



AMERICAN CIVITAS

Board: Douglas County, Nevada County Commission

Date: February 5, 2026

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Item	Description	Outcome	Vote Count
1	Call to Order	Meeting called to order	N/A
2	Pledge of Allegiance	Pledge recited	N/A
3	Public Comment (No Action)	Comments received; no action taken	N/A
4	Approval of Agenda	Agenda approved as presented	Unanimous (5-0)
5	Approval of Previous Minutes	Minutes approved	Unanimous (5-0)
6	Recess as BOCC / Convene as Liquor Board	Session convened	N/A
7	First reading of Ordinance 2026-1664 amending liquor license requirements	Presentation received; no action taken	N/A
8	Adjourn as Liquor Board / Reconvene as BOCC	Session reconvened	N/A
9	Consent Calendar	Consent items approved	Unanimous (5-0)
10	Items Pulled from Consent	No items pulled	N/A
11	Presentation on investment program and economic/market update	Presentation received; no action taken	N/A
12	Presentation on Tahoe Basin Transit Comprehensive Operational Analysis	Presentation received; no action taken	N/A
13	First reading of Ordinance 2026-1663 amending Airport Advisory Committee election cycle	Presentation received; no action taken	Unanimous (5-0)
14	Appeal of Planning Commission's denial of major variance DP 25-0141 approved conditionally	Variance Approve	4-1
15	Creation of Licensed Clinical Social Worker position for MOST approved	Approved	Unanimous (5-0)
16	Status update on Vista Grande Boulevard extension design and revisions discussed	Presentation received; no action taken	N/A

Item	Description	Outcome	Vote Count
17	Commissioner Announcements & Reports	Updates provided; no action taken	N/A
18	Closing Public Comment	Comments received; no action taken	N/A
19	Adjournment	Meeting adjourned	N/A

Executive Summary

The Douglas County Board of County Commissioners held a regular meeting addressing administrative, regulatory, and infrastructure matters. Key discussions included ordinance introductions for liquor licensing and airport committee changes, acceptance of multiple grants and reports via consent calendar, presentations on investments and Tahoe transit, a variance appeal in the Tahoe region, creation of a behavioral health position, and a detailed update on the Vista Grande Boulevard extension. The board approved the variance appeal (4-1) and new LCSW position (5-0), while other items were informational. Public comments focused on school budgets, transportation, Tahoe governance, and local projects. Commissioners shared updates on external meetings, emphasizing collaboration and fiscal responsibility. The meeting highlighted challenges in development coordination, public safety, and regional planning, concluding without major disputes.

Highlights

1. **Vista Grande Boulevard Extension Update:** The board received a status update on the Vista Grande Boulevard extension, highlighting historical delays due to land ownership and easements, current 90% design requiring additional right-of-way, a \$4 million estimate, and property owners' request for independent traffic analysis to evaluate alternatives like signals versus the proposed roundabout, with no action taken as developers lead coordination for private construction using \$2.6 million in RDA funds.
2. **Investment Program and Economic/Market Update:** Meeder Investments presented Douglas County's portfolio performance and 2025 market outlook, noting Federal Reserve rate cuts impacting yields, robust economic growth amid inflation concerns, portfolio diversification for stability yielding \$3.4 million in coupons, and future risks from policy changes, with no action required.
3. **Major Variance Appeal:** The board approved (4-1) the appeal of the Planning Commission's denial for a zero-setback garage addition in Glenbrook, finding code criteria met despite unpermitted construction, conditional on inspections and compliance, while emphasizing separate code enforcement for violations to avoid precedent.

Public Comment (Non-Agenda Items)

Yvonne Wagstaff, school board president, announced the consolidation of C.C. Meneley Elementary and Scarselli Elementary due to budget constraints. Eli Waller discussed the 2050 Regional Transportation Plan, highlighting \$17.6 million in improvements at Topsy Lane and U.S. Highway 395, collision concerns near Clear Creek and Jacks Valley Road, and a request for a presentation. She also critiqued NDOT's incomplete I-580 intersection and urged informing District 4 candidates about Tahoe representation on the Nevada Tahoe Regional Planning Agency, plus better public updates from commissioners on attended meetings.

