



AMERICAN CIVITAS

Board: Douglas County, Nevada County Commission

Date: October 16, 2025

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Item	Description	Outcome	Vote Count
1	CALL TO ORDER	Called to Order	N/A
2	PLEDGE OF ALLEGIANCE	Led by County Manager Jenifer Davidson	N/A
3	PUBLIC COMMENT (No Action)	Comments Received	N/A
4	APPROVAL OF AGENDA	Approved	(4-0)
5	APPROVAL OF PREVIOUS MINUTES	Approved	(4-0)
6	RECESS AS BOARD OF COUNTY COMMISSIONERS CONVENE AS DOUGLAS COUNTY LIQUOR BOARD	Convened	N/A
7.1	APPROVAL OF PACKAGED RETAIL LIQUOR LICENSE FOR MAVERIK #634 (PENDING CERTIFICATE OF OCCUPANCY)	Approved	(4-0)
7.2	APPROVAL OF ADDITION OF WILLIAM R. VANDENBURG, JR. TO ON-SITE UNRESTRICTED, CATERER'S LIQUOR LICENSE, AND ENTERTAINMENT ENDORSEMENT FOR TAHOE EVENT CENTER	Approved	(4-0)
8	ADJOURN AS DOUGLAS COUNTY LIQUOR BOARD RECONVENE AS BOARD OF COUNTY COMMISSIONERS	Reconvened	N/A
9	CONSENT ITEMS (A–N): AIRPORT LEASE ASSIGNMENT; INVESTMENT/TREASURER REPORTS; VOUCHERS; ADSD GRANT AMENDMENTS/ACCEPTANCES (\$759,689; \$70,000; \$107,182.77); OPIOID PREVENTION FUNDING INCREASE (\$26,143); AUDITOR'S REPORT; ANTHEM INSURANCE BINDING (10% INCREASE); JOHN DEERE EXCAVATOR (\$58,438); SHERIFF VEHICLE DONATION	Approved	(4-0)
10	ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME	No Items Pulled	N/A
11.1	CEREMONIAL PRESENTATION OF PROCLAMATION 2025P-092 DESIGNATING OCTOBER 5–11, 2025, AS NATIONAL 4-H WEEK	Presentation Completed, No Action Taken	N/A
11.2	CEREMONIAL PRESENTATION OF PROCLAMATION 2025P-093 COMMENDING TAHOE KNIGHT MONSTERS	Presentation Completed, No Action Taken	N/A
11.3	PRESENTATION OF LTVA FY2024–25 ANNUAL REPORT	Presentation Completed, No Action Taken	N/A

Item	Description	Outcome	Vote Count
12	ADOPTION OF RESOLUTION 2025R-091 INCREASING SOUTH TAHOE REFUSE RATES 9.69% FOR 2026	Approved	(4-0)
13	DISCUSSION ON STORMWATER PROGRAM, INFRASTRUCTURE, FUNDING, AND FUTURE OPTIONS	Presentation Completed, No Action Taken	N/A
14	INTRODUCTION OF ORDINANCE 2025-1655 AMENDING VHR ORDINANCE	Introduced with Directed Revisions for Second Reading	(4-0)
15.1	SELECTION OF BLAYNE OSBORN AS NOMINEE FOR ASSEMBLY DISTRICT 39 VACANCY	Approved	(4-0)
15.2	ANNOUNCEMENTS/REPORTS/UPDATES FROM COUNTY COMMISSION MEMBERS	Presentation Completed, No Action Taken	N/A
16	CLOSING PUBLIC COMMENT (No Action)	Comments Received	N/A
17	ADJOURNMENT	Meeting Adjourned	N/A

Executive Summary

The Douglas County Board of County Commissioners convened on October 16, 2025, at Tahoe Justice Court in Stateline, unanimously approving the agenda, consent calendar (A–N), and Liquor Board items. Ceremonial proclamations celebrated National 4-H Week and the Tahoe Knight Monsters’ inaugural ECHL season, which drew 121,592 fans and generated \$7.78 million in visitor spending. The Lake Tahoe Visitors Authority reported robust FY2024–25 performance with \$3 million media spend, 4.5 million website sessions (up 14%), and 36,600 visitor center guests (up 15%). The Board adopted Resolution 2025R-091 for a 9.69% South Tahoe Refuse rate increase, selected Blayne Osborn as nominee for Assembly District 39 vacancy (joint Lyon meeting November 6), and introduced Ordinance 2025-1655 amending VHR regulations with directed revisions for second reading. Stormwater discussions revealed \$4–5 million annual program needs versus \$1 million current funding, recommending a utility fee.

