



AMERICAN CIVITAS

Board: Douglas County, Nevada County Commission

Date: October 02, 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 Chairwoman Sharla Hales	N/A
3	PUBLIC COMMENT (No Action)	Comments Received	N/A
4	APPROVAL OF AGENDA	Approved	(5-0)
5	CONSENT ITEMS: ONE-YEAR CONTRACT EXTENSION WITH GSA (\$183,700); OUTDOOR FESTIVAL PERMITS FOR CARSON VALLEY TURKEY TROT AND MINDEN GAZEBO LIGHTING; STATEWIDE BALLOT PARTICIPATION; ADSD GRANT ACCEPTANCE (\$9,631.33); T-MOBILE LEASE (306 SQ FT, \$2,000/MONTH); AUDITOR'S REPORT; REVOCATION OF 2025R-053 AND ADOPTION OF 2025R-077 (\$2M REGIONAL TRANSPORTATION FUND); VEHICLE SALE TO SCHOOL DISTRICT (\$15,000); SUMMIT PLUMBING SEWER CONTRACT (NTE \$99,000/YR); KELLER ASSOCIATES CONSTRUCTION MANAGEMENT (\$209,770); PURDUE PHARMA SETTLEMENT PARTICIPATION (\$405,015.94) (EXCLUDING H)	Approved	(5-0)
6	ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME	H Pulled	N/A
7.1	CEREMONIAL PRESENTATION OF PROCLAMATION 2025P-085 DECLARING OCTOBER 2025 AS BREAST CANCER AWARENESS MONTH	Presentation Completed, No Action Taken	N/A
7.2	CEREMONIAL PRESENTATION OF PROCLAMATION 2025P-086 PROCLAIMING OCTOBER 2025 AS NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH IN DOUGLAS COUNTY	Presentation Completed, No Action Taken	N/A
7.3	CEREMONIAL PRESENTATION OF PROCLAMATION 2025P-087 PROCLAIMING OCTOBER 2025 AS COMMUNITY PLANNING MONTH IN DOUGLAS COUNTY	Presentation Completed, No Action Taken	N/A
7.4	PRESENTATION BY THE NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) REGARDING THE COUNTY CONSULTATION PROCESS, NDOT'S PLANNED ANNUAL	Presentation Completed, No Action Taken	N/A

Item	Description	Outcome	Vote Count
	WORK PROGRAM WITHIN DOUGLAS COUNTY, AND THE ONE NEVADA PROCESS		
8	APPROVAL OF WORK ORDER 001 TO THE 2024 MINDEN-TAHOE AIRPORT PLANNING SERVICES CONTRACT WITH J-U-B ENGINEERS, INC., NTE \$585,054 (LOCAL MATCH \$29,253), TO UPDATE THE MINDEN-TAHOE AIRPORT MASTER PLAN	Approved	(5-0)
9	APPROVAL OF \$25,000 BUDGET AUGMENTATION FOR THE WATERLOO LANE EMERGENCY STORM DRAIN REPAIR AND ADOPTION OF RESOLUTION 2025R-051	Approved	(5-0)
10	APPROVAL OF INTERLOCAL AGREEMENT WITH INDIAN HILLS GID PROVIDING \$306,412 IN NORTH COUNTY RESIDENTIAL CONSTRUCTION TAX FOR JAMES LEE PARK PLAYGROUND EQUIPMENT AND ADOPTION OF RESOLUTION 2025R-071	Approved	(5-0)
11	ANNOUNCEMENTS/REPORTS/UPDATES FROM COUNTY COMMISSION MEMBERS	Presentation Completed, No Action Taken	N/A
12	CLOSING PUBLIC COMMENT (No Action)	Comments Received	N/A
13	ADJOURNMENT	Meeting Adjourned	N/A

