicemails will no longer be played for broadcast and emails will not be read by the Clerk.

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

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

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

Pursuant to NRS 241.020, the Agenda for the Board of County Commissioners has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A), Washoe County Courthouse-Second Judicial District Court (75 Court Street), Reno City Hall - Clerk's Office (1 E. 1st Street); Sparks Justice Court (1675 East Prater Way); www.washoecounty.gov/bcc/board_committees/ and <https://notice.nv.gov>.

Although no longer required under NRS 241.020, the agenda has been physically posted at the following locations: Washoe County Courthouse-Second Judicial District Court (75 Court Street), Reno City Hall - Clerk's Office (1 E. 1st Street), Sparks Justice Court (1675 East Prater Way).

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

10:00 a.m.

1. Salute to the flag.
2. Roll call.
3. Recommendation to acknowledge presentation and possible direction to staff on the Washoe County Financial Outlook for Fiscal Year 2023 and Budget. The overview includes a review of the General Fund's financial results for Fiscal Year 2021, a Mid-Year 2022 review, and economic, revenue and expense trends, Board of County Commissioners strategic goals, known cost increases, and a general outlook for Fiscal Year 2023 and Budget. Manager's Office. (All Commission Districts.)
FOR DISCUSSION ONLY

Attachments: [Staff Report_4-12-22_FY23 Financial Outlook Presentation](#)

4. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
5. Recommendation to acknowledge presentation regarding the construction and development of Nevada Cares Campus, the region's centralized campus for services and shelter for the homeless, located at 1800 Threlkel St, Reno, NV, 89512; and possible direction to staff to proceed with bringing forward, at a future board meeting in accordance with NRS 244.275 and any other applicable legal provisions, a purchase agreement with the Reno Housing Authority for the property located at 1775 E 4th St, Reno, NV, 89512, APN 008-211-50 (estimated purchase price of \$5 million). FOR POSSIBLE ACTION

6. Commissioners’/County Manager’s announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

7. Donations. (FOR POSSIBLE ACTION)

- 7.A.1. Recommendation to approve a Gift Deed to accept a land donation of 22.59 acres of undeveloped land identified as Assessor’s Parcel Number (APN) 164-022-01, located on Alexander Lake Road and adjacent to the Huffaker Effluent Storage Reservoir in the South Truckee Meadows [at the appraised value of \$35,000.00], from Don Roger Norman, Trustee for the Don Roger Norman Trust, dated August 8, 1975, and authorize the Chair to execute all documents necessary to accomplish the acceptance of this land donation. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - Property Donation - R Norman](#)
[BCC 04-12-22 - Attachment 1 - APN 164 220 021 Gift Deed](#)

8. Consent Items. (FOR POSSIBLE ACTION)

- 8.A.1 Recommendation to approve, on the recommendation of the Chair, the reappointments of Mojra Hauenstein and Chadwick L. Giesinger to serve as Hearing Examiners pursuant to Washoe County Code Section 110.912.15 to fill terms beginning on April 12, 2022, and ending on April 11, 2026. Hearing Examiners are empowered by State Law and County Code to conduct public hearings and make decisions on certain variance, special use permit, and administrative permit applications. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-12-22 - Staff Report- Reappoint Hearing Examiners](#)

- 8.A.2. Recommendation to approve a Grant of Sanitary Sewer and Reclaim Facilities Easement between 40 Zircon LLC (Grantor) and Washoe County (Grantee) on a portion of Assessor’s Parcel Number (APN) 017-301-30 [at the appraised value of \$15,000.00] for right-of-way, ingress and egress to construct, alter, maintain, inspect, repair, reconstruct, and operate sanitary sewer and reclaimed facilities. The easement is necessary for the construction and operation of the Pleasant Valley Sanitary Sewer Interceptor Reach 3 Project located in the South Truckee Meadows. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - Zircon Easement](#)
[BCC 04-12-22 - Sanitary Sewer and Reclaim facilities Easement - 40 Zircon LLC APN 017-301-30](#)

- 8.A.3. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 2022/2023 Encroachment/Excavation Repair Project for Incline Village for the period of April 12, 2022 through December 31, 2023 to perform street cut pavement repairs as needed in Incline Village pursuant to Washoe County's Street Cut Ordinance at Washoe County Code (WCC) 85.058, et. seq., [staff recommends Sierra Nevada Construction, in the amount of \$131,007.00]. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report for EE Repair Incline Village](#)
[BCC 04-12-22 - Incline Village - Construction Agreement 22-23 EE](#)

- 8.A.4. Recommendation to approve Resolution R22-49 calling a public hearing (to be set for May 10, 2022) on the amendment of the boundaries of District No. 24 (Groundwater Remediation/Central Truckee Meadows Remediation District) in Washoe County, Nevada; providing for a notice of hearing and for other matters properly related thereto. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - CTMRD Boundary Resolution](#)
[BCC 04-12-22 - Attach 1 - CTMRD Boundary Amend Resolution](#)
[BCC 04-12-22 - Attach 2 - CTMRD District Boundary 2022](#)

