



## City Manager's Office

---

### MEMORANDUM

**DATE:** August 16, 2023

**TO:** Mayor and City Council

**THROUGH:** Doug Thornley, City Manager      Approved Electronically

**FROM:** David Cochran, Fire Chief  
Kathryn Nance, Chief of Police  
Chris Pingree, Director of Development Services

**SUBJECT:** August 22, 2023, Board of County Commission Agenda Item 8

---

At the August 22, 2023, Board of County Commissioners (BOCC) meeting, agenda Item No. 8 will be heard, recommending the Board to consider a request from Southwestern Property Corporation (SWPC) for Washoe County staff to negotiate an easement across the Regional Public Safety Training Center property. The agenda item reads as follows:

TMP-7598 Recommendation to consider a request from SouthWestern Property Corporation (SWPC), as requested by Commissioner Clark, for Washoe County staff to negotiate an Easement Deed and Easement Agreement between Washoe County ("Grantor") and SWPC ("Grantee") for design, construction, installation, use and maintenance of a requested emergency access road, including relocation of an existing public utility easement and associated improvements over, across and through a portion of Washoe County property Assessor's parcel number (APN) 520-250-31, (5100 Spectrum Boulevard, Regional Public Safety Training Center) located at the terminus of Spectrum Boulevard Reno, Nevada. Said easement request would provide for emergency ingress/egress to the adjacent City of Reno approved residential development; and if approved, authorize County staff to negotiate an Easement Deed and Easement Agreement and require staff to present the negotiated Easement Deed and Easement Agreement to the County Commission for approval at a later date. Community Services. (Commission District 3.) FOR POSSIBLE ACTION BCC 08-22-23 - Staff Report - Easement request - APN 520-250-31 BCC 08-22-23 - Ex A - west alignment - water & emergency access BCC 08-22-23 - Ex B - east alignment - water & emergency access BCC 08-22-23 - Ex C - Regional Training Center Presentation 08.22.2022 BCC 08-22-23

- Ex C, continued - Dandini Spectrum Holdings LLC BCC 08-22-23 - Ex D - Regional Training Center - Site Map BCC 08-22-23 - Ex E - WCSO Easement Letter BCC 08-22-23 - EX F - Water Alignment - Emergency Access - Mid Alignment Easements  
Attachments:

A copy of the BOCC agenda is attached.

The easement, which SWPC is seeking, provides an emergency access road and relocation of a public utility easement associated with the Spectrum-Dandini mixed use project (Case No. LDC21-00040). The mixed-use project was approved by the Reno Planning Commission in 2021 and allowed for a development consisting of 420 multi-family residential units, child care facility, 120-room hotel and 4,800 square feet of restaurants and drive-through facilities. Primary access to the site is from Spectrum Blvd. In order for the project to move forward, they must provide a secondary emergency access to the site. The applicant is requesting that the emergency access road be located through the Regional Public Safety Training Center parcel, which requires approval by the Board of Washoe County Commissioners, as Washoe County owns the parcel.

The Reno Fire Department and the Reno Police Department, along with the <sup>1</sup>Washoe County Sheriff and the Sparks Police and Fire Departments oppose the project. A letter detailing our concerns was sent to the Board of Washoe County Commissioners. A copy of that letter is attached.

We are bringing this to your attention because the Spectrum-Dandini mixed-use project is within the City of Reno boundaries. While the easement sought under agenda item #8 will not require the City's approval, the mixed-use development project is within the City of Reno. The development was approved by the Planning Commission and no further public hearings are required. The project is now at the building permit stage and prior to moving forward, must provide a secondary emergency access route. We bring this to your attention so that you are aware of the project, and to highlight the concerns raised by region's Public Safety Departments. We are available should you have any questions or concerns.

Enclosure

BOCC Agenda;

Board of Washoe County Commissioners Letter

---

<sup>1</sup> Truckee Meadows Fire and Rescue is not a contributing member of the Regional Training Facility and are not a party to the opposition of this agenda item.