Executive Summary

The Douglas County Board of County Commissioners held its regular meeting on October 2, 2025, unanimously approving the agenda and consent items A–M (excluding H). Ceremonial proclamations declared October 2025 as Breast Cancer Awareness Month, National Domestic Violence Awareness Month, and Community Planning Month, honoring survivors, service providers, and planners. NDOT Director Tracy Larkin-Thomason presented the county consultation process, One Nevada Plan, and local projects including wildlife crossings and Kingsbury Grade improvements, addressing commissioner inquiries on traffic, safety, and funding. The Board approved Work Order 001 with J-U-B Engineers (NTE \$585,054, \$29,253 local match) to update the Minden-Tahoe Airport Master Plan, emphasizing no commercial development and east-side facilities; a \$25,000 Extraordinary Maintenance Fund augmentation for Waterloo Lane storm drain emergency repair; and an Interlocal Agreement with Indian Hills GID providing \$306,412 in North County Residential Construction Tax for James Lee Park playground equipment, with GID handling purchase, ownership, and maintenance. Commissioners reported on NACO conference attendance, GID formation/dissolution discussions, TRPA and TTD meetings, and upcoming stormwater outreach events across districts. Public comment addressed business respect, property impacts, and airport concerns; the meeting adjourned following closing public comment.

Highlights

1. The Board unanimously approved Work Order 001 with J-U-B Engineers, Inc., not to exceed \$585,054 (with a \$29,253 local match from airport funds), to update the Minden-Tahoe Airport Master Plan, last revised in 2016, emphasizing no commercial development, east-side facilities, and evaluation of the old 2-1 crosswind runway for emergency use only.
2. A \$25,000 augmentation from the Extraordinary Maintenance Fund was unanimously approved for emergency repair of separated concrete storm drain pipes on Waterloo Lane, discovered during irrigation flooding, with contractor mobilization beginning October 6, 2025, to prevent downstream water loss and further infrastructure damage.
3. The Board unanimously approved an Interlocal Agreement transferring \$306,412 in North County Residential Construction Tax to Indian Hills GID for purchase and installation of a four-piece playground at James Lee Park, including 2–5 and 5–12 play structures, swing set, and tri-runner, with GID assuming ownership, liability, and maintenance post-installation targeted for early 2026.
4. NDOT Director Tracy Larkin-Thomason presented two active Douglas County projects—a wildlife crossing study on U.S. 50 using Transportation Alternatives Program funds and a fiscal year 2027 Kingsbury Grade overlay and drainage extension—while addressing a \$1.2–\$1.6 billion statewide backlog and 58% construction cost increase since the pandemic.

Public Comment (Non-Agenda Items)

Public Comments: Jim Jackson addressed the Board regarding an accusation from the previous meeting that he had lied about trucks using Tony Court. He presented three videos showing trucks entering and exiting Tony Court and then turning south on East Valley Road after leaving Johnson Lane, indicating the trucks were not en route to the Johnson Lane pit and were not lost. The videos were filmed by another resident of Tony Court. Jackson stated that the individual involved in the accusation has been granted multiple county agreements, including projects off Johnson Lane and now China Springs, and urged the Board to respond when constituents are challenged with false claims. He delivered the video evidence to County Manager Jennifer Davidson for review and noted that the issue is worsening with multiple residents having observed the trucks.

Approval of Agenda and Previous Minutes

The Douglas County BOCC considered the adoption of the agenda and previous meeting minutes, with the change to include item H from consent to administrative agenda.

Commissioners Comments: None received.

Public Comments: None received.

Vote: Vote unanimous to approval agenda and previous minutes.

Ceremonial Presentation of Proclamation 2025P-087 Proclaiming October 2025 as Community Planning Month in Douglas County