- 8.A.5. Recommendation to approve a Quitclaim Deed between Washoe County and the Steamboat Commerce Center, LCC to quitclaim an existing 50-foot-wide Temporary Construction Easement and a 20-foot-wide Sanitary Sewer Easement, located on Assessor's Parcel Number (APN) 017-011-02, which were originally granted to Washoe County in 2007 for a sanitary sewer interceptor. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - Steamboat Quitclaim APN 017-011-02](#)
[BCC 04-12-22 - Quitclaim APN 017-011-02](#)

- 8.A.6. Recommendation to approve a Quitclaim Deed between Steamboat Commerce Center, LLC and Washoe County, to transfer Assessor's Parcel Number (APN) 017-011-30 to Washoe County for use in the planned Pleasant Valley Interceptor Reach 3 Project for location of a Sanitary Sewer Lift Station [no cost to Washoe County]. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - Steamboat Comm Quitclaim](#)
[BCC 04-12-22 - Quitclaim Deed - APN017-011-30](#)

- 8.A.7. Recommendation to: 1) approve a Termination of Sewage Service Agreement between Washoe County and Steamboat by Vintage, LP that recognizes the full satisfaction of a 1985 agreement for the reservation of sanitary sewer treatment capacity and associated monthly service fees in the South Truckee Meadows; and 2) to direct and authorize staff to write-off accounts receivable from April 2020 to present [in the approximate amount of \$85,000.00] for monthly service fees under the terms of the 1985 Sewage Service Agreement. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report Steamboat Vintage Termination Sewer Credit Agreement](#)
[BCC 04-12-22 - Termination Sewer Agreement.doc](#)

- 8.B.1. Acknowledge the following position changes for District Court and direct Washoe County Human Resources to process the following updates to reflect current classification terminology utilized within District Court: 1) reclassification of Assistant Clerk of Court job class 60016725 to Assistant District Court Administrator job class 60001162; 2) create a new job classification Filing Office Manager and eliminate the past classification/job title of Unit Manager; 3) create a new job classification of Specialty Court Coordinator and eliminate the past classification job/title of Specialty Court Officer; 4) revise job classification from District Court Deputy Clerk II to new classification District Court Deputy Clerk and eliminate job classification/title of District Court Deputy Clerk I; 5) reclassification of a Pre-Trial Services Program Manager position 70000619 to a Pre-Trial Services Officer III; 6) reclassification of a Pre-Trial Services Officer II position 70000646 to a Pre-Trial Services Officer III; 7) reclassification of an Integrated Case Services Manager position 70009302 to a Case Compliance Specialist; 8) Position alignment within court salary range for Director of Human Resources and Organizational Development position 70006125 to the same pay grade level of other District Court executive level positions, pay grade 462. No additional General Fund budget appropriations are being requested. Net changes result in an estimated annual [savings of \$8,000]. District Court. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-12-2022 Staff Report-Notification of mid year position changes -District Court](#)

- 8.C.1. Recommendation to approve the reclassification of an Office Assistant III, pay grade G, to an Office Support Specialist, pay grade H (Assessor's Office); reclassification of a Deputy County Recorder, pay grade G, to an Office Assistant II, pay grade E (Recorder's Office); reclassification of an Administrative Secretary Supervisor, pay grade K, to an Administrative Assistant II, pay grade L (Alternative Sentencing) retroactive to February 28, 2022; reclassification of a Division Director Finance and Administration - Human Services, pay grade T, to Division Director - Human Services, pay grade V (Human Services Agency); as reviewed and evaluated by the Job Evaluation Committee (JEC) and Korn Ferry; and authorize Human Resources to make the necessary changes. [Total fiscal impact \$22,597; net fiscal impact \$-0-] Human Resources. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - JEC Reclassifications](#)

- 8.D.1. Recommendation to approve, pursuant to NRS 244.1505, Commission District Special Fund disbursement in the amount of [\$5,000.00] for Fiscal Year 2021-2022; District 4 Commissioner Vaughn Hartung recommends a [\$5,000.00] grant to Our Story, Inc. --a non-profit organization organized for charitable, educational, or religious purposes -- to support organizational capacity, advance on-going preservation, increase leadership personnel/activity, docent training (programming and interpretation), and marketing surrounding the creation of Northern Nevada African American Firefighter Museum; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursement of funds. Manager's Office. (Commission District 4.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Hartung - Our Story](#)
[Resolution - Hartung - Our Story](#)

