

COUNTY COMMISSIONERS

Chair, Alexis Hill, District 1

Vice-Chair, Jeanne Herman, District 5

Michael Clark, District 2

Mariluz Garcia, District 3

Clara Andriola, District 4



INTERIM MANAGER

Kate Thomas

**WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

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

CHIEF DEPUTY DISTRICT ATTORNEY

Michael Large

**July 15, 2025**

**10:00 a.m.**

COUNTY CLERK

Janis Galassini

**NOTE:** Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. The Consent section is a single agenda item and is considered as a block and will not be read aloud. Items on this agenda may also be moved to or from the consent section. Items not voted on in the Consent section may also be voted on in a separate block or blocks. Items designated for a specified time will not be heard prior to the stated time but may be heard later. There will be only one period of public comment on any 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.

**Location.** This meeting will be held at the physical location designated on this agenda, but one or more of the County Commissioners and/or County staff may attend and participate by a remote technology system. Members of the public wishing to attend the meeting may do so at the designated physical location or may otherwise participate as stated in the Public Comment section. The Chair or their designee will make reasonable efforts to ensure that members of the public body and members of the public present at the physical location can hear or observe each member attending by remote technology system, and each member of the public body in attendance can participate in the meeting.

**Accessibility.** Washoe County, in compliance with Title VI of the 1964 Civil Rights Act and Title II of the Americans with Disabilities Act, will make its public meetings digitally, physically, and language accessible to the public. For limited English proficient and hearing-impaired individuals, the Wordly application is available to members of the public attending the meeting in-person. Persons who require special accommodations or assistance in attending this meeting may contact the Office of the County Manager at least two working days before the meeting, if possible, by dialing 311 from any phone or (775) 328-2003.

**Public Transportation.** Public transportation is available to this meeting site. For eligible RTC ACCESS reservations call (775) 348-5438 or visit: <https://www.rtcwashoe.com/public-transportation/>.

**Public Comment.** Public comment is welcomed during public comment periods and is limited to 3 minutes per person per public comment period. Unused time may not be allocated to other speakers. A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited. All comments are to be directed to the Commission as a whole.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda. Items voted on in the Consent section or in a separate block or blocks shall have a single public comment period per block, and public comment will only be heard about the specific items being considered by the Commission in the block. For the remainder of the agenda, during items designated "for possible action" that are considered individually, public comment will only be heard about the specific item being considered by the Commission. Members of the public that wish to share documents or make a brief presentation within their public comment period must provide ten (10) printed copies of each document. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may also submit comments by mail (1001 E. Ninth St., Reno, NV 89512), by eComment at <https://washoe-nv.granicusideas.com/#>. The County will make reasonable efforts to include all such comments received by 4:00 pm one working day prior to the meeting in the record. Mail and eComment will not be read by the Clerk.

Although not required by the Open Meeting Law, in order to accommodate persons residing in populated areas substantially outside the vicinity of the commission chambers, additional public comment may be given by remote technology system on agenda items concerning Districts 1, 5, or "All Commission Districts" (as specified in the subject line of the respective agenda items as "Virtual Public Comment Eligible") from the following locations: Incline Village Library: 845 Alder Ave, Incline Village, NV 89451 and/or Gerlach Community Center: 510 Cottonwood St, Gerlach, NV 89412.

**Forum Restrictions and Orderly Conduct of Business.** The Board of County Commissioners carries out the business of Washoe County and its residents during its meetings. The presiding officer may order a person be removed if the person's conduct or statements disrupt the order or safety of the meeting. Warnings about disruptive conduct or comments may or may not be given prior to removal.

**Responses to Public Comments.** The Board of County Commissioners may only deliberate or take action on matters that have been properly labeled "for possible action" and listed on a properly noticed Agenda. While the Open Meeting law allows discussion of public comments by members of the Commission, responses to matters not listed on the agenda could become deliberation without notice to the public. To avoid this situation and to ensure the public has proper notice of all matters, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for staff to provide information, or ask that the matter be listed on a future agenda for consideration.