Approval of Agenda and Previous Minutes

The Douglas County BOCC considered the adoption of the agenda and previous meeting minutes.

Commissioners Comments: None received.

Public Comments: None received.

Vote: Vote unanimous to approval agenda and previous minutes.

Douglas County Liquor Board

Introduction of Ordinance No. 2026-1664

The board recessed as the Board of County Commissioners and convened as the Douglas County Liquor Board, which includes the five commissioners plus Sheriff Dan Coverley. This item involved the first reading and introduction of Ordinance No. 2026-1664, amending Douglas County Code Title 5 (Business Licenses and Regulations), Chapter 5.08 (Intoxicating Liquor Sale Licenses), Section 5.08.80 (License Restrictions). The amendment requires employees of liquor license holders to complete alcohol server training within 30 days of employment and mandates that licensees establish an ongoing training program for employees on compliance with laws related to alcohol sales, including the prohibition on selling alcohol to individuals under 21 years of age. The purpose is to reduce underage alcohol sales, informed by periodic sheriff's office compliance checks that occasionally identify violations, often with employees claiming lack of awareness. The language is modeled after Carson City's ordinance, places the training method at the discretion of the business, imposes no significant burden on businesses or the sheriff's office, and allows for resources like cheat sheets or training through Partnership Douglas County to be provided. No additional regulatory impact is anticipated, and the amendment aims to eliminate excuses for non-compliance while addressing high employee turnover in relevant businesses. The ordinance will undergo a business impact statement process before returning for potential adoption in approximately one to one-and-a-half months.

Commissioner Comments:

- **Commissioner Tarkanian:** Expressed skepticism about the necessity of the requirement, questioning whether employees truly lack knowledge of the age restriction and viewing it as an additional bureaucratic layer, though acknowledging that violations should be punished.
- **Commissioner Hales:** Inquired whether the amendment applies to retail outlets and self-checkout scenarios, and suggested clarifying the language by adding "sell" to "serves or dispenses" to explicitly cover sales transactions; also noted the depth of the clarification needed.
- **Commissioner Gardner:** Confirmed the applicability to all businesses with liquor licenses, including retail, and raised concerns about implementation in large outlets like Walmart with high employee rotation, suggesting potential on-site training sessions; inquired about the timeline for the item to return, noting the business impact process.

Public Comment: None taken.

Vote: None taken.

Presentation on Douglas County's Investment Program and Economic/Market Update

This annual presentation covered Douglas County's investment program and provided an economic and market update for 2025, emphasizing factors influencing investment income. Key market developments included the Federal Reserve's rate cuts from 4.5 percent to 3.75 percent, leading to declines in short-term rates for three-month, two-year, and five-year treasuries, which could result in lower future income but were mitigated by portfolio positioning for stability. Major news influences encompassed tariffs, potential government shutdowns, and immigration policies. The Federal Reserve controls the front end of the yield curve (overnight to one-year treasuries), while market investors dictate longer-term rates based on growth and inflation expectations. Fed funds futures anticipated a rate cut in June or July. Inflation remained elevated above the two percent target (measured by PCE), reducing the urgency for aggressive rate cuts. Economic growth was robust, with third-quarter GDP at 4.3 percent exceeding the 1.7 percent forecast, driven by a K-shaped economy where the top 50 percent of earners account for 80 percent of spending, though lower-income groups face inflation pressures. Fourth-quarter growth was projected at around two percent. Employment showed the unemployment rate rising toward full employment levels, with job growth slowing partly due to immigration increasing labor supply. Yields reflected Fed cuts since September 2024, with shorter terms less volatile than investor-driven two-year and longer rates. The county's portfolio was positioned with 45 percent maturing under one year, laddered across one to five years, and some holdings beyond five years locked in at high yields. Diversification included treasuries, agencies, corporate bonds, and LGIP at 31.1 percent. Yields by maturity buckets showed higher short-term rates (3.72 percent for zero to six months) transitioning to lower