- 8.D.2. Recommendation to approve, pursuant to NRS 244.1505, Commission District Special Fund disbursement in the amount of [\$5,000.00] for Fiscal Year 2021-2022; District 1 Commissioner Alexis Hill recommends an additional [\$5,000.00] grant to Tahoe Prosperity Center --a non-profit organization that it is organized for charitable, religious, or educational purposes-- to continue to support the Washoe Tahoe Housing Needs Assessment by which to identify strategies to add more local housing options for the areas of Incline Village and Crystal Bay; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursement of funds. Manager's Office. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [04.12.22 BCC Staff Report - Tahoe Prosperity Center](#)
[04.12.22 BCC Resolution - Tahoe Prosperity Center](#)

8.E.1. Recommendation to retroactively approve food purchases, and future food purchases by approving FY22 budget adjustments moving [\$4,200.00] into the food purchases item budget in Fund 223 - Homelessness (net impact to Homelessness Fund is zero), moving [\$50.95] into the food purchases line item budget in Fund 221 - Indigent Assistance (net impact to Indigent Assistance Fund is zero), and moving [\$5,600.00] into the food purchases line item budget in Fund 228 - Child Protective Services (net impact to Child Protective Services Fund is zero); and direct the Comptroller's Office to make the necessary budget adjustments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 TMP5973 Food Purchases Budget Authority](#)

8.E.2. Recommendation to accept a Federal Title IV-B Subpart 2 Supplemental grant award from the State of Nevada, Division of Child and Family Services in the amount of [\$75,000.00; no county match] for Family Reunification services, retroactive to February 1, 2022, through September 30, 2022; authorize the Director of the Human Services Agency to execute the sub-grant award; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 TMP5990 FY22 Title IVB-2 Family Reunification Supplemental \[\\$75,000.00; \\$0 county match\]](#)
[93556-21-410 WCHSA FR NOSA](#)

8.E.3. Recommendation to accept a Federal Title IV-B Subpart 2 Supplemental grant award from the State of Nevada, Division of Child and Family Services in the amount of [\$75,000.00; no county match] for Family Preservation services, retroactive to February 1, 2022, through September 30, 2022; authorize the Director of the Human Services Agency to execute the sub-grant award; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 TMP5991 FY22 Title IVB-2 Family Preservation Supplemental \[\\$75,000.00; \\$0 county match\]](#)
[93556-21-411 WCHSA FP NOSA](#)

- 8.E.4. Recommendation to accept a Federal Title IV-B Subpart 2 Supplemental grant award from the State of Nevada, Division of Child and Family Services in the amount of [\$150,000.00; no County match] for Adoption Promotion and Support services, retroactive to February 1, 2022 through September 30, 2022; authorize the Director of the Human Services Agency to execute the sub-grant award; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 TMP5992 FY22 Title IVB-2 Adoption Supplemental \[\\$150,000.00; \\$0 county match\]](#)
[93556-21-412 WCHSA APS NOSA](#)

- 8.E.5. Recommendation to accept the FY22 Federal Title IV-B Subpart 2 Caseworker Visits subaward from the State of Nevada, Division of Child and Family Services to support caseworker visits in the amount of [\$38,859.00; \$13,653.00 county match] retroactive to October 1, 2021, through September 30, 2022; authorize the Director of the Human Services Agency to retroactively execute the grant award and related documents; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 TMP5993 Accept FY22 Title IVB Subpart 2 CWV grant \[\\$38,859; county match \\$13,653\]](#)
[93556-21-103 WCHSA IVB CW NOSA](#)

- 8.F.1. Recommendation to accept Treasurer's status report for the period ending March 31, 2022, of payment of refunds and interest since last update in the amount of \$1,556,472.51, on certain property tax overpayments for residential properties at Incline Village/Crystal Bay, in compliance with the October 21, 2019 Order issued by the District Court in Village League to Save Incline Assets, Inc., et.al. vs. State of Nevada, et.al., Case No. CV03-06922, as modified and clarified by the settlement agreement regarding the processing of refunds. Treasurer. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Treasurer's status report for the period ending 3.31.2022](#)
[MARCH 31 2022 REPORT OF CLAIMS PAID](#)

End of Consent Items

9. Recommendation to approve the use of General Fund Contingency in the amount of [\$428,000.00] to increase expenditure authority for pooled drug screener positions [\$244,000.00]; overtime for staffing shortages and officer responses [\$7,000.00]; professional services for electronic monitoring and fire suppression monitoring [\$93,000.00]; contracted/temp services for pooled screener coverage [\$20,000.00]; chemical supplies for drug testing reagents [\$40,000.00]; operating supplies for gloves, collection cup seals, laptop [\$18,000.00]; and office supplies [\$6,000.00] to support reasonable and necessary costs to support the Alternative Sentencing Department, in accordance with Nevada Revised Statute (NRS) 354.598005; and direct the Comptroller to make the appropriate budget amendments. [Total fiscal year 2022 impact \$428,000.00; net fiscal impact \$-0-]. Alternative Sentencing. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [4-12-22 -Contingency Alt Sentencing Service Levels](#)

10. Introduction and first reading of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a development agreement between Washoe County and LANSING - ARCUS LLC for Prado Ranch North, a residential subdivision originally approved in 2018 (WTM18-002), to extend the recording of the first final map from September 11, 2022 to September 11, 2024. The approved subdivision is a 490-lot, single-family residential, common open space subdivision as authorized in Article 408 of the Washoe County Development Code.
- The location is adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road and is comprised of 6 parcels that total approximately 154.65 acres. The parcels are located within the North Valleys Area Plan within Washoe County Commission District No. 5. (Assessor's Parcel Numbers (APN) 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05).

If approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 10, 2022, further authorize the Chair to execute the final Development Agreement. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 4-12-22 - Staff Report - 1st Reading Prado Ranch](#)
[BCC 4-12-22 - Attachments A & A-1](#)
[BCC 4-12-22 PublicHearingPresentation-staff](#)

11. Introduce and conduct a first reading of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 324, by repealing sections 110.324.50(e)(11) and 110.324.50(f)(9) related to placement standards for new monopole antennas and lattice towers regulating emergency service communication facilities which are owned and operated by governmental agencies; and by adding a new section governing Emergency Service Communication Facilities which shall be permitted in all regulatory zones with an approved special use permit, and which addresses requirements for: a. General; b. Application; c. Exemptions; d. Findings; e. Right-of-Way; f. Height and Standards; g. Fencing; and h. Antenna Types; and all matters necessarily connected therewith and pertaining thereto.

If supported, set the public hearing for second reading and possible adoption of the Ordinance for April 26, 2022. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-12-22 - Staff Report - 1st Reading WDCA21-0004 Article 324](#)
[BCC 4-12-22 - Attachment A - Draft Ordinance](#)
[BCC 4-12-22 - Attachment B - PC Resolution](#)
[BCC 4-12-22 - Attachment C - PC Staff Report](#)
[BCC 4-12-22 - Attachment D - PC Draft Minutes for 3-1-22 Meeting](#)
[BCC 4-12-22 - Attachment E - Ordinance Clean Copy](#)
[BCC 4-12-22 WDCA21-0004 Staff Presentation](#)

12. Introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 319, Short Term Rentals (STRs) by amending various sections in order to: (1) change the requirements for processing a tier 3 STR application (an STR application that allows over 20 persons in one residence) from an administrative permit approved by the Board of Adjustment to a special use permit approved by the Planning Commission; (2) exclude overflow parking spaces in condominium or multi-family complexes in the calculation of required parking spaces; (3) require the STR property owner(s)' notarized certification to include an attestation that the subject STR property is covered by insurance that provides for a minimum of \$500,000 liability coverage per occurrence; (4) repeal the requirement to submit a certificate of insurance; (5) provide that a bear box is required in the Incline Village General Improvement District's service territory following two confirmed trash violations; (6) modify the maximum occupancy calculation from one occupant for every 200 square feet of habitable space to two (2) occupants for each legally permitted bedroom, with the remainder of the home (excluding bedrooms) calculated as one occupant for every 200 square feet of habitable space; and all matters necessarily connected therewith and pertaining thereto.

If supported, set the public hearing for second reading and possible adoption of the Ordinance for May 10, 2022. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-12-22 - Staff Report - 1st Reading WDCA22-0001 STRs](#)
[BCC 4-12-22 - Attachment A - Working Copy of Proposed Ordinance](#)
[BCC 4-12-22 - Attachment B - Clean Copy of Ordinance](#)
[BCC 4-12-22 - Attachment C - Planning Commission Resolution No. 22-05](#)
[BCC 4-12-22 - Attachment D - Planning Commission Staff Report for WDCA22-0001](#)
[BCC 4-12-22 - Attachment E - PC Draft Minutes from 3-1-22 Meeting](#)
[BCC 4-12-22 - WDCA22-0001 STRs Staff Presentation](#)

13. Recommendation to approve an Agreement for Professional Consulting Services between Washoe County and Jacobs Engineering Group, effective April 12, 2022 to April 12, 2024, to provide consulting engineering services for the South Truckee Meadows Water Reclamation Facility Reclaimed Water System Expansion Plan Project within the South Truckee Meadows Water Reclamation Facility service territory in the amount of [\$347,500.00] to provide an updated analysis for the future expansion of the County reclaim water system to maximize the use of reclaimed water while preserving potable water resources. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report for Reclaim Water Expansion Plan](#)
[BCC 04-12-22 - Prof Svcs Agreement - Jacobs STMWRF Reclaim Water Expansion](#)