January 9, 2023

Board of Washoe County Commissioners  
1001 E. 9<sup>th</sup> St, Building A  
Reno, NV 89512

**Re: Opposition to granting of access easement and development of access road through property used by Regional Public Safety Training Center and Regional Emergency Operations Center to ensure continued and uninterrupted critical training of first responders and emergency response.**

Dear Chairman Hartung, Vice Chairman Hill, Commissioner Clark, Commissioner Garcia, Commissioner Herman,

The Executive Committee for the Regional Public Safety Training Center (RPSTC) strongly opposes the Southwestern Properties' proposal for the development of an access road and easement through the training center. Our opposition is based on interference with the mission of the critical training of first responders, future expansion of the training facility, and safety concerns about the proposal.

The mission of the RPSTC is to ensure our community's first responders receive the critical training needed to respond to any emergency. The RPSTC provides fire, law enforcement, and emergency management personnel with training resources and supreme educational programs in a state-of-the-art local facility. This region's first responders receive vital training in a cost-effective manner through the RPSTC because of the significant and long-term commitment and cooperation of Washoe County and the cities of Sparks and Reno dating back to 2005. The RPSTC has five live firearm ranges, a seven-story firefighter training tower, a vehicle operations course, a four-wheel drive terrain course, a functional rubble pile and confined space training for tactical fire and search and rescue exercises.



Additionally, Washoe County, Reno, and Sparks joined together to create the Regional Emergency Operations Center (REOC) so that our regional community would have a single, secure, and safe location for the participating agencies to work together to make critical decisions during emergency and disaster situations. Our community's Homeland Security Program, which safeguards members of our community against both natural and human-caused threats, is housed within the REOC. The Emergency Management Program, which assists local agencies and communities in preparing for and responding to emergencies, is also housed within the REOC. Our region proudly includes Pyramid Lake Paiute Tribe, Reno Sparks Indian Colony, the City of Reno, the City of Sparks, the Washoe County School District, and the Washoe County Health District. Lastly, this area also houses our Regional Dispatch Center which provides the critical mission of intake of 911 calls and dispatch first responders throughout our region.


Southwestern Properties presented their plans before the Executive Board of the RPSTC. The Executive Board chaired by the Washoe County Sheriff has concerns that creation of an emergency access roadway through the site does not align with the use of the training center. The access road may encumber vital training operations for our first responders. Additionally, the access road will use land that has already been identified for continued and planned growth of our training facilities and would impede the expansion plans for Regional K-9 Operations as well as a Regional Mounted Horse Unit training facility. There are also concerns about how future development of the surrounding area could put further restrictions on our firing ranges and other training facilities.

In addition, the access road will create a weakened point within our exterior perimeter fencing, noting the continuous training and now exposure to additional liabilities that may occur by allowing a possible access point for the public to gain entry onto our facility.


Our community relies on its RPSTC and Regional Emergency Operations Center to protect the health, safety, and welfare of Washoe County and its residents. The public safety needs of our community continue to both grow and evolve. These Centers and surrounding areas need to be maintained and protected to provide them the ability meet the continuously changing public safety needs of our community.




We respectfully request that the Board reject the private developer's proposal.

BY:   
Darin Balaam, Sheriff  
Washoe County Sheriff's Office

Date: 2/1/23

BY:   
Kathryn Nance, Chief  
Reno Police Department

Date: 1/11/23

BY:   
Chris Crawforth, Chief  
Sparks Police Department

Date: 1/18/23

BY:   
Dave Cochran, Chief  
Reno Fire Department

Date: 1/26/23

BY:   
Kevin Jakubos, Interim Chief  
Sparks Fire Department

Date: 1/19/23

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



COUNTY MANAGER  
Eric P. Brown

**NOTICE OF MEETING AND AGENDA  
WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

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

CHIEF DEPUTY DISTRICT ATTORNEY  
Mary Kandaras

**August 22, 2023**

**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 the Americans with Disabilities Act, wishes to make all of its public meetings accessible to the public. 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 period at the 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 may also submit comments by mail (1001 E. Ninth St., Reno, NV 89512), by eComment at <https://washoe-nv.granicusideas.com/#>, and by voice message at: (775) 328-2003. 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. Voicemails will no longer be played for broadcast; 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.