Highlights

1. Unanimously approved 9.69% cumulative South Tahoe Refuse rate increase for 2026 (5% CPI interim + prior 3-cart program), yielding 3% county franchise fee on voluntary Tahoe Township revenue.
2. Selected Blayne Osborn as Douglas County nominee for Assembly District 39 vacancy; Lyon County concurred; joint appointment consideration November 6.
3. Introduced Ordinance 2025-1655 (VHR amendments) with revisions: Code of Conduct consolidation, Glenbrook clarification, 8 prior-year rental nights, designated 25+ responsible renter with registry, emergency contact posting; second reading with public comment.
4. LTVA FY2024–25: 4.5M website sessions (+14%), 304,000 lodging referrals (+18%), 579,000 partner referrals, 300+ media stories (1.1B impressions, \$8M value).
5. Stormwater program requires \$4–5M annually (\$14M CIP financing, \$1M open space) versus \$1M current; utility recommended with outreach through early November.

Public Comment (Non-Agenda Items)

Residents described catastrophic Smelter Creek flooding in Ruhenstroth three weeks prior, with 4–6 inches of mud, a foot of water covering entire his acre property, demolished garages, broken fences, silt-filled creek beds, beaver dams, and a 100-foot reinforced stone fence destroyed by trees and debris; the fence protected downstream homes during what was called a “100-year flood,” with estimated millions in damages across homes, shops, vehicles, wells, and propane tanks; speakers urged immediate creek-bed cleanup before winter rains, warning of self-remediation if delayed, supported the county’s retention-basin plan, and cited the county’s mission of integrity and customer service; the Board was welcomed to Tahoe Justice Court with details of its \$180,000 construction and community art; a TRPA-approved glamping project north of Cave Rock was criticized for inadequate outreach and exploitation of stale Plan Area Statements, with requests for county representation at design-review meetings beyond Commissioner Rice.

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**Package Retail Liquor License for Maverick Incorporated**

Package Retail Liquor License for Maverick Incorporated represented by District Manager, Jody Gretzky. Jody Gretzky has signed a Waiver of Notice of Hearing Maverick Incorporated, DBA Maverick number 634 is located at 1301 North Highway 395, Gardnerville, Nevada

Captain Stork from the Sheriff’s Office confirmed that Maverick Incorporated has completed all required paperwork and passed background checks, with no objections from the Sheriff’s Office.

Commissioner Comments: None.

Public Comment: None taken.

Vote: Unanimous (4-0) approval.

On-Site Unrestricted License, Caterers Liquor License, and Entertainment Endorsement for Global Spectrum LP

Addition of William R Vandenberg Jr. to the existing On-Site Unrestricted License, Caterers Liquor License, and Entertainment Endorsement for Global Spectrum LP, dba Top Event Center. William R Vandenberg Jr. has signed a Waiver of Notice of Hearing. The Conference Event Center is located at 75 US Highway 50 Stateline, Nevada

Captain Stork from the Sheriff's Office confirmed that Global Spectrum LP has completed all required paperwork and passed background checks, with no objections from the Sheriff's Office.

Commissioner Comments: None.

Public Comment: None taken.

Vote: Unanimous (4-0) approval

Ceremonial presentation of Proclamation 2025P-092 designating the week of October 5-11, 2025, as National 4-H Week in Douglas County, Nevada.