14. Recommendation to approve Amendment No. 1 to an Agreement for Professional Consulting Services between Washoe County and Stantec Consulting Services Inc., effective April 12, 2022 through December 23, 2023, to provide final design engineering services for the Steamboat Lift Station Improvements project within the South Truckee Meadows Water Reclamation Facility service territory [in an additional amount of \$67,587.00 for a total contract amount of \$1,244,982.00] to provide additional site analyses, additional geotechnical investigations, a boundary line adjustment and the preparation of County wide Supervisory Control and Data Acquisition (SCADA) guidance document preparation services. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - Amendment No 1 - Stantec](#)
[BCC 04-12-22 - Amendment No 1 to Professional Services Agreement - Stantec](#)

15. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 2022/2023 Encroachment/Excavation Repair Project for Truckee Meadows for the period of April 12, 2022 through December 31, 2023, to perform street cut pavement repairs as needed in the Truckee Meadows pursuant to Washoe County's Street Cut Ordinance at Washoe County Code (WCC) 85.058, et. seq., [staff recommends West Coast Paving, in the amount of \$273,000.00]. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report for EE Repair Truckee Meadows](#)
[BCC 04-12-22 - Truckee Meadows Construction Agreement for 22-23 EE](#)

16. Recommendation to approve an Agreement for Professional Services between Washoe County and Nichols Consulting Engineers (NCE), effective April 12, 2022 through March 31, 2023, to provide design services for shoulder stabilization, new storm drain, drainage pattern impacts, and infiltration storm drain for portions of the Lower Wood Creek Phase II Water Quality Improvement Project in the amount of [\$178,780.00], and to support the Lake Tahoe Maximum Daily Load requirements to reduce the pollutant load in stormwater runoff. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report for NCE Prof Svcs Agreement - Lower Wood Creek Phase 2](#)
[BCC 04-12-22 - NCE Prof Svcs Agreement - Lower Wood Creek Phase 2](#)

17. Recommendation to reject the single bid from Facilities Management, Inc. for the construction of certain facilities and infrastructure to support the Safe Camp Capital Improvement Project pursuant to NRS 338.1385(6)(d). The single bid is being rejected due to the inclusion of standard preferential bidder language in the bidding documents, which is not allowed in direct federally funded projects, and that may prevent the use of grant funding previously secured for the Project. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report Reject Bid Safe Camp](#)

18. Recommendation to: 1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Safe Camp Facility Project for Reno, Sparks and Washoe County to provide a sanctioned camping location to reduce the negative impacts of unsheltered people being forcibly removed from a location [staff recommends, Facilities Management, Inc. in the amount of \$3,279,000.00]; 2) approve bid alternate #1 CMU Block Main Building [in the amount of \$368,000.00]; and 3) approve and authorize the use of a separate contingency [in the amount of \$150,000.00] for a total project cost of [\$3,797,000.00]. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - Safe Camp - ReBid](#)
[BCC 04-12-22 - Construction Agreement for Safe Camp Facility](#)

19. Recommendation to retroactively approve purchases not to exceed [\$5,000,000.00] through the period ending June 30, 2022 from My Next Career Path temporary staffing in support of the COVID-19 response efforts and the COVID-19 vaccination events. Health District. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC Staff Report FY22 My Next Career Path 04-12-22 COVID.docx.doc](#)

- 20. Possible Closed Session for the purpose of discussing labor negotiations with Washoe County and/or Truckee Meadows Fire Protection District per NRS 288.220. FOR POSSIBLE ACTION

- 21. Recommendation to accept Subaward Amendment #1 for the Temporary Assistance to Needy Families (TANF) Emergency Assistance Program from the State of Nevada, Department of Health and Human Services, Division of Welfare and Supportive Services to increase the award amount to [\$2,979,394.00; no county match] and extend the award period retroactively from April 1, 2021 through June 30, 2022; retroactively authorize the Director of the Human Services Agency to execute the subgrant award documents; and direct the Comptroller's office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 TMP5870 Accept TANF Am#1 \[\\$2,979,394.00; no county match\]](#)
[Amend 1 - WCHSA TANF EA Subaward Packet](#)
[Exhibit A - Original WCHSA - FY21-22 TANF EA - Subaward Packet](#)

- 22. Recommendation to approve Amendment #5 to the contract currently awarded to Alta Vista Mental Health, LLC. (awarded Request for Proposal (RFP) #3087-19) for Operator of Women's and Families Supportive Community on and off of the campus of Northern Nevada Adult Mental Health Services (NNAMHS) to: (a) authorize an increase in the amount of [\$28,878.45] to support increased staffing needs, for a total payment amount of [\$664,790.65] retroactive March 1, 2022 through June 30, 2022; (b) authorizes an increase in the amount of [\$86,635.37] to support increased staffing needs, for a total payment amount of [\$722,547.57] to the remaining two (2) renewal periods; and if approved authorize the Purchasing and Contracts Manager to execute the Amendment and revise the Purchase Order. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 TMP5981 Approve Alta Vista Mental Health Am5 \[\\$86,635.37\]](#)
[FY22 Alta Vista Women Community Am#5 \(2\)](#)