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) 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. 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.)
4. Presentation and Appearance by Dr. Peter Reed, Director, University of Nevada, Reno School of Medicine, Sanford Center for Aging, Supporting Quality of Life for Nevada's Elders. FOR DISCUSSION ONLY

**Attachments:** Sanford Center - Reed 8-22-23

5. Recognition of Washoe County employees receiving Safety Awards by the Safety Committee Chair, Ben West, Security Administrator.  
Eric Crump, Community Services Department  
Jacob Ayala, Community Services Department  
Arunas Narusevicious, Community Services Department  
Antonio Lopez, Assessor  
Sarah Turner, Medical Examiner

**6. 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.*

- 6.A.1. Recommendation to approve Resolution R23-126 which amends the Washoe County Clerk Fee Schedule to include fees associated with the Clerk's provision of passport application services, with an effective date retroactive to July 1, 2023; and authorize the Chair to sign the Resolution. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [2023-08-22 Staff Report - Clerk's Office Passport Fees](#)  
[Amended Washoe County Clerk Fee Schedule](#)  
[R23-126 Clerk's Office Passport Fees](#)

- 6.A.2. Recommendation to approve the creation of one new full-time Deputy Clerk - Board Records and Minutes position, pay grade 12, (County Clerk) as reviewed and evaluated by the Job Evaluation Committee (JEC); and authorize Human Resources to make the necessary changes. [Net fiscal impact is \$107,536.] Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [2023-08-22 Staff Report - Board Records and Minutes Deputy Clerk](#)  
[NRS 241.035](#)  
[Staffing Timeline 2006-2023](#)  
[2022 vs 2023 Stats as of 2023-08-08](#)  
[2023-03-28 BCC Meeting Timeline](#)  
[Minutes Excerpts - Carson, Reno, Washoe](#)

- 6.B.1. Recommendation to 1) approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2019/2020, 2020/2021, 2021/2022, 2022/2023 and 2023/2024 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 \$216,925.40]. Assessor. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 8/22/23 - Assessor - Staff Report Roll Change Requests](#)  
[BCC 8/22/23 - Assessor - Exhibit A](#)  
[BCC 8/22/23 - Assessor - Exhibit B](#)



- 6.C.1. Recommendation to: 1) approve a Cancellation Agreement to terminate a Water Sale Agreement between Washoe County and American Ready Mix; and 2) approve a Water Rights Deed to re-convey 30.00 acre-feet of water rights from Washoe County to American Ready Mix. The water rights were previously dedicated to support an approved aggregate operation project. Pursuant to Washoe County Development Code, Chapter 110, Article 422 amendment, water rights are no longer required to be dedicated to the project, and the subject Cancellation Agreement and Water Rights Deed allow for the reconveyance of the water rights back to American Ready Mix. Community Services. (Commission District 4.) FOR POSSIBLE ACTION

**Attachments:** BCC 08-22-23 - Staff Report - American Ready Mix  
BCC 08-22-23 - Cancellation Agreement - American Ready Mix  
BCC 08-22-23 - Water Rights Deed - American Ready Mix

- 6.D.1. Recommendation to approve the acceptance of grant funds awarded by Community Solutions International, an organization with the mission to end homelessness, in the form of a grant and in the amount of [\$50,000.00; no county match], from April 17th, 2023 through April 17th, 2024; Authorize Dana Searcy, Homeless and Housing Services Division Director to sign award documents, and direct the Comptroller's Office to make the necessary budget amendments. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** Final Community Solutions Grant Acceptance 8.3.23  
Washoe County Flex x CS Grant Agreement 2023-2024 8.10.23

- 6.E.1. Recommendation to accept the 2024 Agreement to use the Account for Affordable Housing Trust Fund Welfare Set-Aside Program by Washoe County between Washoe County and the Nevada Housing Division of the State of Nevada Department of Business and Industry in the amount of [\$217,114.00; no county match] retroactive to July 1, 2023 to June 30, 2026 to provide emergency housing assistance; authorize the Acting Director of the Human Services Agency to execute the grant agreement; and direct the Comptroller's office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** BCC 08-22-23 TMP7750 HSA Accept FY24 AAHTF grant  
[\$217,114.00; no county match]  
Washoe County 2024 WSAP Agreement

- 6.E.2. Recommendation to retroactively approve an Interlocal Contract between Washoe County and Washoe County School District for personnel to provide support and access to social work services and associated activities at the Family Resources Center at Proctor R. Hug High School for a total amount of [\$98,000.00] for the period of July 1, 2023 through June 30, 2024. Approve Amendment #1 to the Interlocal Contract which authorizes the Washoe County School District to apply unspent funds totaling [\$11,000] toward the personnel expenditures of the Washoe County School District position that supports the Family Resources Center at Hug High School for a total amount not to exceed a total of [\$109,000]; and authorize the Purchasing and Contracts Manager to execute Amendment #1. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** BCC 08-22-23 TMP7751 HSA Approve Interlocal Am1 to WCSD  
HHS FRC [\$98,000.00]  
WCHSA FRC Contract June 2023 FULLY  
Am1 WCHSA FRC Contract