Commissioner Tolbert presented Proclamation 2025P-087, noting its relevance to community changes in urban, suburban, and rural areas. The proclamation states that planners help communities navigate change with expertise and data-driven insights, providing better choices for how people live and work; community planning ensures residents can meaningfully participate in shaping the future of their communities; the success of planning depends on elected members to support and champion effective plans and implementation; October is designated as National Community Planning Month throughout the United States, endorsed by the American Planning Association to highlight the central role of planning, transportation, land use, and other critical issues; this month recognizes the dedication of planning commission members and professional planners who serve Douglas County, Nevada, and whose contributions strengthen communities; and the Nevada Chapter of the American Planning Association will host its 53rd Annual State Planning Conference on October 23 through 24, 2025, in Minden, Nevada, with the theme Homegrown Nevada, Planning Today for Nevada's Tomorrow. The proclamation declares October 2025 as Community Planning Month in conjunction with the national celebration, with gratitude for those who help build a stronger, healthier, and more resilient community. Kate Moroles-O'Neil, Principal Planner, highlighted the planning conference hosted in Douglas County at CDI, including planned sessions and mobile sessions; Chairwoman Hales will open the conference and read the proclamation; mobile sessions include one on Martin Slough Trail, one at historic Dangberg Ranch in Genoa, and a walking tour in the basin starting on Kahle Drive led by TRPA; the event provides an opportunity to showcase Douglas County to planners from across the state; and the 2025 DeVoyer

Awards for Excellence in Planning will recognize Maureen Casey, Chairwoman of the Planning Commission, with the Distinguished Leadership Citizen Planning Award for advancing or promoting planning in the public arena as a non-professional planner or elected official, including nominees such as planning commissioners, advisory board members, appointed officials, neighborhood leaders, or community activists. Maureen Casey accepted the recognition, stating that working with the community has been one of the best highlights of her 40 years in government; encounters with staff over the past seven years have been the most professional; working with the boards has been pleasant; she thanks the Board for the opportunity to serve and hopes to continue for another four years when her term ends next year; Douglas County residents are wonderful and it is home; and her husband attests that she does not do this for the money but as a labor of love.

Commissioner Comments: None received.

Public Comment: None taken.

Vote: N/A (Presentation Only)

Ceremonial Presentation of Proclamation 2025P-086 Proclaiming October 2025 as National Domestic Violence Awareness Month in Douglas County

Proclamation 2025P-086 states that domestic violence is a pervasive issue that violates an individual's privacy, dignity, security, and humanity through the systematic use of physical, emotional, sexual, psychological, and economic abuse and control; domestic violence affects people of every age, race, gender, and socioeconomic background and addressing it requires the collective commitment of all Douglas County residents to reduce harm and promote healing; the effects of domestic violence extend far beyond the individual, causing lasting impacts on families and weakening the health, safety, and well-being of the entire community, with prevention through education, intervention, and accessible support services essential to breaking the cycle of abuse; survivors of domestic violence face remarkable strength and reasonable barriers when seeking safety and support, including fear, isolation, lack of resources, and societal stigma; local organizations such as the Family Support Council of Douglas County provide vital services by supporting survivors, advocating for families, educating the public, and promoting healthy, respectful relationships; Addie's Crossing, a confidential shelter for women and children, offers life-saving refuge and supportive services to those fleeing violence, creating a safe and healing environment for survivors as they rebuild their lives; Domestic Violence Awareness Month in October serves as a time to honor victims and survivors, to raise awareness, promote prevention, and recognize the critical contributions of advocates, service providers, and community organizations working to eliminate domestic violence in Douglas County and across Nevada; and the proclamation declares October 2025 as Domestic Violence Awareness Month in Douglas County, Nevada, calling upon all citizens to participate in prevention efforts and strengthen community partnerships to create a safer, healthier, and more compassionate society for all. Veronica Rochans, Executive Director of Family Support Council, thanked the Board for recognizing October as Domestic Violence Awareness Month, stating that the proclamation raises awareness and affirms the county's

commitment to supporting survivors and strengthening the community's response to violence; last year, the county saw almost 600 reports of domestic and verbal violence; every day, advocates work alongside survivors as they take courageous steps towards safety and healing; this recognition helps amplify their voices; the county's partnership is appreciated for ensuring that all individuals and families in Douglas County can live free from violence; and a candlelight vigil will take place at the Museum and Cultural Center from 5:30 to 6:30 p.m. that evening. Chairwoman Hales noted that Veronica Rochans and Jenn Forzani have been involved for a very long time; Tara Adio has been president of the board for a very long time as dedicated, passionate, and effective advocates; and they have helped countless lives in life-changing ways.

Commissioner Comments: None received.