23. Recommendation to approve an Agreement for Professional Services between Washoe County and Aramark Services to provide laundry services including bedding, towels, mops and laundry carts as needed for the Nevada Cares Campus for an initial fourteen (14) month term [not to exceed \$350,000.00]; authorize the Purchasing & Contracts Manager to execute the agreement beginning May 1, 2022, through June 30, 2023 with the option to renew for three (3) one-year periods thereafter up to \$300,000.00 annually. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [20220412 Staff Report PSA Cares Campus Laundry Services](#)
[20220412 Aramark Services Cares Laundry PSA](#)

24. Recommendation to approve a Cooperative Agreement between Washoe County, a political subdivision of the State of Nevada, and the Pyramid Lake Paiute Tribe of Nevada, a sovereign, federally recognized Indian Tribe to provide emergency response services to the Gerlach area of Washoe County effective April 13, 2022, for an initial term of five-years, with two-year extensions upon agreement of the parties. [Approximate annual cost \$547,048.09.] Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - Gerlach fire proposal](#)
[BCC 04-12-22 - Gerlach CAB EMS letter to WC](#)
[BCC 04-12-22 - Cooperative Agreement for Gerlach EMS](#)

25. Recommendation to approve the reimbursement of costs incurred by the City of Reno, the City of Sparks, Truckee Meadows Fire and Rescue, the Washoe County Department of Alternative Sentencing, and the Washoe County Sheriff's Office for expenses related to and in support of the Enhanced 911 Emergency Response System and portable event recording devices, as recommended by the 911 Emergency Response Advisory Committee on February 10, 2022, in an amount not to exceed [\$653,400.72] as specified within the adopted Enhanced 911 Fund's operating budget. Technology Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - 911 Reimbursements](#)
[BCC 04-12-22 - 02-10-22 E-911 Agenda and Draft Minutes](#)

26. Recommendation to approve the acceptance of the State General Fund appropriation referenced in Assembly Bill (AB) 321, from the Secretary of State, Governor’s Office of Finance in the amounts of [\$690,237.52] for postage, ballot stock and postcards; [\$71,257.50] for ballot drop boxes, fire suppression kits and envelope sorters; [\$159,000.00] for ballot sorters for the purpose of carrying out the provisions of AB 321. No match required. The award period is retroactive from March 2022 through June 30, 2022. Any remaining balance of the appropriation must not be committed for expenditure after June 30, 2022 and any remaining funds not spent in accordance with AB 321 must be reverted back to the State General Fund on or before December 31, 2022. If approved, direct the Comptroller’s Department to make the necessary budget amendments. Registrar of Voters. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [AB321 staff report](#)
[FW AB321 Funds](#)
[Reimbursement Request for AB321 Expenses \(003\)](#)
[AB321 funds \(002\)](#)

Public Hearing. (Note: Due to public testimony and discussion, time expended on the items in this category can vary.)

(Note: Items 27., 28., 29., 30., and 31. listed under this heading will be heard on or after 1:00pm. In no case will these items be heard before the stated time.)

27. Public Hearing: Appeal of the Washoe County Board of Adjustment's denial of Variance Case Number WPVAR21-0004 (Birta Front Yard Setback Reduction) which sought a variance to reduce the required front yard setback from 15 feet to 8 feet to facilitate the addition of a two-car garage and a one-car carport at ground level and a new master bedroom suite on the floor above.

The applicants are Robert and Diana Birta, the project is located at 919 Jennifer Street, at its intersection with Bridger Court in Incline Village. The Assessor's Parcel Number is 125-361-12. The parcel of land is approximately 0.32 acres in size with a master plan designation and regulatory zone of Incline Village #5, within the Tahoe Area Plan. Variances are authorized in Article 804 of the Washoe County Development Code. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 4-12-22 - Staff Report - Appeal WPVAR21-0004 Birta Front Yard Setback Reduction](#)
[BCC 4-12-22 - Attachment A - WPVAR21-0004 BOA Action Order](#)
[BCC 4-12-22 - Attachment B - WPVAR21-0004 BOA Staff Report](#)
[BCC 4-12-22 - Attachment C - BOA Partial Minutes 2-3-22](#)
[BCC 4-12-22 - Attachment D - WPVAR21-0004 Possible Conditions](#)
[BCC 4-12-22 - Attachment E - WPVAR21-0004 Appeal Application](#)
[BCC 4-12-22 - Attachment F - Video Recording of BOA Meeting](#)
[BCC 4-12-22 - Attachment G - WPVAR21-0004 Staff Presentation 2-3-22 BOA](#)
[BCC 4-12-22 - Attachment H - Robert Angres Letter Jan 28, 2022](#)
[BCC 4-12-22 - Attachment I - Documents from Applicant Revised 3-15-22](#)
[BCC 4-12-22 - Attachment J - Appeal Brief to Washoe County Commission Submitted by Robert Angres 3-10-22](#)
[BCC 4-12-22 - Staff Presentation - WPVAR21-0004 Birta Appeal](#)
[BCC 4-12-22 - Appellant Presentation1 BIRTA APPEAL \(04.06.22\) \(First\) 1 - 11](#)
[BCC 4-12-22 - Appellant Presentation2 BIRTA APPEAL \(04.06.22\) \(Second\) 12 - 22](#)
[BCC 4-12-22 - Appellant Presentation3 BIRTA APPEAL \(04.06.22\)](#)