Tara Sallee presented Proclamation 2025P-092, recognizing Douglas County 4-H's legacy since 1902 through University of Nevada, Reno Extension; its mission to develop self-reliance, productivity, leadership, record-keeping, public speaking, and civic engagement for youth ages 5–19; milestones including the 1938 Lake Tahoe forage campsite purchase and 1939 Nevada Junior Livestock Show; reliance on dedicated adult volunteers for projects like livestock, horsemanship, baking, sewing, hiking, shooting sports, and leadership under the motto "Make the Best Better"; federally protected emblem and pledge of head, heart, hands, and health; and October enrollment with an annual information night. Nationwide, 500,000 volunteers and 3,500 professionals mentor 6 million youth. The proclamation declares October 5–11, 2025, as National 4-H Week, encouraging recognition of 4-H's contributions to empowering youth. Sallee reported over 200 youth enrolled in livestock and shooting sports, 22 adult volunteers (seeking more), and appreciation for public, commissioner, and county support.

Commissioner Comments: None received.

Public Comment: None taken.

Vote: N/A (Presentation Only)

Ceremonial presentation of Proclamation 2025P-093 commending the Tahoe Knight Monsters.

Chairwoman Hales presented Proclamation 2025P-093, recognizing DLC Hockey and Sawyer Sports for launching the Tahoe Knight Monsters as Douglas County's first tenant professional sports team in the ECHL, starting October 2024 with 36 regular-season home games and 4 playoff games, drawing 121,592 fans to Tahoe Blue Event Center and advancing to division finals; generating \$7.78 million in visitor spending (55,830 local day/overnight visitors), \$468,368 to Lakelink for transportation/mobility, and \$846,000 net revenue for Tahoe Blue Event Center; partnering with over 50 nonprofits/schools (e.g., Boys

& Girls Club, Liberty Dogs, Sky Tavern Soccer, Girl Scouts, Sled Hockey, Military to the Mountains, St. Paul Church Foundation, Tahoe Waterman Foundation) to raise tens of thousands; and creating fan experiences like Hi-Fi Tunnels, Bench Buddies, and post-game photos to foster family fun and community connection, enhancing Douglas County's reputation as a year-round destination.

Josh Costa, Director of Sales for Tahoe Knight Monsters, expressed excitement for opening night the next day and gratitude to the community, Carol Chaplin (LTVA), Opie Management Group, and Chef Bill for support. Chairwoman Tolbert shared an April 1, 1992, Tahoe Bonanza front-page photo of Tahoe Tessie (noting it was not an April Fool's joke).

Commissioner Comments: None received.

Public Comment: None taken.

Vote: N/A (Presentation Only)

Presentation of the Lake Tahoe Visitors Authority (LTVA) Fiscal Year 2024–25 Annual Report.

Carol Chaplin, President & CEO, accompanied by Yorai Soyka, Director of Tourism Development, long-time Douglas County resident with prior Travel Nevada and Aramark experience, presented LTVA's FY2024–25 report as a bi-state organization promoting South Shore Lake Tahoe. Funding included Douglas County's \$661,000 – (5/8) of 1% TOT from Tahoe Township, \$2.9 million from South Lake Tahoe Tourism Improvement District (flat lodging assessment), and \$2.88 million from Tahoe Douglas Visitors Authority; total budget leverages county contribution for year-round marketing to lodging, dining, gaming, retail, and recreation, driving visitation. Brand campaign "Ah and Then Some" integrated stewardship messaging; net media spend \$3 million (paid search \$350,000); 2.1 million paid media sessions; 579,000 partner referrals (clicks to lodging/restaurants/activities); top markets Los Angeles, San Jose, Sacramento, San Francisco, Las Vegas; website 4.5 million sessions (14% YoY increase), 304,000 lodging referrals (18% YoY increase); social media Instagram 85,000 followers (8% up), Facebook 161,000 (3% up).