Public Comment: None taken.

Vote: N/A (Presentation Only)

Ceremonial Presentation of Proclamation 2025P-085 Declaring October 2025 as Breast Cancer Awareness Month

Commissioner Gardner presented Proclamation 2025P-085, stating that it has been his honor to issue this proclamation on behalf of the Board for the last several years; over 36 years ago, shortly after meeting his wife, she was diagnosed with breast cancer with a slim prognosis, and 36 years later she is still with them; they have devoted themselves to this issue over the years; as he entered the county, he spoke with Jenn Toon about decorations; pink ribbons and pink baskets now decorate U.S. 395 through the town of Gardnerville, along with purple bows; it is unfortunate that domestic violence occurs in the county and is preventable, but breast cancer is not, and a cure must be found; survivors and others wearing pink were invited forward to receive the proclamation presented to Jenn Toon. The proclamation states that breast cancer is the second most diagnosed cancer among women in the United States and remains the second leading cause of cancer-related deaths, while also affecting men at lower rates; mammography, an x-ray of the breast, is recognized as the most effective method of detecting breast changes long before physical symptoms may appear, and early detection combined with improved treatment has significantly reduced mortality rates; advances in research, treatment, and awareness efforts mean that today most people diagnosed with breast cancer in the United States live many years beyond their diagnosis, with more than 4 million survivors, the largest group of cancer survivors in the nation; during National Breast Cancer Awareness Month, commitment is reaffirmed to eradicating breast cancer and supporting all those impacted by this disease; the tireless dedication of advocates, medical professionals, researchers, and caregivers is commended for advancing progress toward prevention, treatment, and cures; and October is hereby declared Breast Cancer Awareness Month in Douglas County with sincere support for the ongoing fight against breast cancer. Jenn Toon, Executive Director of Main Street Gardnerville, echoed Commissioner Gardner's sentiments and expressed emotion over the community's compassion and care when addressing difficult issues; the community includes incredible members who work tirelessly to take care of each other; this is a wonderful confirmation of partnerships with healthcare professionals

who are the true heroes in caring for moms, sisters, and daughters; it brings light to many diseases affecting the community; to raise funds for healthcare providers and facilities, pink flower bowls can be sponsored, with proceeds going to partners at Carson Tahoe Health and Carson Valley Health Hospitals; and a pink fun run is scheduled for October 18 at Heritage Park.

Commissioner Comments: None received.

Public Comment: None taken.

Vote: N/A (Presentation Only)

County Consultation Process, NDOT's Planned Annual Work Program Within Douglas County, and the One Nevada Process

Tracy Larkin-Thomason, Director of the Nevada Department of Transportation, presented on the rural engagement process, the One Nevada Transportation Plan, and the annual work program for Douglas County. The rural engagement process follows a formal annual cycle per federal requirements (CFR 452.1), including county workshops with staff and law enforcement to discuss needs, followed by formal presentations to commissioners. The 2024 county workshop was held on July 8, 2024, focusing on local needs. Results from workshops inform long-range initiatives and district tasks at the local level. The One Nevada Transportation Plan provides a shared policy framework for data-driven, transparent transportation investment decisions, evaluating projects against six goal areas: safety, preservation, operational mobility, economic viability, sustainability, and connection. Projects undergo a harmonization process considering funding availability and types, such as federal funds restricted to bridges or safety improvements. NDOT's primary funding source is federal and state fuel taxes established in 1993 at \$0.1845 per gallon each, equating to approximately \$1 billion annually, with variations from grants. A backlog of \$1.2 to \$1.6 billion exists beyond the current budget. Construction costs have increased by approximately 58% since the pandemic, primarily in asphalt, concrete, steel, and glass, reducing purchasing power, with prices now at a new normal level. Nevada is the fifth fastest-growing state, with Northern Nevada experiencing significant growth projected to continue through 2100, including mining resurgence, necessitating sustainable transportation funding solutions. From the 2024 Douglas County workshop, primary concerns identified were public safety, with ongoing evaluations around Lake Tahoe for off-system improvements, and the intersection of Riverview Drive, U.S. 95, and Muller Lane, where access improvements are under evaluation as part of the Southern Sierra Border Study and collaboration with the Camp One Update of the Regional Transportation Plan. The annual work program includes two active projects: a study using wildlife cameras to document movement and recommend solutions for safe wildlife and trail user crossings of U.S. 50, funded by Transportation Alternatives Program planning funds; and construction in fiscal year 2027 for Kingsbury Grade (State Route 207), involving a two-inch pavement cold mill and overlay with open-graded asphalt and pipeline to extend the drainage system, with efforts underway to advance the timeline. Next steps include continued collaboration with Nevada Department of Agriculture Humboldt-Toiyabe National Forest, city staff, and the One Nevada process, plus county workshops in 2026. NDOT requested and received

