

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY

October 15, 2026

PUBLIC NOTICE: This is only an **ACTION SUMMARY** that reflects the actions taken during the meeting. This should not be, in any way, used or construed as official minutes of the meeting. The official minutes are posted after being submitted to the Board of Commissioners for their approval. Audio recordings of the meeting are on file in the County Clerk's office and may be listened to by appointment (775-782-9014).

1. **CALL TO ORDER** – *The meeting was called to order at 10:00 AM.*
2. **PLEDGE OF ALLEGIANCE** – *Led by Commissioner Rice*
3. **PUBLIC COMMENT (No Action)** – *Held*
4. **APPROVAL OF AGENDA** – *Approved*

APPROVAL OF PREVIOUS MINUTES – *Approved*

5. For possible action. Discussion to approve the minutes of the regular meeting on September 17, 2026, of the Board of County Commissioners.
6. **RECESS AS BOARD OF COUNTY COMMISSIONERS CONVENE AS DOUGLAS COUNTY LIQUOR BOARD**

DOUGLAS COUNTY LIQUOR BOARD

- 7.1 For possible action. Discussion to approve the Entertainment Endorsement to the existing Packaged Retail and On-Site Retail Unrestricted Liquor License and Non-Restricted Gaming License for Nevada Trading Company LLC, dba Nevada Trading Company, represented by owner Nachhater Singh and Manpreet Singh. Nachhater Singh and Manpreet Singh have each signed a Waiver of Notice of Hearing. Nevada Trading Company is located at 3900 Carter Way, Wellington, Nevada. (Captain Koontz) – *Approved*
- 7.2 For possible action. Discussion to approve the addition of a Packaged Retail Liquor License and the addition of Etienne Robert Lekumberry to the existing On-Site Unrestricted Liquor License for Gora J.T., Inc. dba J.T. Basque Bar & Dining Room, represented by owners Marie Louise Lekumberry and Jean Baptiste Lekumberry. Etienne Robert Lekumberry has signed a Waiver of Notice of Hearing. Gora J.T., Inc. dba J.T. Basque Bar & Dining Room, is located at 1426 HWY 395, Gardnerville, Nevada. (Captain Koontz) – *Approved*
8. **ADJOURN AS DOUGLAS COUNTY LIQUOR BOARD RECONVENE AS BOARD OF COUNTY COMMISSIONERS**

CONSENT CALENDAR – *Approved*

9. CONSENT ITEMS

- A. For possible action. Discussion on the Outdoor Festival License application submitted by Emily Lawrence, Marketing and Events Manager, for the Golden Nugget Lake Tahoe, for the South Shore Chili Cook Off to be held October 17, 2026, from 11:00 AM to 2:00 PM, at 50 Highway 50, Stateline, Nevada. (Amy Burgans, Clerk-Treasurer)
- B. For possible action. Discussion to accept a \$24,393 Community Services Block Grant from the State of Nevada, Department of Health and Human Services, for the time period of October 1, 2026, through September 30, 2027, and authorize the County Manager to sign the grant award. (Brook Adie, Community Services Director)
- C. For possible action. Discussion to approve a 2-year contract with Spectrum for connectivity and internet services at Lake Tahoe. The cost is \$28,740 per year with no additional fees. The total contract amount will not exceed \$57,480 for the two-year term. (Peace Ruggia, Chief Information Officer)
- D. For possible action. Discussion to approve Contract Addendum No. 2 to the 2022 Contract for Water Emergency On-Call Services with Haen Constructors; authorize the Director of Public Works to execute Addendum No. 2; and adopt **Resolution 2026R-057** to augment the Maintenance and Repair budget to reflect the addendum cost. The effect of the addendum is to increase the total contract price for Fiscal Year 2026-27 from \$99,000 to \$198,000. (Rick Robillard, Public Works Deputy Director)
- E. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through September 15, 2026, per Nevada Revised Statute 251.030. (Kathy Kaiser, Comptroller)
- F. For possible action. Discussion to accept \$4,856.28 in additional funding from the Nevada Department of Public Safety, Joining Forces Grant # JF-2026-DCSO-2038, to provide additional reimbursement for overtime expenses associated with traffic control for qualifying events, and increase the revenue and expenditure budgets of the general fund by the amount of the grant increase. (Undersheriff Elges)
- G. For possible action. Discussion to approve changes to the Fiscal Year 2026-27 secured property tax roll as recommended by the Douglas County Assessor pursuant to NRS 361.765 and/or NRS 361.768 to adjust the taxable values of the affected properties, for a total decrease in net taxable value of \$302,366, authorize the Chair to execute an Order to Adjust Tax Bills and Correct Secured and Unsecured Tax Rolls, and direct the Douglas County Treasurer to correct the error in the tax roll pursuant to Nevada law. (Trent Tholen, Assessor)
- H. For possible action. Discussion to accept the Douglas County Safe Streets for All Plan completed by Parametrix and authorize its publication on the County's website. The plan incorporates community engagement, recommended projects, and a final safety analysis and will enable Douglas County to apply for future funding to implement projects identified in the plan. (Josh Nordloh, Acting Transportation Engineering Manager and Debbie Swickard, Grants Administrator)