Special events included American Century Golf Championship (17 billion media impressions, \$205 million publicity, \$115,000 nonprofit donations); Another Samples the Sierra (farm-to-table food/wine); PlayAir & Opera (internship showcase); Operation Sierra Storm (national meteorology conference); Valhalla Art, Music & Theater Festival (summer cultural series). LTVA attended 30 MICE/sports trade shows with 525 one-on-one appointments, sourcing 20 meetings (3,400 room nights, 1,600 attendees); "Meet and Then Some" campaign grew planner database 17% YoY. Visitor Center served 36,600 visitors (15% YoY increase); partner portal 111 active contacts (41% increase), 1,384 logins; monthly newsletter to 590 partners (57% open rate); trip planning app 88,500 users, 8,200 downloads (top pages: Heavenly Gondola, Thunderbird Lodge). International outreach in UK/Ireland, Australia, Germany, India, China via partners and OTAs, generating 20,000+ room nights. Community stewardship: \$50,000 annual Lakelink contribution (expanded geography via county support); Regional Air Service Corporation investment (\$800,000

public-private air marketing); Destination Stewardship Council/Lake Tahoe Stewardship Council alignment; “Ah and Then Some” forum with 100+ stakeholders/national leaders. PR: 300+ media stories (1.1 billion impressions, \$8 million value) in Forbes, USA Today, Afar, Outside, Newsweek, Today.com; 8 influencers (59 pieces, 3 million reach).

Commissioner Comments

- **Commissioner Tarkanian:** He advocated for consistent monthly transient occupancy tax (TOT) reporting akin to the Carson Valley Visitors Authority model, emphasized the need to boost off-peak room occupancy, and sought precise accounting of South Lake Tahoe’s contributions. He observed that direct municipal funding ceased in 2009, supplanted by a lodging self-assessment through the Tourism Improvement District, resulting in Douglas County’s \$661,000 outlay surpassing California-side lodging’s \$2.9 million by approximately half a million dollars.
- **Commissioner Gardner:** He highlighted resilient visitation growth amid Las Vegas headwinds and gaming erosion from digital migration, while pressing for granular event-center origin data—regional dominance in hockey and entertainment (Reno primary, Carson Valley secondary; conferences national and statewide)—and broader fiscal footprints. He noted LTVA’s reliance on Visa transaction and geolocation analytics, constrained by monthly lodging aggregates, state-administered sales tax opacity, and undifferentiated gaming revenue. He underscored comprehensive ROI scrutiny encompassing TOT, sales, gaming, and property taxes beyond mere occupancy, and cited Carson Valley’s stable TOT amid broader volatility.
- **Commissioner Tolbert:** Probed July 4th carrying-capacity constraints and sustainability imperatives. Mitigation occurs via the Peak Demand Committee—22 stakeholders including the U.S. Forest Service—deploying responsible-tourism education; traffic surges twofold above 100°F, with beaches exceeding 100,000 for pyrotechnics; drone alternatives explored; negative press diminished this year; behavioral modeling targets visitors and residents alike. He requested longitudinal daily per-visitor expenditure benchmarks, leveraging Visa and Datify platforms for evidence-based strategy.
- **Commissioner Hales:** She examined TRPA event-permit liberalization at Tahoe Blue Event Center: from 130 events with 2,500-person caps and summer blackout to 250,000 annual attendees accommodating four summer spectacles up to 5,000 each. This precludes conflict with Caesar’s outdoor venue, affords programmatic agility, mandates complimentary Tahoe Transportation District service above 1,500 attendees, and pilots year-round Friday-Saturday late-night transit for events, residents, and workforce. She commended LTVA-TRPA synergy.

Public Comment: None received.

Vote: N/A (Presentation Only)

Resolution 2025R-091, increasing the South Tahoe Refuse Company's trash disposal rates by the interim year rate adjustment of 5.0% for the 2026 calendar year.

Philip Ritger, Director of Public Works, presented the proposed adoption of Resolution 2025R-091 for 2026 South Tahoe Refuse rates in Tahoe Township. An application was submitted in July 2025 to the South Tahoe Refuse & Recycling Joint Powers Authority (JPA, three-member board requiring full quorum; Commissioner Rice represents Douglas County). PRO Consulting performed the rate study, returning findings in October. The franchise operates on a three-year cycle with in-depth base-year analysis; this is the second interim year focusing on CPI changes (94% of adjustment) and landfill tipping fees (Lockwood primary, some to Carson City). Approved CPI was 5.97%, resulting in a 5% interim increase; combined with prior 3-cart program approval, total cumulative increase is 9.69%. JPA recommended each agency adopt the resolution on October 3, 2025.