approval for a rural liaison position in the last legislative session to enhance one-on-one engagement with rural commissioners, city leadership, and staff to align on county vision and project overlaps, emphasizing coordination on small additions like curb returns to facilitate progress. Larkin-Thomason encouraged coordination with roadway staff on local projects needing minor state enhancements.

Commissioner Comments

- **Commissioner Tarkanian:** Inquired about a proposed bike and pedestrian path from Ranchos to Waterloo Lane along Centerfield (an NDOT road), noting landowner reluctance due to perceptions of NDOT building a seven-foot shoulder for safety in a high-risk area with the largest resident population and recreational access; requested follow-up on details and timeline. Raised constituent concerns about trash on U.S. 395, asking if NDOT handles cleanup. Noted a dangerous turn at Centerfield and Waterloo Lane accessing the park and community center, suggesting a roundabout for safety.
- **Commissioner Gardner:** Thanked NDOT for the presentation and prior NACO session, noting all 17 counties compete for limited funds. Requested recent traffic volume studies on U.S. 395 through town (last known five years ago), including differentiation between cars and heavy trucks. Asked about reversing the 58% cost increase trend. Noted electric vehicles cause more road wear due to weight and represent twice the national average in new purchases (14%), projecting fleet growth. Regarding a four-way signal at U.S. 395 and Muller Lane, with conduits in place since a 2006 permit, estimated \$2 million cost. On speed limit increase from 55 to 65 mph on U.S. 395 from Topaz Lane to Pineview Estates, stated signs are partially visible; requested timetable.
- **Commissioner Hales:** Raised the Genoa Lane and U.S. 395 intersection lacking acceleration lanes northbound and southbound, urging attention due to high speeds. Praised roundabouts, citing the one at County Road 88 near the Swim Center improving pedestrian access after 30 years in the neighborhood, despite minor morning backups during school start (around 7:30 a.m. for 20 minutes) that still allow movement faster than alternatives.
- **Commissioner Rice:** Thanked NDOT for Lake Tahoe partnerships resolving Zephyr Cove issues and addressing Nevada Beach parking on Highway 50 in unsafe areas, as well as Spooner Summit equipment work improving county access, Sand Harbor extension parking off State Route 208, and overall cooperation with the Tahoe-Douglas Transportation District led by Julie Regalia.

Public Comment: None taken.

Vote: N/A (Presentation Only)

Work Order 001 to the 2024 Minden-Tahoe Airport Planning Services Contract with J-U-B Engineers, Inc., and authorize the County Manager or Public Works Director to execute the work order and any required documents. Work Order 001 includes the scope of work for J-U-B to provide professional planning services to update the Minden-Tahoe Airport's Master Plan for a cost that will not exceed \$585,054.

