

Douglas County Board of County Commissioners (BOCC) Report

Date: June 05, 2025

Meeting Overview

On June 5, 2025, at 10:00 AM, the Douglas County Board of County Commissioners convened at the Historic Courthouse, Minden, Nevada, for their regular meeting. All county commissioners were present in person. The meeting commenced with the Pledge of Allegiance, led by Commissioner Nathan Tolbert.

The opening public comment period opened with Ms. Waller, a regular attendee, who expressed frustration over the County's funding of non-profits such as the Prosperity Center and South Shore Tahoe Management Association. She argued that these organizations have not provided clear benefits to Douglas County and lack transparency. Specifically, she criticized the use of "length week" as a mitigation strategy for Barton Hospital and the Event Center, asserting it has failed to deliver viable solutions. Waller also highlighted duplicative efforts among the Tahoe Chamber, Lake Tahoe Visitors Authority, and Tahoe Douglas Visitors Authority, noting insufficient accountability and audits, particularly for the Event Center's profit and loss data. She raised concerns about the South Shore Area Plan update, initiated in 2022, which faced public backlash and required an environmental impact statement after a June 2024 town hall. Waller argued that projects like the Latitude 39 luxury condos bypassed necessary environmental analyses, facilitated by a 2013 memorandum of understanding with the Tahoe Regional Planning Agency (TRPA) that limits the County's authority over major Tahoe Township projects.

Mr. Jim Jackson focused on the environmental and health impacts of the Painted Rock Mine in Johnson Lane. He described a "permanent dust cloud" affecting air quality, forcing residents to keep windows closed and disrupting sleep due to truck activity as early as 6:00 AM, violating the County's agreement that operations begin at 7:00 AM. Jackson linked the dust to potential lung cancer risks, citing a friend's recent death from the disease, and warned of ecological damage to plants and beehives. He criticized the County for not enforcing agreements, noting that the Nevada Department of Environmental Protection and federal agencies (BLM and BIA) had issued a mitigation letter, but he doubted the mine's compliance. Jackson also reported resident complaints about dust and rocks falling from trucks, endangering vehicles and infrastructure.

Another resident detailed a complex property dispute at 3524 Silverado Drive, involving an expired 1995 building permit, an electric easement covering her entire parcel, and a 100,000-gallon water tank removed in 2011 without a permit. She reported that the County, District Attorney, and Indian Hills General Improvement District failed to address the issue, and a proposed easement reduction was denied on May 28, 2025. Further, she claimed she was forcibly removed from county offices, including the Assessor's Office on May 20, 2025, and requested her concerns be recorded verbatim in the minutes and addressed at the next meeting.

Jennifer Davidson, County Manager, addressed a typographical error in Consent Item B, correcting the contract amount from \$300,000 to \$324,426.80 for a five-year agreement with Microgenics Corporation for drug testing equipment. She clarified that the correction was within acceptable

margins under Nevada's Open Meeting Law and offered to answer questions when the Consent Calendar was considered.

The Board convened as the Liquor Board to consider a Package Retail Liquor License and On-Site Unrestricted License for Foothill Market LLC, doing business as Foothill Market, located at 2299 Main Street, Genoa. Captain Stork from the Sheriff's Office confirmed that applicants Casey and Hailey Sebahar completed required paperwork and passed background checks, with no objections from the Sheriff's Office. The Sebahars, present at the meeting, had signed a Waiver of Notice of Hearing. Commissioner Rice moved to approve the licenses, pending issuance of a Certificate of Occupancy, seconded by Commissioner Tarkanian. The motion passed unanimously .

The Consent Calendar, comprising 26 items, was approved unanimously with the correction to Item B's contract amount (\$324,426.80).

Jessica Gardner, Horticulture Outreach Coordinator at UNR Extension, presented Proclamation 2025P-056, designating June 16-22, 2025, as National Pollinator Week in Douglas County. The proclamation underscored the critical role of pollinators (bees, birds, butterflies, bats, beetles) in maintaining healthy ecosystems, supporting wildlife, and ensuring agricultural productivity, noting that one in three bites of food depends on pollinators. It highlighted a decline in pollinator populations since the 1950s due to disease, parasites, habitat loss, pesticides, and genetic diversity issues. Planned events included a June 16 kickoff with the Douglas County Public Library, where junior master gardeners will create pollinator habitats at Heritage Park Gardens, a bumblebee Atlas observation day, and a June 22 culminating event featuring seven pollinator gardens across Washoe, Carson City, and Douglas Counties.

The Board considered a covenant agreement with the Nevada Commission for Cultural Centers and Historic Preservation (CCCHP) to accept a \$75,900 grant for an architectural study of the bunkhouse at Dangberg Home Ranch Historic Park. Ryan Stanton, Deputy Community Services Director, provided historical context, noting that the park, opened by Nevada State Parks in 2007, was transferred to Douglas County in 2011 after state budget cuts. The Friends of Dangberg, a 501(c)(3) nonprofit, has operated the park since, with a \$132,000 annual budget, 560 contributing members, and \$1.3 million in donations since 2011. The grant funds a historic structures report to estimate restoration costs, without obligating the County to fund repairs. The covenant extends an existing 30-year agreement (from a 2021 \$100,000 grant) by 10 years to December 31, 2065, requiring maintenance, repair, and State Historic Preservation Office (SHPO) approval for structural changes.