Commissioner Comments

- **Commissioner Tolbert:** Asked why rates are higher than neighbors (e.g., Carson City ~\$18/month basic vs. ~\$27; Reno ~\$25 vs. ~\$52 larger). Ritger explained Carson City operates its own landfill and contracts directly with Waste Management, artificially lowering resident rates; Douglas County pays external tipping fees. Mountain operations increase costs (snow, equipment); Tahoe service is voluntary (not mandatory like valleys), reducing route efficiency as not all residents subscribe. Commercial and HOA properties require mandatory service.
- **Commissioner Hales:** Clarified voluntary service applies county-wide (per 1990s voter approval allowing self-haul to transfer station); no valley/Tahoe distinction.

Public Comment Erin Miller (Tahoe Township resident, 10 years) stated service feels non-voluntary with no alternatives; noted summer large-bin vs. winter small-receptacle collection to navigate plowed roads; criticized mandatory 3-cart rollout (trash, yard waste, recycling) incompatible with bear boxes, forcing unsecured bins bears can access, despite bear-aware residents. Ritger clarified “voluntary” means no mandatory inclusion on utility bills (unlike most communities); residents can self-haul to transfer station but must dispose properly. Franchise is exclusive (no provider choice, like utilities). Residents confirmed they move trash from bear boxes to curbside bins for pickup.

Vote: Vote unanimous to adopt Resolution 2025R-09.

Douglas County's selection of a nominee to fill the vacancy of the unexpired term in Nevada Assembly District 39 based upon Nevada Assembly Minority Leader Hafen's submission of Mr. Blayne Osborn as a qualified nominee pursuant to NRS 218A.260 and 218A.262.

Cynthia Gregory, Deputy District Attorney, presented on behalf of Clerk-Treasurer Amy Burgans. Assemblyman Ken Gray (R-Dayton) resigned in August 2025 to join the U.S. Department of Veterans Affairs as a senior adviser in the National Cemetery Administration, creating the vacancy in District 39 (population 73,919, spanning Douglas and Lyon Counties). The Governor's call for a special session triggered NRS provisions requiring the minority party leader (Republican Assembly Minority Leader Gregory Hafen) to nominate candidate(s) to the two counties. Hafen submitted Blayne Osborn. Lyon County

selected Osborn as its nominee earlier that morning. The joint Douglas-Lyon meeting is scheduled for November 6, 2025; if nominees differ, the minority leader must submit additional names.

Blayne Osborn addressed the Board, thanking Assemblyman Gray for service and guidance. He has worked in the Legislature every regular and special session since 2009 as an aide (Assembly and Senate), taking unpaid leave from employment for 120-day sessions. He stated readiness to represent District 39 from “Topaz to Tahoe to Silver Springs” on day one of the special session, knowing the process and players.

Commissioner Comments

- **Chairwoman Hales:** Welcomed Osborn and invited his remarks; noted the item returns for joint virtual Douglas-Lyon meeting in three weeks. Followed Osborn’s prior campaign, familiar with positions/qualifications. She stated she was comfortable supporting Blayne.
- **Commissioner Tarkanian:** Expressed concern over single nominee submitted for consideration from a person outside the district in Nye County. He further questioned the provision of only a single name for consideration essentially forcing the vote in a specific direction.
- **Commissioner Gardner:** Disclosed prior service as Carson Valley Friends of the NRA chairman with Osborn as treasurer (no current overlap, no conflict); thanked Osborn for 16 years of legislative aide service requiring unpaid leave; expressed disappointment in NRS timing/clarity (known since August resignation); noted Governor delayed to avoid superseding March primary but special session necessitates action to prevent Republican super-minority; urged future statutory cleanup for layperson clarity; appreciated Osborn stepping forward.
- **Commissioner Tolbert:** Noted appointment could help or hurt re-election. Conducted outreach confirming broad agreement on Osborn’s suitability with no strong alternatives; viewed appointment as “double-edged sword” for re-election but not an endorsement; emphasized need to “hit the ground running” without freshman absorption period; highlighted Osborn’s existing relationships as an asset; urged strong defense of Douglas County priorities (China Springs Youth Facility, Partnership Douglas County opioid funding).