Heather MacDonnell, Airport Manager, presented the request to approve Work Order 001 for the update of the Minden-Tahoe Airport Master Plan, last updated in 2016 with FAA recommendation for updates every 10 years. The update was identified as a priority by the Airport Advisory Committee and FAA. J-U-B Engineers was selected through a competitive RFQ process in 2024 for a five-year term, with three proposals received and reviewed by a committee. The project is funded primarily by an FAA grant accepted by the Board on September 18, 2025, with a local match of \$29,253 from airport funds. The Master Plan serves as a long-term blueprint guiding improvements, safety, and alignment with FAA standards, local needs, and county vision. Mr Fraser of J-U-B discussed the process which includes evaluation of existing facilities, aviation demand forecasts, project identification, stakeholder engagement, public input, and development of an updated Airport Layout Plan (ALP) for the next 5–15 years or more. Public involvement includes a project website, airport use survey, stakeholder interviews, at least four technical advisory group meetings (including Airport Advisory Committee representatives and potentially a Board commissioner), and at least two public open houses with digital campaigns, email, social media, and mailers to residents within a specific radius; the Douglas County Public Information Officer will handle advertising and dissemination. The process will identify compliance issues, mitigate risks, and ensure grant assurance obligations. Frazier stated the firm's commitment to safety and community alignment, offering condolences for recent airport tragedies. The update will produce a detailed report, updated ALP drawings showing current and future conditions, and preferred development alternatives based on 20-year forecasts. Land use compatibility will be analyzed per state and federal guidance, including airspace impacts, property acquisition feasibility, and potential zoning ordinance updates to mitigate conflicts, especially in flight paths. Noise contour verification is required in the scope; a full noise exposure map is not federally mandated due to operation thresholds, with existing contours extending minimally beyond airport property; future runway changes would trigger expanded analysis, with goodwill mitigation efforts ongoing. The crosswind runway (old 2-1) will be evaluated in the scope for emergency landings only. No commercial airport development is planned or feasible due to lack of airline demand. Phase 4, Final Approval, is set for July through October 2027.



Commissioner Comments

- **Commissioner Tolbert:** Emphasized the airport's role in economic vitality and need for proper growth with community integration; inquired about public notification and open house locations, suggesting venues beyond the airport in neighboring areas like Johnson Lane under flight paths; requested inclusion of the Public Information Officer for outreach. Asked how land use compatibility will be addressed, particularly balancing neighbor input versus greater good; Frazier noted federal obligations, local ordinances, and public education to mitigate concerns. Inquired about noise contour study; Frazier confirmed verification of existing contours with no expected change unless runway environments expand.
- **Commissioner Tarkanian:** Verified the bid award process.
- **Commissioner Gardner:** Stated the airport should not become a commercial airport; emphasized need for east-side restaurant facilities to support the soaring community; praised the \$29,253 local match as responsible use of public funds with the majority FAA-funded; requested emphasis on soaring and powered aircraft prosperity in the blueprint.
- **Commissioner Hales:** Inquired about the crosswind runway; MacDonnell confirmed evaluation of old 2-1 for emergency landings only.

Public Comment: Jim Lee, Airport Advisory Committee member, stated the current master plan (costing approximately \$800,000) envisioned a large reliever airport with runway 34/16 extension to 11,000 feet (impacting town and Johnson Lane), a control tower at runway 21, and a jet facility off Taxiway Zulu (\$3.5 million spent, \$1.5 million needed to complete, unused); urged revamping for a rural airport serving pilots, bush planes, gliders, and existing jet traffic; noted the 7,000-foot runway already handles Boeing 737s and Gulfstream 4s; recommended advertising AAC meetings for local input; stated the \$29,253 match comes from airport funds, which should prioritize physical improvements, not planning; urged county investment in infrastructure like utilities to attract hangar development on 77-acre Piñonero land for increased tax revenue. Chris Johnson stated no discussions since 2011 for commercial or Reno reliever airport; lack of airline demand

from Reno-Tahoe makes commercial infeasible; clarified aircraft weight is secondary to wheel configuration, tire type, and pavement composition in runway capability (e.g., 727 at 160,000 pounds would damage runway; C-17 at 500,000 pounds would not); Taxiway Zulu was planned for Nevada Division of Forestry fire assets. Jim Jackson supported the expenditure if the master plan eliminates tower, commercial airline potential, and large expansions; endorsed rural/hobby airport designation to reassure residents. Bob Trumbly, AAC member, noted a tower in the prior plan raised commercial concerns; soaring activity has doubled this year with local FBO purchase and improvements; global soaring site attracts foreigners; local club hosted sixth Pete for world online contest; soaring brings tax revenue indirectly; appreciated focus on soaring community.