## Board of County Commissioners Meeting - July 15, 2025

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/](http://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) Washoe 311 ([washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)), (775) 328-2000 and on Washoe County's website [www.washoecounty.gov/bcc/](http://www.washoecounty.gov/bcc/).

We begin by acknowledging that we gather today on the ancestral homelands of the Waš́i·šiw (Washoe), Numu (Northern Paiute), Newe (Western Shoshone), Nuwu (Southern Paiute), and Pipa Aha (Mojave), the original caretakers of the land that we now call Nevada. Washoe County, formally named after the Washoe people in 1861, continues to be a gathering place and home for Indigenous Peoples, and we recognize their rich history and deep connections to these lands. May we honor their past, present, and future stewardship by remembering that the health of the land and its people are inextricably linked.

10:00 a.m.

1. Salute to the flag.
2. Roll call.

3. Public Comment. Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Commission agenda. Unused time may not be allocated to other speakers. 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. Virtual Public Comment may be taken when facilities are available.

A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited.

The Board of County Commissioners carries out the business of Washoe County and its residents during its meetings. The presiding officer may order a person be removed if the person's conduct or statements disrupt the order or safety of the meeting. Warnings about disruptive conduct or comments may or may not be given prior to removal.

Furthermore, certain disruptions of a public meeting are criminal acts as defined under NRS 203.090 and/or NRS 203.119 which may result in prosecution in appropriate cases.

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

- 5.A.1. University of Nevada, Reno Extension Annual Budget Presentation by Abbey Pike, Extension County Coordinator and Holly Gatzke, Northern Area Director. (All Commission Districts). FOR DISCUSSION ONLY

**Attachments:** [Washoe County Extension FY26 Operating Budget Memo](#)

- 5.A.2. Appearance by Washoe County Recorder, Kalie Work to provide an update on the Recorder's Office. FOR DISCUSSION ONLY

**Attachments:** [BCC Update July 15 2025](#)

6. Donations. (FOR POSSIBLE ACTION)

- 6.A.1. Recommendation to accept cash donations totaling \$43,379.05: [\$22,068.50 Lazy 5 Summer Music Series, Come In From The Cold, general donations for North Valleys Regional Park, Bowers Regional Park, and Lazy 5 Park]; [\$33.05 from the donation drop box at the May Museum]; [\$17,660.00 May Foundation reimbursements for Past Perfect Software, Manpower purchase order, and advertising]; [\$1,992.50 closure of an old Museum Gift Store account]; [\$1,625.00 to the Arboretum for bricks, general maintenance and support] for Regional Parks and Open Space programs and facilities; and direct Finance to make the appropriate budget amendments. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 7-15-25 - Parks Donations JH](#)

7. Consent Items. (FOR POSSIBLE ACTION)

*eComment to be provided here. The Consent section is a single agenda item and is considered as a block. Individual items in the Consent section will not be eComment eligible. When providing eComment, please note the specific item being addressed.*

- 7.A.1. Approval of minutes for the Board of County Commissioners' regular meetings of June 10, 2025, June 17, 2025, and June 24, 2025; the special meeting of June 25, 2025; and the workshop of June 25, 2025. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [2025-06-10 W](#)  
[2025-06-17 W](#)  
[2025-06-24 W](#)  
[2025-06-25 SPECIAL W](#)  
[2025-06-25 WORKSHOP W](#)

- 7.B.1. Recommendation to approve the Second Amendment to Joint Funding Agreement between Washoe County, Truckee Meadows Water Authority, and Cities of Reno, Sparks, and Fernley, for the sharing of a portion of the administrative fees for the Truckee River Operating Agreement, retroactive to June 30, 2025, and extending the Joint Funding Agreement to September 30, 2030 [in the amount of \$74,092.64 for fiscal year 2025, with estimated increases to \$77,500.00 for fiscal year 2026 and \$80,000.00 for fiscal year 2027], pending Federal Water Master determination. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 07-15-25 - Staff Report - Second Amendment to TROA Joint Funding Agreement](#)  
[BCC 07-15-25 - 2nd Amendment to Joint Funding Agreement for TROA](#)