Public Comment: None received.

Vote: Vote unanimous to select Blayne Osborn as Douglas County’s nominee.

Douglas County’s stormwater program including: existing stormwater infrastructure, the stormwater program’s current annual funding, current and future stormwater program priorities, and future funding options for the construction and maintenance of stormwater infrastructure and the acquisition and management of critical lands.

Courtney Walker, Stormwater Program Manager, and Jennifer Davidson, County Manager, presented on the county-wide stormwater program, focusing on Lake Tahoe impacts while acknowledging recent Ruhenstroth flooding. The Tahoe Basin operates under the Total Maximum Daily Load (TMDL) regulatory program launched around 2014 for fine sediment

particles as the primary clarity threat, along with nitrogen and phosphorus; Douglas County participates with Washoe County, NDOT, Caltrans, Placer County, El Dorado County, and South Lake Tahoe. Clarity has declined since 1960s Secchi disk measurements; Tahoe is an Outstanding National Resource Water. Annual and five-year load-reduction milestones are met via water quality improvement projects such as Cave Rock with 7 credits in a steep Cave Rock GID neighborhood basin, Kahle Drive with two wet basins splitting credits with NDOT, Kahle Community Center, and Oliver Park, Zephyr Creek stream restoration disconnecting stormwater, and the Stateline casino shared system with high impervious coverage; parcel best management practices regulated by TRPA requiring every private parcel including residential, commercial, and multi-family to infiltrate the 20-year one-hour storm on-site with soil stabilization and county registration for credits such as Lake Village multi-family drip lines; and road operations involving sand and salt removal speed post-storm with GID partnerships like Kingsbury GID currently successful but challenging in extraordinary winters or with wet roads preventing assessments and no county regulatory authority over GIDs. Tahoe infrastructure inventory includes culverts, drop inlets, and basins with maintenance scoring of serious, fair, satisfactory, or good; critical lands include 933 acres protected with 108 in floodplain excluding USFS and 0.72 agricultural easements. Flood history timeline shows river floods in blue, alluvial fan in tan, funding attempts in red, with the recent September 2025 event added. County-wide accomplishments since 2018 with \$1M annual maintenance division include area drainage master planning, equipment purchase, Johnson Lane basins, Fish Springs parcels, and Stormwater Master Plan adoption in March 2024 with prioritized capital improvement projects, maintenance protocols, stakeholder coordination, and regulatory compliance plus future critical lands update. Maintenance improved from less than 50% assets good in initial GIS to over 95% with sediment removal volume equaling two-thirds of the Community Center and rock erosion control covering three football fields. Waterloo Lane failure flooded the Food Closet; proactive camera recommended. Capital projects include completed Marla Bay and Zephyr Heights with NDOT partnership and wrapping up Lower Kingsbury Grade public-private. Every development and road project enhances stormwater with TRPA mitigation opportunities; Kahle Complete Streets includes county funding portion. Federal lands transfer bill in Congress for nearly 20 years targets recreation, water quality, and flood control.



Jennifer Davidson stated the \$1M annual transfer is insufficient and unsustainable, covering operations and maintenance with crew praise but not repair, replacement reserves, equipment, capital improvement projects, or open space acquisitions. Deficit spending depletes the three-year startup reserve in about two years; five-year projection reaches \$1.5M operations. Fully loaded program at \$4–5M annual includes operations, equipment replacement, infrastructure repair, \$14M capital improvement financing over 10 years via low-interest State Revolving Fund through utility, and \$1M open space. Active grants over \$12M require about \$2M unidentified match. Federal uncertainty in reinvention cycle requires local empowerment. Options studied in Stormwater Master Plan and Task Force with unchanged recommendations favor stormwater utility with about 2,100 nationwide in 42 states at \$6/month national average and highest \$45; Carson City at \$8/month for smallest and largest residential \$16/month; Douglas preliminary \$6/month average reaches \$4.1M with transparency via ordinance requiring two readings and public hearings, rate changes and budgets with public noticing and hearings, plus audits and reporting. Quarter-cent sales tax via supermajority or people vote generates about \$2.9M insufficient with other jurisdictions later double-dipping; not recommended. Individual districts face indefensible watershed boundaries such as Carson Valley intercepting 100+ year ditches routing north and valuation inequities with high-population high-value versus low; consolidation economies of scale from Washoe experience; not recommended. Staff recommends utility with future board direction and meetings. Presentation and website available; sign-up for updates. Outreach includes Genoa on November 3 and Indian Hills GID.