- 6.F.1. Recommendation to approve and acknowledge a Fiscal Year 2024 allocation from the Specialty Court Funding and Policy Committee of the Judicial Council of the State of Nevada to the Sparks Justice Court [\$31,550 for FY24, no match required], paid in quarterly installments retroactive to July 1, 2023, grant end date June 30, 2024; and direct the Comptroller to make the appropriate budget amendments. Sparks Justice Court. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** BCC 08.22.23-SJC-Allocation [\$31,500]  
SRC Award Letter FY24

- 6.G.1. Recommendation to approve the appointment of Washoe County Government Affairs Liaison, Cadence Matijevich, to fill an unexpired term on the 911 Emergency Response Advisory Committee following the resignation of Jamie Rodriguez from the Committee, with a term ending June 30, 2025; and recommendation to approve the reappointment of Truckee Meadows Fire Protection District Division Chief Chris Ketring to a four-year term on the 911 Emergency Response Advisory Committee expiring June 30, 2027. Technology Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** BCC 08-22-23 - Staff Report - 911 Appointments

- 6.H.1. Recommendation to Acknowledge Receipt of the Report of Sale- July 18, 2023, Delinquent Special Assessment Sale [Sale Proceeds \$0.00] as all parcels paid prior to the sale for the following districts: WCAD 32 - Spanish Springs Valley Ranch Rd, parcels: 076-310-65, 076-371-09, 076-391-23, 077-230-07, WCAD 37 - Spanish Springs Sewer Phase 1A, parcel: 089-243-07, 089-323-04 (No Fiscal Impact to the General Fund) Treasurer. (Commission Districts 4 and 5.) FOR POSSIBLE ACTION

**Attachments:**    23-08-22 BCC Report of Sale Staff Report.doc  
                          23-08-22 BCC Report of Sale.pdf  
                          23-08 22 BCC Exhibit A SAD Sale.docx

**End of Consent Items**

7. Presentation and overview of the Washoe County property program by Dave Solaro, Assistant County Manager. The Board of County Commissioners have requested information related to the Washoe County property portfolio, to include facility master planning, review of lease versus own considerations, and properties for potential disposal. Community Services. (All Commission Districts.) FOR DISCUSSION ONLY

**Attachments:**    BCC 08-22-23 - Staff Report - Washoe County Property Program  
BCC 08-22-23 - Exhibit A - County Owned Buildings  
BCC 08-22-23 - Exhibit A-1 - County Owned vacant properties  
BCC 08-22-23 - Exhibit B - Open Space and Park Parcels  
BCC 08-22-23 - Exhibit C - Leases  
BCC 08-22-23 - Property Program Presentation

8. Recommendation to consider a request from SouthWestern Property Corporation (SWPC), as requested by Commissioner Clark, for Washoe County staff to negotiate an Easement Deed and Easement Agreement between Washoe County ("Grantor") and SWPC ("Grantee") for design, construction, installation, use and maintenance of a requested emergency access road, including relocation of an existing public utility easement and associated improvements over, across and through a portion of Washoe County property Assessor's parcel number (APN) 520-250-31, (5100 Spectrum Boulevard, Regional Public Safety Training Center) located at the terminus of Spectrum Boulevard Reno, Nevada. Said easement request would provide for emergency ingress/egress to the adjacent City of Reno approved residential development; and if approved, authorize County staff to negotiate an Easement Deed and Easement Agreement and require staff to present the negotiated Easement Deed and Easement Agreement to the County Commission for approval at a later date. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

**Attachments:**    BCC 08-22-23 - Staff Report - Easement request - APN  
520-250-31  
BCC 08-22-23 - Ex A - west alignment - water & emergency access  
BCC 08-22-23 - Ex B - east alignment - water & emergency access  
BCC 08-22-23 - Ex C - Regional Training Center Presentation  
08.22.2022  
BCC 08-22-23 - Ex C, continued - Dandini Spectrum Holdings LLC  
BCC 08-22-23 - Ex D - Regional Training Center - Site Map  
BCC 08-22-23 - Ex E - WCSO Easement Letter  
BCC 08-22-23 - EX F - Water Alignment - Emergency Access - Mid  
Alignment Easements