mid-term (2.46 percent for six months to one year), with longer terms locked in above four percent for budget stability. Projected cash flow from coupon payments (excluding LGIP dividends) totaled \$3.4 million. Priorities emphasized safety and liquidity over yield, with increased diversification. Future outlook suggested possible Fed rate cuts influenced by political factors like President Trump's preferences and nominee Kevin Warsh's hawkish stance, but longer rates could rise if inflation increases, requiring policy adjustments.

Commissioner Comments:

- **Commissioner Hales:** Inquired about sweep accounts, referencing a NACO presentation, and whether the county or other entities use them to earn higher yields on bank deposits by sweeping excess funds to money market funds.

Public Comment: None taken.

Vote: None taken.

Presentation of the Upcoming Tahoe Basin Transit Comprehensive Operational Analysis (Tahoe Regional Planning Agency)

Kira Richardson outlined the Tahoe Transit Study, initiated in late 2024 to early 2025 amid discussions on transit funding and operations, coinciding with updates to short-range transit plans by TART and TTD, and TRPA's regional transportation plan. A transit working group, comprising staff experts, developed the study's scope, hired a consultant, and serves as the steering committee. The study, launched in fall 2025, focuses on early phases of stakeholder and public input. Objectives include optimizing service through short- and long-term plans that blend recent efforts into a unified blueprint, recognizing jurisdictional uniqueness while ensuring connectivity; strengthening governance by clarifying roles among public and private operators and exploring models from other areas; and leveraging funding to maximize efficiency amid multiple sources and limited dollars. The timeline extends to final deliverables by late 2027, with a gap for consensus-building among jurisdictions, operators, and the public. Public engagement draws from recent plans' outreach, on-board surveys in July and October 2025, and upcoming surveys and workshops, with updates on trpa.gov/transit-study. Existing conditions analysis highlights transit propensity in the basin, particularly high elderly populations in Douglas County's Tahoe portion, indicating ongoing need for services. Visitors contribute to congestion, necessitating transit to mitigate impacts while serving residents. TTD fixed-route ridership declined from 2017 to 2019 due to Heavenly assuming its shuttles, but demonstrates potential with investment and coordination. Travel patterns are seasonal (peaks in summer/winter), localized within communities, and minimal cross-basin, favoring short-trip transit designs. South Shore services are comprehensive, with interregional connections and local/microtransit, but involve six operators (mix of public/private) and 24 funding sources, leading to overlaps and unintended competition (e.g., Heavenly, Lake

Link, TTD). Funding flows are complex, with goals to simplify, reduce overhead, and stretch dollars. Increased investments have boosted ridership post-COVID. Positive developments include higher Highway 50 frequency, TTD cost efficiencies, local commitments (e.g., Douglas County contributions), improved TTD-SSTMA coordination reducing competition, and expanded services like microtransit zones and late-night routes. Improvement areas encompass expanded connections to Reno/Carson City/Minden-Gardnerville, north-south shore links, better recreation access, addressing staffing shortages (nationwide bus driver issue), additional South Lake Tahoe services, and TTD's inadequate operating/maintenance facility.

Commissioner Comments:

- **Commissioner Hales:** Emphasized principles of streamlining, unifying, and efficiency in transit efforts, aligning with the study's goals; noted concerns about expanded Lake Link service in Douglas County lacking marketing, suggesting balanced promotion to increase riders without overload; expressed concern over Lake Link's public funding without adhering to public entity laws. She highlighted the study's necessity given multiple entities and funding sources; suggested visitor authority role in promoting transit to minimize vehicle use.
- **Commissioner Rice:** Noted board actions providing funding to microtransit via SSTMA, now directly to TTD, recognizing financial benefits and multipliers; highlighted free bus service from county parking to the event center to reduce parking costs and vehicle use. He recalled past TTD coordination challenges, praising the study's focus; critiqued push for full electrification without infrastructure, favoring hybrids.
- **Commissioner Gardner:** Questioned elderly population data, confirming it applies to Douglas County's Tahoe Basin portion; inquired about TTD ridership excluding SSTMA; sought clarification on seasonal/weather influences and low cross-basin activity (e.g., Stateline to Incline Village). He inquired about staffing challenges solutions (e.g., wages, bonuses, stipends, housing issues). He noted the need for appropriate advertising.
- **Commissioner Tarkanian:** Asked about public funding for South Shore operators (e.g., Heavenly private, others mixed); probed reasons for multiple services like TTD and Lake Link, advocating combination for efficiency; stressed need for valley floor to ridge connections.
- **Commissioner Tolbert:** Highlighted TTD's leased maintenance facility issues, advocating for a better, non-costly location to improve operations

Public Comment: None taken.

Vote: None taken.

Introduction of Ordinance 2026-1663 (Airport)

This item constituted the first reading of Ordinance 2026-1663, amending Title 2 of the Douglas County Code, specifically Chapter 2.58 concerning the Douglas County Airport Advisory Committee. The amendment alters Section 2.58.020 to shift the annual election of the chair and vice chair from the month of March to the first meeting of the calendar year. The change provides flexibility, as the committee previously met quarterly, making March elections suitable, but recent increases in activity at the airport have led to more frequent monthly meetings, necessitating earlier elections to ensure leadership continuity in early-year sessions like January or February. Member terms remain two years, while chair and vice chair positions are elected annually to allow rotation and avoid overburdening individuals. The ordinance will return for possible action in approximately one month.

Commissioner Comments:

- **Commissioner Gardner:** Noted the increased airport activity rendering quarterly meetings insufficient; observed that without the change, term expirations could leave the committee without leadership in early months; emphasized the broad language allowing the first meeting whenever it occurs, not specifying January; stated the change has been suggested for years and makes sense.
- **Commissioner Rice:** Inquired about member terms (confirmed as two years) and rationale for annual chair/vice chair elections (flexibility for those preferring not to serve longer).
- **Commissioner Tolbert:** Sought clarification on the problem with March elections and the trigger for the change (explained as shift to monthly meetings causing issues with early-year leadership gaps).

Public Comment: None taken.

Vote: None taken.

Appeal of Planning Commission's Denial of Major Variance Application DP 25-0141 (Community Development)

The board considered an appeal of the Planning Commission's denial of Major Variance Application DP 25-0141, seeking to reduce the west side-yard setback from seven feet to zero feet and the eave overhang from 18 inches to zero inches for a 534 square foot second-story addition above an existing garage at 239 Enginehouse Circle in the R-058 residential zoning district within the Glenbrook Plan Area of the Tahoe Region. The applicant and appellant is the Nielsen Separate Property Trust 2007, represented by Keith Ruben of Wilson Engineering, with APN 1418-10-710-074. Prior to substantive discussion, the board addressed the appellant's standing, as the property is held by a trust. Attorney John Gelslin represented trustee Mr. Nielsen, confirming ownership and the appeal from

the December 6 Planning Commission denial. Standing was voted on and approved unanimously.