Commissioner Comments

- **Chairwoman Hales:** Noted FEMA shifting burden to states per New York Times headline; encouraged website review and sign-up.

- **Commissioner Gardner:** Found public comments encouraging; noted presentations at Penny Hills, Genoa, and Holloway online; praised Megan Kelly for 20-year Kale Complete Streets championship; highlighted BRIC discontinuation in May 2025, mitigation grant suspension, fund reclamation from 2020+ unstarted, upfront FEMA shift helpful but short-sighted; appreciated positive stormwater feedback.
- **Commissioner Tarkanian:** Asked next steps with outreach complete early November and November second meeting options or direction for utility or other. Davidson stated equitability and policy including lake and valley proportion and master plan priorities; public ordinance process; accountability via audits and reporting.

Public Comment John Hester from TRPA as COO and former Washoe resource director recommended consolidating districts per Washoe experience and supported utility for area-wide infrastructure beyond parcel BMPs with older development needs. Ellie Waller thanked for Alpine View completion, requested 2019 drainage plans and culverts, North County meeting opposite Topaz Ranch Estates, stakeholder group details and recommendations, functioning area-wide BMP examples, Stateline and Kingsbury GID expansion capacity, Kahle project, open space protection transparency, BMP enforcement and cost issues with Lakeside Casino example, and residential allocation tie-back. Megan Kelly from Nevada Conservation District praised Walker and crew for adaptive management and maintenance versus 20-year grant wait and supported utility per 2008 study foreseeing TMDL and federal uncertainty; asked lake and valley allocation process. Dan Ainsworth commended comprehensive package with 100–110% utility support and agricultural exemptions; requested West and North Valley presentation with Genoa November confirmed. Mrs. Hempler stated stormwater and roads critical requiring courage. Dave Borgerson as retired deputy fire chief and emergency management supported utility with phases of plans, preparation, response, and recovery draining other budgets and no federal mitigation under Trump; local investment essential. Jason Kucera from NDEP commended leadership with Douglas now TMDL leader and first lake utility potential as win-win-win for maintenance fund, lake clarity, and property values; 319 grants require 1:1 match with maintenance evaluation.

Commissioner Comments (additional)

Commissioner Hales: Discussed a reduction in FEMA funds and future funds allocation. Davidson stated that funds will be distributed in proportion to collection while also considering urgency of repairs and needed improvements. Additionally, any policy adopted would require two readings and public input and audits.

Commissioner Gardner: Highlighted encouraging public comments; noted updates located online; noted FEMA funding changes.

Commissioner Tolbert: Questioned the policy process. Davidson clarified that she will be seeking board direction in the coming months.

Vote: N/A (Presentation/Discussion Only)

Introduce Ordinance 2025-1655, an ordinance amending Chapter 20.622 of the Douglas County Code, the Lake Tahoe Vacation Home Rental (“VHR”) Ordinance.