- I. For possible action. Discussion to retroactively approve the salary of a new Deputy Sheriff II to start at Step 6 (\$43.22 per hour) based upon the experience and qualifications of the candidate. (Undersheriff Elges)
- J. For possible action. Discussion to retroactively approve a one-year extension of the contract with Government Software Assurance, Inc. (GSA), effective February 2026, in the amount of \$97,350, for software maintenance and hosting of the Property Tax and Computer Aided Mass Appraisal (CAMA) system used by the Assessor's Office for Fiscal Year 2026–27. (Trent Tholen, Assessor)
- K. For possible action. Discussion to approve an increase of \$58,406 to Technology Services' current \$733,370.56 purchase order with SHI International Corp. ("SHI") for Fiscal Year 2026–27, for a new total of \$791,776.56, utilizing the State of Nevada Master Purchasing Agreement (99SWC-S108) for all purchases of software subscriptions, software licensing, and support services. (Peace Ruggia, Chief Information Officer)
- L. For possible action. Discussion to retroactively approve Douglas County's participation in the Albertsons settlement agreement as a part of the One Nevada Agreement on the Allocation of Opioid Recoveries, and authorize the County Manager to execute any required documents. (Mark B. Jackson, District Attorney)

ADMINISTRATIVE AGENDA

10. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME – *None*

PRESENTATIONS

- 11.1 For presentation only. Ceremonial presentation of **Proclamation 2026P-059** recognizing November 4 -11, 2026, as Operation Green Light for Veterans in Douglas County. (Dean Miller, VFW Douglas County Post #8583, Commander) – *Presentation Held*
- 11.2 For presentation only. Ceremonial presentation of **Proclamation 2026P-060** recognizing October 2026 as Community Planning Month in Douglas County. (Kate Moroles-O'Neil, Economic Vitality Manager - Interim Principal Planner) – *Presentation Held*

COMMUNITY DEVELOPMENT

- 12.1 For presentation only. Introduction of **Ordinance 2026-1675**, amending Douglas County Code Title 18, Appendix B, the Minden Town Boundary, by annexing approximately 6.68 acres into the Town of Minden boundary. The parcel to be annexed is Assessor Parcel Number (APN) 1320-29-301-005. First Reading. (Kate Moroles-O'Neil, Community Development) – *Ordinance Introduced*
- 12.2 For possible action. Discussion to approve an interlocal agreement with the Nevada Division of Environmental Protection to implement the Lake Tahoe Total Maximum Daily Load (TMDL) for Water Years 2027–2031, and authorize Chairman Gardner to sign the agreement. (Courtney Walker, Stormwater Program Manager) – *Approved*

- 12.3 For presentation only. Presentation to update the Board of County Commissioners on Douglas County Community Development's Oracle Permitting and Licensing (OPAL) software. (Tom Dallaire, Community Development Director & Andrea Pawling, Deputy Community Development Director) – ***Presentation Held***
- 12.4 For presentation only. Introduction of **Ordinance 2026-1673**, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising section 20.664.125 to add an affordable housing exemption to the commercial floor area requirement applicable to multifamily housing that requires a mixed-use component. The proposed exemption does not apply to the towns of Gardnerville, Minden, or Genoa, where the respective Town Advisory Boards expressed a strong preference to maintain the existing mixed-use commercial requirements. First Reading. (Kate Moroles-O'Neil, Economic Vitality Manager - Interim Principal Planner) – ***Ordinance Introduced***
- 12.5 For presentation only. Introduction of **Ordinance 2026-1674**, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising Chapter 20.440, adding definitions applicable to the Chapter, revising the conditions that apply to density bonus and affordable housing agreements, and modifying the findings required for approval of such agreements; and amending Douglas County Code, Title 20, Section 20.560.050, revising definitions to create consistency with Chapter 20.440. First Reading. (Kate Moroles-O'Neil, Economic Vitality Manager - Interim Principal Planner) – ***Ordinance Introduced***
- 12.6 For possible action. Presentation and discussion on the Transfer Development Rights (TDR) Study that commenced in September of 2023. Wood Rodgers and Douglas County staff will present findings from the study, the collaboration utilized during the study, and recommendations moving forward for the Douglas County TDR program. (Derek Kirkland, Wood Rodgers Inc. & Tom Dallaire, Community Development Department) – ***Accept Recommendations of County Staff***

COMMUNITY SERVICES

13. For possible action. Discussion to adopt **Ordinance 2026-1672**, an ordinance creating Chapter 20.850 of the Douglas County Code, pertaining to Art in Public Places; and a zoning text amendment to Section 20.660.050(N) of the Douglas County Code, decategorizing “murals” as a “use of community significance.” Second Reading. (Brook Adie, Community Services Director) – ***Ordinance Adopted***

COUNTY MANAGER

14. For presentation only. Announcements, reports, and updates from County Commissioners and the County Manager, including information regarding boards or commissions on which they serve as members or liaisons, other meetings or functions attended, and Commissioner requests for discussion of potential future agenda items. Discussion may also include status reports and updates on County projects and administrative matters for the Board of County Commissioners. (Chairman Gardner) – ***Reports Were Given***

15. CLOSING PUBLIC COMMENT (No Action) – ***Held***

16. ADJOURNMENT – ***The meeting was adjourned at 3:46 PM.***