Major Variance Application DP 25-0141 sought to reduce the west side-yard setback from seven feet to zero feet and the eave overhang from 18 inches to zero inches for a 534 square foot second-story addition (comprising an office and workout room) above an existing nonconforming garage at 239 Enginehouse Circle in the R-058 residential zoning district within the Glenbrook Plan Area of the Tahoe Region. The applicant and appellant is the Nielsen Separate Property Trust 2007, represented by Keith Ruben of Wilson Engineering, with APN 1418-10-710-074. The property, a 0.12-acre pie-shaped lot on a cul-de-sac, was developed in 1979 with a zero setback prior to current regulations requiring seven feet, rendering it legally nonconforming. A similar variance was approved in 2004 for a prior owner but expired unbuilt due to a required three-foot offset creating structural infeasibility. The current project received approvals from TRPA (qualified exempt on September 24, 2024), Glenbrook HOA (October 2024, confirming no view impacts after neighbor review), and Tahoe Douglas Fire District (August 30, 2024), but construction proceeded without a building permit after an October 18, 2024 correction notice, leading to completion before the August 18, 2025 variance application. Adjacent neighbor Jack Trainer initially objected but withdrew opposition via letter. Staff initially recommended approval, finding code criteria met (exceptional lot constraints, not generally applicable, no detriment), but changed to denial at Planning Commission due to testimony. The appeal focused on whether findings under DCC 20.606.050(B) could be met: (1) exceptional lot shape/topography causing hardship from strict code application; (2) conditions not generally applicable; (3) no material damage/prejudice or detriment to public welfare. The lot's constraints (no remaining TRPA coverage for horizontal expansion, narrow configuration) necessitate vertical addition without further encroachment. Similar variances have been granted in the subdivision. No evidence of detriment exists, with neighbor support and prior approvals ensuring compliance. Construction without permit is a separate code enforcement matter, potentially involving fines (double permit fee, daily violations) and inspections (possibly destructive testing). If denied, code enforcement could require remediation or removal.

Commissioner Comments:

- **Commissioner Hales:** Disagreed with overturning, finding no exceptional narrowness/shalowness/shape under criterion 1 (similar lots exist, known at purchase); noted long-term enjoyment without addition; found detriment under criterion 3 from disregarding code/process, setting precedent; questioned credibility of testimony (contradictions, red herrings like approvals irrelevant to county code).

- **Commissioner Rice:** Found criterion 1 met (general small Tahoe lots don't preclude variance); found no criterion 2 issues; found criterion 3 met if inspections confirm compliance; emphasized separate enforcement for unpermitted work.
- **Commissioner Tarkanian:** Found variance criteria met (prior approval, owner error but not disqualifying); emphasized separate punishment for unpermitted work.
- **Commissioner Tolbert:** Found criterion 1 met (Tahoe constraints, exhausted coverage as hardship); noted neighbor withdrawal changing record on detriment (criterion 3); emphasized separate enforcement for unpermitted work.
- **Chairman Gardner:** Emphasized the need to prohibit a precedent of sidelining county codes; noted the difficulty in making a decision; noted the requirements that must be made to ensure compliance with county code.

Public Comment: Eli Waller questioned lack of site visits by design firm during construction. Jim McKalip noted 2004 variance required offset not followed; viewed as flaunting process, setting precedent; emphasized applicant's industry knowledge.

Vote: The board voted 4-1 (Hales opposed) to grant the appeal, reverse the Planning Commission's denial, and conditionally approve the variance per DCC 20.606.050(B) findings, with conditions including submittals, approvals, inspections within 150 days, plus requirement to return for extension if deadlines unmet due to regulatory delays (not applicant fault).

Creation of Licensed Clinical Social Worker Position for Mobile Outreach Safety Team

The board addressed the creation of a full-time Licensed Clinical Social Worker (LCSW) position at pay grade 205 (salary range \$96,886 to \$135,637) for the Mobile Outreach Safety Team (MOST), to be housed within the Douglas County Sheriff's Office and funded through One Nevada Opioid Settlement funds. MOST, initiated in 2017 via state liquor tax grants through Partnership Douglas County, partners the Sheriff's Office, Community Services, and Rural Clinics to provide crisis stabilization, diverting individuals from jail or hospital through on-scene interventions by a deputy and clinician. It aligns with the county's strategic plan for public health partnerships, community wellbeing, and expanded behavioral health access, as well as 2022 needs assessment priorities for intervention and staffing expansion. Data showed 635 calls in 2024 (390 jail diversions, 540 hospital), 410 in 2025 (112 jail, 186 hospital), with reduced 2025 activity due to clinician vacancy. State funding changes prompted sustainability efforts; the LCSW will ride along, conduct assessments, make referrals, and train staff, enhancing consistency and flexibility. Benefits include collaboration, reduced 911 misuse, cost savings from diversions, and community stability. Funding shifts from services/supplies in One Nevada budget (up to \$177,000 annually), contingent on ongoing settlements (expected 15+ years). Partnership Douglas

County supports via data/reporting, CIT training, and youth-focused HEART program (clinicians for under-18s via MOU with schools/probation).