Ernie Strehlow, Program Manager, accompanied by Deputy District Attorney AJ Haines, presented revisions to the VHR ordinance initiated by commissioner concerns with clarifications and improvements for user experience; most changes are non-substantive tweaks. Four VHR Advisory Board meetings occurred in June and July, Planning Commission in September. Permit trends from November 2022 peaked in 2023, declined to 539 current; multi-unit cap at 15 contributed. Noise complaints traditionally peak mid-summer; this year lower with enhanced night/weekend patrols. Changes include Lindbergh renting clarification for compliance with Glenbrook HOA, Lincoln Park removing expired January 1, 2025 language while retaining three-year revocation/reissue process, waitlist definition addition, insurance retaining \$1M liability with added insured notification for policy changes (no cost increase), property manager requirement unchanged at 10+ occupancy but director discretion to mandate for problematic owners, rental nights requiring eight prior-year nights demonstration via TOT/lodging records (addresses permit hogging in one neighborhood), local contact posting emergency information near entrance, parking placards removal for single-family deferred for future study, violations/compliance reorganization with procedural notices and \$20,000 fine for post-revocation renting clarification, renter 25+ on-site nightly with Glenbrook exemption discussion, code of conduct consolidation from existing rules plus disorderly/indecent behavior, obnoxious odors including marijuana smoke, and fire pit restrictions during red flag warnings, advisory board composition to five Tahoe Township residents from VHR-permitted areas with two permit holders and three non-holders eliminating East Fork representative.

Commissioner Comments

- **Chairwoman Hales:** Noted substantive first reading with presentation, clarifying questions, public comment before deliberation; changes mostly clarifications/tweaks; approved first three (Lindbergh, Lincoln Park, waitlist), insurance, violations/compliance, advisory board; retained eight rental nights; consolidated code of conduct approved except odors; disorderly/indecent behavior and fire pits approved; renter 25+ revised to designate responsible 25+ person familiar with rules (not necessarily on-site nightly) with registry; Glenbrook exemption; directed simplified changes.
- **Commissioner Gardner:** Supported eight nights, no change from one; preferred director discretion concept over number; opposed renter on-site nightly; opposed designated responsible 25+; agreed odors unenforceable.
- **Commissioner Tarkanian:** Preferred no rental nights number, director discretion for non-use; opposed renter on-site; supported designated responsible 25+ in control.
- **Commissioner Tolbert:** Preferred no rental nights number, concerned about sham rentals in Glenbrook, favored renter on-site to minimize violations; opposed designated responsible 25+.

Public Comment Keith Byer (VHR Advisory Board Chair) supported renter 25+ on-site (person signing contract), code of conduct consolidation, local contact phone call to complainant (courtesy/explanation). Mindy Crawford (22-year resident) requested cell

phone boosters/business internet for bandwidth, fire safety (upkeep, smoking in pine needles), reduced VHR percentage for starter homes/neighborhood fabric. Ellie Waller agreed with board composition (VHR-experienced), renter responsibility on-site, code of conduct. Dan Ainsworth opposed local contact complainant response, obnoxious odors, renter nightly presence (Glenbrook exemption, designate responsible 25+), advisory board VHR-community residency requirement. Maureen Casey, Planning Commission chair, clarified renter/contract signer distinction, trust establishment via communication for non-signer stayers.

Vote: No vote taken, Ordinance introduction with directed revisions for second reading.

Commissioner Reports

Commissioner Gardner attended The Carson Valley Visitors Authority which met last Friday with financial documents provided in commissioner baskets for review; monthly updates will continue. He attended the Topaz Ranch Estates stormwater workshop on Monday and thanked staff; a Ruhenstroth tour with affected residents is scheduled for Friday at 1:00 p.m. The chamber luncheon featured another stormwater presentation. The NACO annual conference is set for September 22–24, 2026, at Tahoe Blue Event Center. He and his wife celebrate their 36th anniversary Saturday departing for a Mexican Riviera cruise next week

Commissioner Tolbert attended the Carson Water Subconservancy District meeting with tours of Jackson Valley Ranch and Bently Rubber showcasing water conservation tactics; Ed James announced retirement with upcoming general manager recruitment.

Commissioner Tarkanian enjoyed recent community events and looked forward to the Harvest Festival.

Closing Public Comments (Non-Agenda Items)

Ellie Waller announced a stormwater management session in the Record-Courier at 2:00 p.m. at Stateline, a reception Tuesday at 5:30 p.m. at Zephyr Cove Elementary (rescheduled from November 3), and requested confirmation of the North County meeting date. Dan Ainsworth asked for clarification on the VHR ordinance return process incorporating board-directed changes. Staff confirmed it will return for first reading with revisions, no public comment at first reading, and second reading with full discussion, public comment, and vote.

Meeting Adjourned.