- 7.C.1. Recommendation to acknowledge receipt of the completed review for the Department of Alternative Sentencing from the Internal Audit Division. The purpose of this review was to assess DAS's processes and procedures for operational efficiency and identify opportunities for improvement; help streamline activities, eliminate any inefficiencies, and enhance overall effectiveness; and provide recommendations to improve the control environment. Finance. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 7-15-25 Internal Audit Review Report DAS](#)  
[Internal Audit Review Report - DAS 4-16-25](#)

- 7.C.2. Recommendation to approve the annual schedule of audits, reviews, and work plan for the Internal Audit Division, which is required to be presented to the Board of County Commissioners for their approval pursuant to Washoe County Code 15.560. Finance. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 7-15-25 Annual Audit Schedule FY26](#)

- 7.D.1. Recommendation to approve, pursuant to NRS 244.1505, Commission District Special Fund disbursement in the amount of [\$2,500.00] for Fiscal Year 2025-2026; District 2 Commissioner Mike Clark recommends a [\$2,500.00] grant to Reno Initiative for Shelter & Equality (RISE) - a nonprofit organization created for charitable, religious, or educational purposes - to support partner organization Laundry to the People and its mission of aiding unhoused individuals with laundry service; approve Resolution necessary for same; and direct Finance to make the necessary disbursement of funds. Manager's Office. (Commission District 2.) FOR POSSIBLE ACTION

**Attachments:**    [07.15.2025 Staff Report RISE](#)  
[07.15.25 Resolution \\$2,500 RISE](#)

- 7.E.1. Recommendation to approve an Interlocal Agreement between Washoe County, the City of Reno, and the City of Sparks to establish a board to study regional fire and emergency services options pursuant to Senate Bill 319 of the 83rd Session of the Nevada Legislature. [Total estimated fiscal impact of \$974] Manager. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 07-15-25 Manager SB319 Fire Study Board](#)  
[Interlocal Agreement](#)  
[SB319 INTERLOCAL AGREEMENT](#)  
[SB319 EN](#)

- 7.E.2. Recommendation to approve a Letter of Intent for the FFY 2025 Emergency Management Performance Grant (EMPG). Letter of Intent is stating the State of Nevada, Division of Emergency Management (NDEM) is awarding [\$86,272.17, \$86,272.17 County match required] for FFY 2025 including funds to be used for travel; retroactive from October 1, 2024, through September 30, 2026; If approved authorize the County Manager or designee to sign the grant award documents when received; and direct Finance to make the necessary budget amendments. Manager. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 07.08.25 EMPG FFY25 LOI Staff Report](#)  
[LOI Letter for Washoe County, FFY 25 EMPG](#)

**End of Consent Items**

8. Recommendation to introduce and conduct a first reading of an ordinance amending the Washoe County Code at Chapter 110 (Development Code) to update Articles 220 Tahoe Area and 220.1 Tahoe Area Design Standards. These updates include adding a section to establish standards for affordable, moderate, and achievable housing in multifamily areas. These updates also include amending various sections to: amend references to the prior Washoe County master plan and update organizational names; clarify application requirements for amendments to Articles 220 and 220.1; update references to the TRPA's code of ordinances related to land coverage; update maximum height and minimum residential density in town centers; add standards for height, parking, density and coverage for affordable, moderate, and achievable housing in town centers; update standards for bicycle storage; provide for reductions in parking minimums for affordable, moderate, and achievable housing, and add standards for the submittal and review of the required parking analysis; modify minimum lot width and setbacks for residential and mixed use developments in preferred affordable areas; modify requirements for encroachment into front yard setbacks on corner and sloped lots; modify standards for accessory dwelling units; modify standards for temporary uses; require development within avalanche hazard areas to record a hold harmless agreement; modify explanation of use tables to clarify the meaning of "A" and add administrative review permit; modify permitting requirements for multiple family dwellings in Crystal Bay Tourist, Incline Village Tourist, and Incline Village Commercial; add Schools-Kindergarten through Secondary Schools as a special use in Incline Village Tourist; add multiple family dwellings and employee housing as allowed uses and update special policies in the Ponderosa Ranch regulatory zone; allow single family dwellings by right in the Incline Village 5, Crystal Bay, and East Shore regulatory zones, and require a hold harmless agreement for development in the Incline Village 5 and Crystal Bay regulatory zones; and update special policies for Crystal Bay; and all matters necessarily connected therewith and pertaining thereto. And if supported, set a public hearing for the second reading and possible adoption of the ordinance for August 26, 2025. Community Services. (Commission District 1.) FOR POSSIBLE ACTION