Vote: Vote unanimous to approve Work Order 001.

Discussion to approve a \$25,000 budget augmentation for the Waterloo Lane Emergency Storm Drain Repair.

Courtney Walker, Stormwater Program Manager, presented the request for a \$25,000 budget augmentation to the Fiscal Year 2025-26 Extraordinary Maintenance Fund for emergency repairs to the Waterloo Lane storm drain system, addressing a failure identified in a September 17, 2025, presentation on aging storm drain infrastructure. The failure was discovered after a local rancher irrigated fields with tailwater entering the county-maintained storm drain, resulting in flooding in the Food Closet and Backpack Buddies parking lot initially suspected as a water main or irrigation leak. Investigation revealed two separated concrete pipes preventing outflow to the adjacent irrigation ditch. Attempts to camera the drain using Summit Plumbing's equipment were unsuccessful due to debris and backed-up water from multiple flood irrigations. Maintenance to clear debris is required alongside repairs. The stormwater budget lacks a line item for larger capital projects, necessitating transfer from the Extraordinary Maintenance Fund, established as a reserve for unanticipated issues such as elevator failures. Contractor Zach Doan with Impact mobilized to assess and begin repairs on Monday, October 6, 2025; the \$25,000 augmentation covers anticipated costs, though full amount may not be used. The team plans to evaluate purchasing a camera to proactively identify underground issues for cost-effective fixes like extensions rather than full replacements, preventing future flooding, road compromise, or similar failures. Jennifer Davidson, County Manager, confirmed the fund's purpose for such emergencies.

Commissioner Comments

Commissioner Tolbert: Noted the issue was raised by ranching community contacts; emphasized the county's obligation to fulfill it, as the downstream user is not receiving water, impacting yield and the greenery enjoyed by residents. Urged comprehensive evaluation of the system segment upon access, potentially favoring full replacement over patching to avoid future returns, given the failure's timing with early 1990s neighborhood development and prior improper modifications with smaller pipes. Reiterated focus on resolution over blame, acknowledging the adage about water scarcity.

Commissioner Gardner: Offered a shout-out to the stormwater team for response to flash flooding in the Ruhenstroth area. Walker responded that the effort involved coordination

with the Road Department, Emergency Management, Sheriff's Office, and East Fork Fire District, with an after-action report confirming strong interdepartmental collaboration.

Public Comment: None received.

Vote: Unanimous approval to approve a \$25,000 budget augmentation for the Waterloo Lane Emergency Storm Drain Repair.

Interlocal Agreement between Douglas County and the Indian Hills General Improvement District to provide \$306,412.00 in Residential Construction Tax park funding for the purchase and installation of playground equipment at James Lee Park; and to adopt Resolution 2025R-071 augmenting the Residential Construction Tax budget by decreasing the budget in the "North County Reserve Account" by \$306,412.

Brook Adie, Community Services Director, and Ryan Stanton, Deputy Community Services Director, presented the request for approval of the Interlocal Agreement and Resolution 2025R-071. The James Lee Park Playground Project was approved by the Parks and Recreation Advisory Committee, Board of County Commissioners, and Capital Improvement Program (CIP) for Fiscal Years 2027–2031. Funding comes from the North County Residential Construction Tax fund, with a current balance of \$567,405. Residential Construction Tax is a \$1,000 fee added to residential building permits, generating funds exclusively for park improvements in the jurisdiction where collected: North County, South County, Central County, or Lake Tahoe area. Douglas County has no parks in North County, enabling partnerships with the Indian Hills General Improvement District (GID) for local enhancements. The playground proposal from Great Western Recreation totals \$306,412.86 for a four-piece custom design: 2–5 age play structure, 5–12 age play structure, swing set, and tri-runner, all within specified square footage; includes suggestive signage for usage. Indian Hills GID will utilize the Omnia Partners purchasing agreement, a competitive process, for procurement and delivery; upon receipt of \$306,412 from Douglas County, Indian Hills GID assumes sole responsibility for purchase, delivery, ownership, and liability; Douglas County Community Services will administer and manage vendor installation; post-installation, Indian Hills GID handles all ongoing maintenance, inspections, and repairs. Chris Johnson, Indian Hills GID General Manager, attended in support. Upon Board approval, the Interlocal Agreement proceeds to Indian Hills GID approval on October 15, 2025; playground production and delivery require 8–10 weeks; installation targeted for late winter/early spring 2026, coordinated with the Stodick Park Inclusive Playground construction approved two weeks prior. The 2–5 structure provides age-appropriate play with access features; the 5–12 structure includes climbing and interactive elements; the swing set and tri-runner are popular additions, with the tri-runner noted for high usage at Ironwood Park and absent from other Douglas County parks. The project ensures ADA compliance with access levels, including handicap parking spots and ramps on compliant sidewalks.