Commissioner Comments:

- **Commissioner Tolbert:** Disclosed Partnership Douglas County advisory board role (no conflict); supported.
- **Commissioner Hales:** Inquired about funding (ongoing via One Nevada through services/supplies, not salaries).
- **Commissioner Rice:** Shared Pasadena PD youth/crisis intervention experience; advocated juvenile expansion.

Public Comment: Daria Singer clarified youth branch (HEART program) focuses on under-18/high school, separate from adult MOST.

Vote: Vote unanimous to approve the Creation of Licensed Clinical Social Worker Position for Mobile Outreach Safety Team.

Status Update on Vista Grande Boulevard Extension

This status update detailed the history, current design (90% complete), and potential revisions to the Vista Grande Boulevard extension from south of Topsy Lane to Jacks Valley Road, including alignment and traffic control alternatives. The alignment originated in 1978 with a subdivision map requiring construction concurrent with development of four parcels north of Jacks Valley Road, with a 60-foot right-of-way within Indian Hills GID. In 1999, the southern portion was realigned for the North Valley Plaza (Target/Home Depot), built by developers. The northern portion terminated at U.S. Forest Service land. In 2003, further northern extension occurred for Carson Valley Center (Best Buy). The 2009-2012 Lands Bill identified excess parcels for sale to fund conservation, including the 28-acre Parcel 17 (two APNs, former U.S. Forest Service). From 2012-2020, county petitions for transportation easements through Parcel 17 were denied. In 2018, Redevelopment Area 1 (RDA 1) was dissolved, with funds reserved for eligible projects; in 2019, \$2.352 million was allocated for the extension. A 2019 Indian Hills town hall addressed resident concerns, confirming alignment away from properties. In 2021, U.S. Forest Service initiated environmental assessment for Parcel 17 sale. In 2022, negotiations secured 80-foot right-of-way easement. Parcel 17 sold in 2023 to Consolidated Partners. In 2024, 90% design revealed need for additional right-of-way beyond 60 feet for minor collector standards (sidewalks, curbs, drains). Letters initiated discussions with property owners (Avanti, Caliber Jack, Target). A proposed medical center on a southern parcel prompted traffic analysis for partial extension, requiring a roundabout at Jacks Valley for level of service C/D (delay-based, county requires C or higher). Roundabouts provide safety/efficiency benefits

(continuous flow, lower maintenance than signals) and comply with NDOT spacing (2,600 feet minimum for signals; current ~1,000-1,400 feet from US 395). 2024 traffic counts show ~10,000-11,000 daily vehicles (up from <4,500 in 1998). Engineer's estimate is \$4 million (including \$500,000 contingency, excluding easements). NRS prohibits contracts exceeding appropriations. May/November 2025 meetings with property owners discussed partnership, development agreement for construction, and county reimbursement. Consolidated Partners proposed self-performance and realignment, pausing Target easement talks. Adjacent owners (Avanti, Caliber Jack) expressed interest in independent analysis of intersection (roundabout vs. alternatives) as part of project-specific traffic studies, with cost-sharing/reimbursement agreements. Private developers can finish design/construction, submitting via standard process; county contribution requires agreement to ensure completion.