9. Recommendation to adopt Resolution R23-125 amending short-term rental (STR) application fees within the Washoe County Development Code Master Fee Schedule, with an effective date of October 1, 2023, as authorized by Washoe County Code Section 110.906.05, and approve an annual adjustment to those fees based on the Western Consumer Price Index beginning on July 1, 2024. This amendment updates fees related to the administration and enforcement of STR standards and permits in unincorporated Washoe County. Proposed updates include: increases of approximately \$270-\$350 for Tier 1 STR permit applications and renewals; new fees for applicant-requested changes to existing STR permits; and a new fee for applicant appeals of Tier 1 STR permits. Virtual Public Comment Eligible. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 8-22-23 - Staff Report - STR Fees](#)  
[BCC 8-22-23 - Attachment A - Resolution](#)  
[BCC 8-22-23 - Attachment A-1 - Proposed STR Fees](#)  
[BCC 8-22-23 - Attachment B - Existing STR Fees](#)  
[BCC 8-22-23 - Attachment C - Public Comments](#)  
[BCC 8-22-23 - STR Fees - Staff Presentation](#)

10. Recommendation to provide direction to staff on initiation of amendments to Washoe County Code Chapters 110 (Development Code) and 125 (Administrative Enforcement Code) pursuant to WCC Sections 2.030 and 110.818.05, to create the necessary code language to limit the number of short-term rentals (STRs) operating in unincorporated Washoe County. The amendments may include, but are not limited to, the establishment of a cap on the overall number of STR permits issued, the basis for such a cap, the area of applicability, and method(s) of implementation. The amendments may also include other changes to streamline and clarify current STR permitting and enforcement processes; and direct the County Clerk to submit the request to the District Attorney's Office for preparation of the proposed ordinance(s) in accordance with WCC 2.040. Virtual Public Comment Eligible. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 8-22-23 - Staff Report - STR Code Amendment](#)  
[BCC 8-22-23 - Attachment - Chapter 2 Letter Requesting](#)  
[Amendment- STRs](#)  
[BCC 8-22-23 - STR Code Amendment - Staff Presentation](#)

11. Recommendation and possible action to: (1) Approve the purchase and sale between Washoe County and BHC Health Services of Nevada, Inc. a Nevada Corporation for the property commonly known as the West Hills Hospital located at 1240 East 9th Street, Reno, Nevada (APN 008-171-38) (an approximate 3.43 acres portion of the overall 4.69 acre site) as authorized in Nevada Revised Statutes (NRS) 244.275 for \$4,800,000.00; and (2) authorize the County Manager to execute any and all required documents necessary for the property purchase. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

**Attachments:** BCC 08-22-23 - Staff Report - West Hills purchase and sale  
BCC 08-22-23 - Facility Assessment Executive Summary

12. Recommendation to acknowledge and approve a resolution allowing an invocation at the opening of public meetings of the Board of County Commissioners and the guidelines and procedures pertaining thereto. Human Resources and Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** BCC 08-22-2023 Invocation at BCC meetings  
Invocation Resolution 117 BCC 8.22.23  
Invocation Procedures and Guidance BCC 8.22.23

13. Recommendation to approve Sole Source waiver to extend the established Agreement between Washoe County and New Hope Placement, PLLC aka Well Care Services, for supportive housing and coordinated services to individuals with Severe Mental Illness, Substance Abuse Disorders, and/or Co-Occurring Disorders that impede their ability to live with complete independence, for the term of September 1, 2023 through December 31, 2024, in an amount not to exceed [\$1,404,000.00]; and if approved, authorize the Purchasing and Contracts Manager to execute the Agreement. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** BCC 08-22-23 TMP7731 HSA Approve Sole Source Agreement  
WellCare OurHome [\$1,404,000.00] FINAL  
FY24 Well Care Our Home DRAFT