Commissioner Comments

Commissioner Tolbert: Declared prior review and approval of the project as a Parks and Recreation Advisory Committee member but no final action; clarified hearing it second time as Board member. Suggested level of access be declared online.

Commissioner Gardner: Recalled past when community organizations built parks on dedicated county land; noted escalated costs and requirements now prohibitive; appreciated utilizing North County-specific funds for this partnership.

Public Comment: None received.

Vote: Vote unanimous in approval of the Interlocal Agreement.

Commissioner Reports

Commissioner Tolbert attended the NACO state conference last week, gaining leadership skills and connections to serve as resources in his commissioner role. He completed the Dimension Friends informational service session, providing valuable insight into the commission's community impact. After driving in Los Angeles and Las Vegas areas, he appreciated Douglas County's lighter traffic congestion compared to childhood levels and the balance of community space and access. He highlighted Main Street Gardnerville's Fall Fest and Coffin Race at Heritage Park on Saturday, October 4, 2025, from 9:00 a.m. to 3:00 p.m., a free, family-friendly event with shows, hopping, coffin races, live music, and performances.

Commissioner Rice attended a Tahoe Regional Planning Agency (TRPA) meeting. He engaged in discussions with one General Improvement District (GID) seeking dissolution and another area desiring GID formation, including The Point residents wanting their own GID while purchasing water from Round Hill GID amid increased service needs. He noted complaints about the Tahoe-Douglas Transportation District and another lake district, requesting better phone responsiveness. He will attend a solid waste management meeting on October 3, 2025, addressing liquid, solid waste, water, and other management issues at the lake.

Commissioner Gardner attended the monthly Chamber of Commerce board meeting on the first Wednesday, with no significant updates. Along with Commissioners Hales and Tolbert, he attended the NACO annual conference in Las Vegas, accepting the role of NACO president effective January 1, 2026, and hosting the September 2026 conference at Tahoe Blue Event Center from September 22–24.

Commissioner Hales attended the Tahoe Transportation District meeting on October 1, 2025, with no specific updates. She attended NACO in Las Vegas, appreciating Governor Lombardo's generous time and speech, and gained follow-up items and knowledge from the conference. Jennifer Davidson, County Manager, updated on stormwater workshop follow-up per Board direction: a presentation at Minden Town Board on October 1, 2025 (listed for presentation only), yielding positive feedback and questions; upcoming Gardnerville Town Board presentation on October 7, 2025; additional outreach in each commissioner district with dates to be finalized via Public Information Officer; and a dedicated stormwater program engagement webpage with email distribution lists for public involvement.

Closing Public Comments (Non-Agenda Items)

Jim Jackson addressed his expectation for the Board to listen seriously despite frequent disagreement, especially on spending, while maintaining mutual respect. He urged action against businesses lacking respect for residents, citing 35 years in the entertainment industry where respect is absent and dominance prevails. He avoids retaliatory actions despite advice, preferring to state his case and move on. He advised close scrutiny of incoming businesses for objectives, methods, and true resident benefit, noting some are detrimental. He referenced a video on Nevada cities (North Las Vegas, Sparks, Winnemucca, Fernley) expecting 2026 property value crashes due to similar issues emerging in Douglas County, though not yet at that level; respect is key to prevention.

Meeting Adjourned.