Commissioner Comments:

- **Commissioner Tarkanian:** Inquired about right-of-way (60 feet insufficient, 80 feet needed); questioned Target cooperation on land/closures; clarified standards (federal guidelines, not absolute; alternatives possible); gave examples (Riverview/Dresslerville T-intersection); probed discretion vs. black-and-white rules; noted NDOT waivers (e.g., Topsy at 900 feet). He probed standards (federal, engineer-determined); questioned signal at T-intersection (possible); inquired about NDOT roundabout requirements (none, allows flow).
- **Commissioner Hales:** Confirmed 80 feet needed throughout; supported thorough analysis to avoid overspending/underdeveloping; emphasized \$2.6 million for through-road to alleviate US 395/Jacks Valley congestion; doubted stop sign sufficiency for flow.
- **Commissioner Rice:** Recalled 2023 4-1 acceptance of curved right-of-way (opposed by former commissioner for straight alignment impacting Avanti).
- **Commissioner Tolbert:** Orchestrated property owner meetings; emphasized county not delaying (developers lead); noted \$2.6 million contribution; urged owners to finalize plan/agreement.
- **Chairman Gardner:** Facilitated, invited property owners; questioned green parcel orientation (south of LDS Church); inquired about 1999 realignment; clarified 1978 right-of-way scope (to U.S. Forest Service); questioned U.S. Forest Service right-of-way (80 feet); inquired about estimate including easements (no); questioned benefit of partial extension; clarified level of service (delay-based, C/D thresholds); noted school proximity/impacts.

Public Comment: Jim Jackson urged completion to alleviate congestion, questioned shifting issues to Costco/Grandview (stop sign); noted business owner frustration. Eli

Waller emphasized location suitability for roundabouts (e.g., Kings Beach issues with fire/school buses); advocated action for safety, timeline from developers. Yvonne Wagstaff noted Jacks Valley Elementary proximity (~1 mile), potential bus impacts if consolidated; requested construction timing mindful of school schedules.

Vote: No vote taken.

Commissioner Reports:

- **Commissioner Hales:** Reported that the Tahoe Transportation District (TTD) board voted to manage the Emerald Bay shuttle, advancing consolidation of transit efforts at the lake (still a fully funded pilot project for two more years). Announced the Carson Valley Arts Council and Community Services visioning workshop for the Ironwood Cinema on February 11 from 5:00 to 7:00 PM at the community center, with a focus on performing arts; suggested shortening the lengthy proposed name to “Community Arts Center” or simply “Arts Center.”
- **Commissioner Rice:** Noted that the Board of Health met and elected Mr. Holman as chair. Attended a TRPA meeting (content already covered earlier in the meeting).
- **Commissioner Tolbert:** Participated in an NDA meeting that included a county performance update showing Douglas County aligned well with peer counties. Parks & Recreation meeting was canceled. Audit committee meeting scheduled for the following day or the next Friday.
- **Commissioner Gardner:** Attended a brief Chamber of Commerce meeting with no new revelations. Updated that the Lands Bill continues to languish in Congress but the county is applying a full-court press, with movement expected this year and hope for celebration.

Closing Public Comments (Non-Agenda Items): Eli Waller expressed frustration that the event center falls under Tahoe Regional Planning Agency (TRPA) approval jurisdiction rather than Douglas County's, drawing parallels to the variance discussed earlier and projects like the "clamping project." She highlighted underlying issues from various lake-area developments not coming before the board over the years, noting her attendance at meetings in Washoe and Placer counties. Waller announced her intention to appear before the Legislative Oversight Committee on February 27 to address additional event center concerns. She reiterated ongoing concern about limited funding for community development staffing, describing it as unfair to Tahoe Township residents who lack board discussions on the region's future. She referenced the Latitude 39 project—a former Wells Fargo site now a 39-40 unit luxury condo complex with amenities like a dog washing station—placed on TRPA's consent calendar without board review. Waller hoped for better representation for Tahoe residents in the future, thanked the commissioners for involvement in Tahoe projects at varying levels, but emphasized it remains insufficient.

Jim Jackson questioned the name change of the Ironwood project to “Cultural and Performing Arts Community Center” as a possible step toward county expense; asked about testing of fill dirt for the new courthouse (radon concerns) and commissioner salaries versus staff pay; questioned who commissioners ultimately work for.

Yvonne Wagstadd thanked the board for support; she noted that she was only paid \$400/month.

Meeting Adjourned.