14. Recommendation to authorize the implementation of the LifeSet Program by Human Services Agency's Independent Living Program. The LifeSet Program is an evidence-based model program designed to provide intensive clinical and individualized services to youth aging out of foster care, or recently aged-out of foster care, with the goal of achieving a successful transition to adulthood by:
- (1) Acceptance of a grant award for the implementation of LifeSet Program developed by the Youth Villages, Inc., a private foundation, in the amount of [\$1,288,783.00; \$2,836,528.00 county match] for a four (4) year award period retroactive from June 1, 2023, and through November 30, 2027;
  - (2) Approval of the creation and funding of the following positions, one (1) FTE Human Services Supervisor (salary grade 17) and two (2) FTE Human Services Case Worker III (salary grade 15), salary grade implemented through the Korn Ferry class and compensation study, as reviewed and evaluated by the Job Evaluation Committee (JEC) effective August 22, 2023; with the recognition that if grant funding is reduced or eliminated, the position hours will be reduced and/or the position will be abolished accordingly unless additional funding is secured; and
  - (3) Authorization of the Acting Director of Human Services Agency to execute the award and related documents; direction of the Human Resources Department to make the necessary staffing adjustments as evaluated by the Job Evaluation Committee and direction to the Comptroller's office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** BCC 08-22-23 TMP7764 HSA Accept LifeSet Program grant award  
[\$1,288,783.00; \$2,836,528.00 county match]  
LifeSetAgreement between Washoe County and Youth Villages  
FINAL

15. Discussion and possible adoption of a resolution from the Washoe County Commission in support of introduction and passage by the 116th Congress of a bill that recognizes county authority over historic roads and establishes an administrative adjudication process for determining Washoe County's title to certain rural county highways, commonly referred to as R.S. 2477 roads. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** BCC 08.22.2023 - Resolution - R.S. 2477 Entitlements  
Resolution R23-118 Support for R.S. 2477 Entitlement  
Legislation  
A - Nevada NACO Resolution 23 02 Historic Routes Preservation  
Act  
B - Historic Rights Preservation Act H.R. 8798 116th

16. Recommendation to approve a resolution transferring Washoe County's 2023 pro-rata share of the State of Nevada's Private Activity Bonding Authority (\$6,889,172.03) to the Director of the State of Nevada Department of Building and Industry to support the development of affordable housing projects, specifically the construction of a multifamily housing project of approximately 240 affordable housing units, with rent amount restricted to 60% of Area Median Income or below located off of Chocolate Drive in Sun Valley, Nevada, and to authorize the chair to sign the resolution. (APN: 502-250-09 and 502-250-10, Applicant: Pedcor Investments, LLC. Project property owner) Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [Chocolate Drive PAB Staff Report v2 Final](#)  
[Chocolate Drive Private Bond Activity Resolution FINAL](#)  
[TEB Request ltr](#)  
[Chocolate Drive Development Narrative](#)

17. Recommendation to approve the acceptance of Home Means Nevada Initiative Funds awarded by the State of Nevada Department of Business & Industry Housing Division in the form of a grant in the amount of [\$21,900,000.00; no county match], to pay the costs of constructing and equipping a 50-unit affordable supportive housing project on a portion of the Nevada Cares Campus, with funds required to be obligated by December 31, 2024, and expended by December 31, 2026; if approved, authorize the County Manager to sign award documents, and direct the Comptroller's Office to make the necessary budget amendments. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [Final HMNI Award Acceptance Staff Report 8-3-23](#)  
[1800 Threlkel St CARES Campus HMNI Commitment Letter](#)  
[Cares Campus Final HMNI Grant Agreement](#)  
[Cares Campus Final HMNI Deed Restriction](#)

18. Recommendation to approve the Master Services Agreement ("MSA") between Washoe County and TruEd Consulting, Inc. for the purchase of consulting services to assist in the design, implementation, and training of Anaplan budgeting software for Washoe County in an amount not to exceed [\$360,000] over the 5-year contract term. If approved, authorize the Purchasing and Contracts Manager to execute the agreement. Finance and Technology Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 08-22-23 - Staff Report - TruED](#)  
[BCC 08-22-23 - Statement of Work - TruED](#)  
[BCC 08-22-23 - Master Services Agreement - TruEd](#)  
[BCC 08-22-23 - Insurance Exhibit B](#)



19. 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.
20. 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 Hill

Community Homelessness Advisory Board  
Downtown Reno Business Improvement District (alternate)  
Nevada Association of Counties Board of Directors (NACO)  
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

Washoe County Animal Services Advisory Board  
Community Homelessness Advisory Board (alternate)  
District Board of Health  
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

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 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