**Attachments:**    [BCC 7-15-25 - Staff Report - WDCA25-0003 Tahoe Area Plan1st Reading](#)  
[BCC 7-15-25 - Attachment A - Ordinance Working Copy](#)  
[BCC 7-15-25 - Attachment B - PC Resolution](#)  
[BCC 7-15-25 - Attachment C - PC Staff Report](#)  
[BCC 7-15-25 - Attachment D - PC Presentation](#)  
[BCC 7-15-25 - Attachment E - Video Recording of PC Meeting](#)  
[BCC 7-15-25 - Attachment F - Additional Public Comment](#)  
[BCC 7-15-25 - Staff Presentation - Tahoe Area Plan 1st Reading](#)

9.       Recommendation to approve amendment #4 to contract with Allied Universal Security Services for armed and unarmed professional security services, retroactive from July 1, 2025 through June 30, 2026. Expected expenditures are not to exceed [\$5,375,445]. If approved, authorize the Purchasing and Contracts Manager to execute the agreement. Managers. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:**    [FY26 Staff Report Allied Universal ver 2](#)  
[AUS Amendment #4](#)

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

*(Note: Items listed under this heading only will be heard at or after 11:00am. In no case will it be heard before the stated time. Due to public testimony and discussion, time expended on the item in this category can vary.)*

10. Public Hearing: Subject to a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities, recommendation to approve a resolution initiating an amendment to the 2019 Truckee Meadows Regional Plan Map 3 - Regional Utility Corridors & Sites to include a 250MW photovoltaic generation facility and a 200MW battery energy storage system, which is an energy production, renewable use; and a 345 kV substation to connect to a previously approved 345 kV generation tie line (WSUP23-0003 - "Praana Transmission Line"), which is a utility services use, on APNs 074-462-19, -18, -15, 14, -05, -03, -02, 074-461-24, -18, -17, -15, -13, -11, -07, -04, -03, -02, 074-432-01, 074-431-08, 074-161-14 and 074-162-06. Community Services. (Commission District 4.)  
FOR POSSIBLE ACTION

**Attachments:**    [BCC 7-15-25 - Staff Report - WSUP25-0006 Sunseeker Solar](#)  
                              [BCC 7-15-25 - Attachment A - Resolution](#)  
                              [BCC 7-15-25 - Attachment B - Planning Commission Action Order](#)  
                              [BCC 7-15-25 - Attachment C - Planning Commission Staff Report](#)  
                              [BCC 7-15-25 - Attachment D - Planning Commission Meeting Minutes](#)  
                              [BCC 7-15-25 - Staff Presentation - WSUP25-0006](#)