Mark Jensen, Friends of Dangberg Executive Director, emphasized the organization's stability, with a \$265,000 endowment dedicated to the park and \$670,000 in grants secured since 2011. In 2024, the park hosted 4,618 visitors, including 2,263 at cultural events, and plans 35 events and 13 youth programs in 2025. Jensen clarified that Friends of Dangberg would manage the grant and project, with no county staff involvement required, and that the study aligns with the County's strategic goal of promoting history and culture. He noted that approving the covenant enhances future grant competitiveness, while rejection could hinder fundraising.

Public comment from Mr. Jackson criticized the \$75,900 as wasteful, arguing it might exceed the cost of rebuilding the bunkhouse. He suggested private donors should fund it and warned of future

financial liabilities, calling it “typical government waste.” Commissioners debated the grant’s strings, particularly the extended covenant and maintenance obligations. Commissioner Tolbert sought assurance that the study imposes no immediate repair mandates, which Stanton and Brook Adie, Community Services Director, confirmed. Commissioner Gardner expressed concerns about general fund commitments and grant obligations but supported the grant, noting that rejecting it would redirect funds to another county. He emphasized the importance of preserving historic sites like Dangberg, a “jewel of the valley,” while acknowledging taxpayer money’s role, whether state or local. Chairwoman Hales noted the park’s community value, with 560 donors and frequent events, and found comfort in the state’s ‘non-tyrannical’ implementation of the existing covenant. The motion, moved by Gardner and seconded by Tolbert, passed unanimously.

The Board also approved appointing the Douglas County Sheriff or his designee, Captain Stork, as the elected official representative to the RISE UP Tri-Partite Board for Douglas County Social Services, replacing the Public Administrator. Jodi Martinez, Social Services Manager, explained that the board, required for Community Services Block Grant funding, includes low-income, community, and elected official representatives. The Sheriff’s Office was chosen for its collaboration with Social Services on indigent issues. Sheriff Daniel Coverley confirmed his willingness, designating Captain Stork due to his administrative expertise. The motion, moved by Rice and seconded by Tarkanian, passed unanimously.

Philip Ritger, Public Works Director, presented Resolution 2025R-055 to increase Douglas Disposal’s residential and commercial collection rates by 2.59% and transfer station rates, effective July 1, 2025, per a 2003 franchise agreement’s formula. The formula uses audited financial data from the previous year, ensuring no speculative increases. The permanent drop box rate for commercial properties remained unchanged, a decision Douglas Disposal made based on operational considerations. Commissioner Tarkanian questioned the Board’s authority to deny the increase, with Jennifer Davidson clarifying that the Board could audit financials but must approve the increase if data is accurate, as mandated by the contract. Ritger noted that Public Works verifies the rate model’s data, and an independent auditor confirms financials.

Commissioner Gardner asked about the 2024 tarping requirement for transfer station loads, which Ritger reported reduced roadside trash from 500-700 pounds to under 150 pounds per quarter. Commissioner Tolbert raised a constituent request for a recycling bin in Johnson Lane, which Ritger agreed to explore with Douglas Disposal. Mr. Jackson supported the tarping requirement but urged enforcement on all debris-carrying trucks, particularly those from the Painted Rock Mine. The motion, moved by Tolbert and seconded by Rice, passed unanimously.

Commissioners provided updates on their activities. Commissioner Tolbert highlighted progress on the fairgrounds master plan, encouraging public comment, and described a Carson Walker Sub-Conservancy tour in Lyon County showcasing environmental mitigation, including old-growth cottonwood protection and river meandering restoration. Commissioner Rice reported attending Regional Transportation Commission (RTC), Douglas County Lake Tahoe Sewer Authority, Tahoe-Douglas Transportation District (TDBA), and TRPA meetings, noting no major issues but mentioning resident concerns about a hospital relocation. Commissioner Gardner detailed a groundbreaking for an \$18 million septic infrastructure project in Pineview Estates, led by HOA President Denise Baronio, with \$8 million forgivable by the USDA. He promoted community events, including Movies

in the Park (June 6, 2025), Kids Fishing Derby (June 7-8, 2025), and Carson Valley Days (June 14, 2025), and provided a legislative update: 1,210 bills introduced, 329 died, 231 signed, and 33 vetoed, with a bill blocking lane reductions in the Tahoe Basin. Chairwoman Hales attended a Tahoe Transportation District meeting, discussed potential changes to South Shore Transportation Management Association funding for Lake Link, and proposed a Hawaiian Shirt Day on June 20, 2025, to support the County's social committee, which was well-received.

Mr. Jackson reiterated concerns about the Painted Rock Mine, emphasizing its dust's impact on health (potential lung cancer) and pollinators, noting a beehive's death and plant damage. He urged county action, arguing the mine violates agreements and that state interventions are insufficient. Jackson referenced Jamie Dimon's comments on government mismanagement, questioning the \$75,900 Dangberg grant's necessity but acknowledging its local benefit over redirection elsewhere.

Yvonne Wagstaff, School Board President, reported on Douglas High School's graduation (June 12, 2025, at 5:30 PM) and scholarship night, where 55-56 students received \$250,000-\$300,000 in local scholarships. She thanked the community for supporting students' college pursuits.

The BOCC meeting was adjourned.