28. Public hearing: Appeal of the Washoe County Board of Adjustment's denial of:
1. Special Use Permit Case Number WSUP21-0036 (Silver Circle Ranch) to allow for a commercial horse boarding stable for 25 horses and for grading of 6,000 cubic yards for an indoor riding arena; and
 2. Administrative Permit Case Number WADMIN21-0016 (Silver Circle Ranch) for an 11,580 SF indoor riding arena structure that is larger than the existing 1,120 SF main residence

The applicant for the special use permit and administrative permit is Pro Pony LLC, owner of 3400 Holcomb Ranch Lane (APN: 040-670-12).

There are two appellants: (1) the applicant Pro Pony, LLC, and (2) Michael Cabrera on behalf of Jill Brandin.

The Board of County Commissioners (Board) may affirm, reverse or modify the decision of the Board of Adjustment. If the Board modifies or reverses, it may remand the matter back to the Board of Adjustment with instructions. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 4-12-22 Staff Report - Appeal WSUP21-0036 & WADMIN21-0016 Silver Circle Ranch](#)
[BCC 4-12-22 - Attachment A - Appeals](#)
[BCC 4-12-22 - Attachment B - BOA Action Order](#)
[BCC 4-12-22 - Attachment C - BOA Staff Report](#)
[BCC 4-12-22 - Attachment D - BOA Minutes 2-3-22](#)
[BCC 4-12-22 - Attachment E - Public Comment](#)
[BCC 4-12-22 - Attachment F - BOA Staff and Applicant Presentations](#)
[BCC 4-12-22 - Attachment G - Video Recording of BOA Meeting](#)
[BCC 4-12-22 - Attachment H - Memorandum on Standing for WSUP21-0036 and WADMIN21-0016](#)
[BCC 4-12-22 - Letter from Alex](#)
[Velto 2022.4.4.LetterReBrandinStanding.FINAL](#)
[BCC 4-12-22 - Staff Presentation Silver Circle Ranch Appeal 4.12.22 CountyPresentationFinal](#)

29. Public Hearing: Master Plan Amendment Case Number WMPA21-0008 & Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village Phase II).

Recommendation to:

(1) Amend the Washoe County Master Plan, Sun Valley Area Plan Appendix C - Maps, to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing that designation from 16.7 to 14.7 acres; and reconfigure the boundaries of the Rural master plan designation, increasing that designation from 1.67 to 3.68 acres on three adjacent parcels (APN's 508-020-04, -42 & -44). If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission; and

(2) Approve, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, a regulatory zone amendment to the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres of Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of High Density Suburban (HDS) and 3.68 acres of GR on 18.382 acres, and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44).

The Board of County Commissioners may adopt the proposed amendments, may further modify the proposed master plan amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4) or the proposed regulatory zone amendment, or may deny the proposed amendments after the public hearing.

If approved, the Board must authorize the chair to sign the resolution(s) to this effect. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 4-12-22 - Staff Report - WMPA21-0008 WRZA21-0005 Highland Village Phase II](#)
[BCC 4-12-22 - Attachment A - WMPA21-0008 Resolution](#)
[BCC 4-12-22 - Attachment B - WRZA21-0005 Resolution](#)
[BCC 4-12-22 - Attachment C - PC MPA Resolution](#)
[BCC 4-12-22 - Attachment D - PC RZA Resolution](#)
[BCC 4-12-22 - Attachment E - PC Staff Report](#)
[BCC 4-12-22 - Attachment F - PC Minutes](#)
[BCC 4-12-22 - WMPA21-0008 & WRZA21-0005 Staff Presentation](#)