11. Public Hearing: For possible action to conduct a Public Hearing under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and adopt a resolution approving the issuance by the National Finance Authority (New Hampshire) of not to exceed \$33,000,000 of Lease Revenue Bonds on behalf of NCCS-UNR Fieldhouse Properties LLC (the "Borrower") for purposes of, and as required by, Internal Revenue Code of 1986 Section 147(f), as amended. The bonds or a portion thereof will be "private activity bonds" and "qualified 501(c)(3) bonds" for purposes of the Internal Revenue Code of 1986. The revenue from the bond issuance will be used (a) finance the cost of the design, development, construction and equipping of (i) an approximately 73,700 square foot indoor all sport fieldhouse and related amenities, (ii) an approximately 85,796 square foot outdoor turf football practice field, and (iii) an approximately 106,078 square foot turf intermural field to be located on the campus of the University of Nevada, Reno (collectively, including related site development, utility, equipment and other improvements, the "Project"); and (b) pay expenses incurred in connection with the issuance of the Bonds, including the costs of bond insurance or other credit enhancement, if requested by the Borrower. The Project (a) will be owned and operated by the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno (the "University") or its designee; (b) will be located on land owned by the University and leased to the Borrower, and (c) will be subleased by the Borrower to the University. The bonds are not a debt or obligation of the County; the County is not a party to the financing and bears no risk in this transaction, either financial or reputational, and has received a letter of indemnification from the Nevada System of Higher Education. Manager's Office. (All Commission Districts.)  
FOR POSSIBLE ACTION

**Attachments:**     [Staff Report TEFRA Hearing NFA Lease Revenue Bonds](#)  
                              [NCCD July 2025](#)  
                              [UNR - Fieldhouse - 2025 - Washoe County Resolution](#)

**End Of Scheduled Public Hearings**

12. Public Comment. Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Commission agenda. Unused time may not be allocated to other speakers. 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. Virtual Public Comment may be taken when facilities are available.

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Furthermore, certain disruptions of a public meeting are criminal acts as defined under NRS 203.090 and/or NRS 203.119 which may result in prosecution in appropriate cases.

13. 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**

## Board of County Commissioners Meeting - July 15, 2025

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

### Chair Hill

Community Homelessness Advisory Board  
Downtown Reno Business Improvement District (alternate)  
Nevada Tahoe Conservation District Board of Supervisors  
Regional Transportation Commission  
Reno-Sparks Convention & Visitors Authority  
Tahoe Prosperity Center Board of Directors  
Tahoe Regional Planning Agency Governing Board  
Tahoe Transportation District Board of Directors  
Tahoe Transportation Commission  
Truckee Meadows Water Authority Board  
Truckee North Tahoe Transportation Management Association Board  
Truckee River Flood Management Authority  
Washoe County Internal Audit Committee (alternate)  
Washoe County Investment Committee  
Washoe County Legislative Liaison  
Washoe County Stadium Authority (alternate)  
Western Regional Water Commission (WRWC) – TMWA Appointed

### Vice-Chair Herman

Nevada Association of Counties Board of Directors (NACO)  
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)  
Vya Conservation District (Diane Stobiecki—alternate)  
Washoe County Debt Management Commission  
Washoe County Internal Audit Committee  
Washoe County Legislative Liaison  
Washoe County School District Capital Funding Protection Committee  
Washoe County School District Oversight Panel  
Washoe County Stadium Authority (alternate)  
Washoe Storey Conservation District  
Western Nevada Development District (WNDD) (alternate)

Commissioner Clark

Community Homelessness Advisory Board  
EDAWN (Economic Development Authority of Western Nevada) (alternate)  
Nevada Association of Counties Board of Directors (NACO) (alternate)  
Regional Transportation Commission (alternate)  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County Criminal Justice Advisory Committee  
Washoe County Senior Services Advisory Board Liaison  
Washoe County Stadium Authority (alternate)  
Washoe Storey Conservation District (alternate)  
Western Nevada Development District (WNDD)

Commissioner Garcia

Community Homelessness Advisory Board (alternate)  
Downtown Reno Business Improvement District  
EDAWN (Economic Development Authority of Western Nevada)  
Nevada Tahoe Conservation District Board of Supervisors (alternate)  
Regional Transportation Commission  
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 Open Space and Regional Parks Commission (liaison)  
Washoe County Stadium Authority  
Western Regional Water Commission (WRWC) – TMWA Appointed

Commissioner Andriola

District Board of Health  
Nevada Association of Counties Board of Directors (NACO)  
Regional Transportation Commission (alternate)  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board  
Truckee River Flood Management Authority  
Washoe County Investment Committee  
Washoe County Regional Animal Services  
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  
Western Regional Water Commission