30. Public hearing pursuant to NRS 277.050, to consider any objections to Resolution of Intent R22-47 to execute the following right-of-way acquisition deeds and easement deeds between Washoe County and the Regional Transportation Commission to support the Sky Vista Widening Project: a right-of-way acquisition totaling ±18 square feet and a temporary construction easement totaling ±445 square feet on APN 550-020-19; a temporary construction easement totaling ±48,364 square feet, a drainage easement totaling ±2,553 square feet, and a public use easement totaling ±276 square feet on APN 550-020-21; a right-of-way acquisition totaling ±14,458 square feet, a temporary construction easement totaling ±22,549 square feet, a drainage easement totaling ±10,770 square feet, and a public use easement totaling ±2,737 square feet on APN 550-020-22, part of North Valleys Regional Park [at the appraised value of \$38,980.00 or through a transfer of land valued equal to or greater than the appraised value that meets Land and Water Conservation Fund grant criteria and is approved by Community Services Department staff]; possible approval of said easement and acquisition deeds; and, if approved, authorize the Chair to execute the deeds to that effect. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 04-12-22 - Staff Report - Sky Vista Easements and ROW Acquisitions](#)
[BCC 04-12-22 - Partial Acquisition GBS Deed 550-020-19 FINAL](#)
[BCC 04-12-22 - Temporary Easement Deed - 550-020-19 FINAL](#)
[BCC 04-12-22 - Temporary Easement Deed - 550-020-21 FINAL](#)
[BCC 04-12-22 - Permanent Easement - Drainage 550-020-21 FINAL](#)
[BCC 04-12-22 - Public Use Easement 550-020-21 FINAL](#)
[BCC 04-12-22 - Partial Acquisition GBS Deed 550-020-22 FINAL](#)
[BCC 04-12-22 - Temporary Easement Deed - 550-020-22 FINAL](#)
[BCC 04-12-22 - Permanent Easement - Drainage 550-020-22 FINAL](#)
[BCC 04-12-22 - Public Use Easement 550-020-22 FINAL](#)

31. Public Hearing: Adoption and second reading of an ordinance amending Washoe County Code Chapter 5- Administration and Personnel, Chapter 490, Office of the Public Guardian- Retention of Attorney, authorizing the Washoe County Public Guardian to obtain the assistance of the Washoe County District Attorney’s Office for the proper administration of guardianship cases. Approval shall not be construed to authorize the Washoe County District Attorney’s Office to represent protected persons directly, including but not limited to any ancillary matters of a private nature such as divorce, trust or estate administration, bankruptcy, criminal defense, civil suits such as breach of contract or tort, or otherwise. Approval shall apply retroactively to any representation heretofore provided by the Washoe County District Attorney’s Office to the Washoe County Public Guardian, and for other matters necessarily connected therewith and pertaining thereto. Manager’s Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [DA PG Ordinance 2022 adoption](#)
[chapter 5 ordinance standing authority in guardianship cases](#)
[Formatted PG Proposed Ordinance](#)

End Of Scheduled Public Hearings

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

Adjournment

Various boards/commissions the Washoe County Commissioners may be a member of or liaison to:

Chair Hartung

Community Homelessness Advisory Board (alternate)
EDAWN (Economic Development Authority of Western Nevada)
Nevada Association of Counties Board of Directors (NACO)
Regional Transportation Commission
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Washoe County Stadium Authority
Washoe County Investment Committee
Western Regional Water Commission

Vice-Chair Hill

Community Homelessness Advisory Board
Downtown Reno Business Improvement District
EDAWN (Economic Development Authority of Western Nevada) (alternate)
Nevada Tahoe Conservation District Board of Supervisors
Regional Transportation Commission (alternate)
Tahoe Prosperity Center Board of Directors
Tahoe Regional Planning Agency Governing Board
Tahoe Transportation District Board of Directors
Tahoe Transportation Commission
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Washoe County Internal Audit Committee (alternate)
Washoe County Investment Committee
Washoe County Legislative Liaison
Washoe County Stadium Authority

Commissioner Lucey

Community Homelessness Advisory Board
Nevada Association of Counties Board of Directors (NACO)
Regional Transportation Commission
Reno-Sparks Convention & Visitors Authority
Tahoe Regional Planning Agency Governing Board (alternate)
Tahoe Transportation District Board of Directors (alternate)
Tahoe Transportation Commission (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Criminal Justice Advisory Committee
Washoe County District Board of Health
Washoe County Legislative Liaison
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Western Nevada Development District (WNDD) (alternate)
Western Regional Water Commission

Commissioner Jung

Washoe County Animal Services Advisory Board
Downtown Reno Business Improvement District (alternate)
Nevada Tahoe Conservation District Board of Supervisors (alternate)
Nevadaworks (alternate)
Regional Transportation Commission (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Open Space and Regional Parks Commission Liaison
Washoe County Senior Services Advisory Board Liaison
Washoe County Stadium Authority (alternate)

Commissioner Herman

Nevada Association of Counties Board of Directors (alternate)
Nevadaworks
Regional Transportation Commission (alternate)
State Land Use Planning Advisory Council (SLUPAC)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Verdi Television District (Liaison)
Vya Conservation District (Diane Stobiecki—alternate)
Washoe County Debt Management Commission
Washoe County Internal Audit Committee
Washoe County Senior Services Advisory Board Liaison (alternate)
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Washoe-Storey Conservation District (alternate)
Western Nevada Development District (WNDD)