



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 08, 2025

DATE: February 24, 2025

TO: Board of County Commissioners

FROM: Aaron Smith, Div. Director Operations, Community Services Department, 775-328-2172, aasmith@washoecounty.gov

THROUGH: Eric Crump, Director, Community Services Department, 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve a Lease Agreement between the Gerlach General Improvement District (Lessor) and Washoe County (Lessee), pursuant to Nevada Revised statutes 277.050, to lease a parcel of land (+/- 8,058.6 square feet) at 380 Short Street, Gerlach, Nevada, for a term commencing upon execution of the agreement through April 30, 2035, to locate a Washoe County owned manufactured home to provide additional employee housing for the Gerlach Road Operation and Maintenance Program, [at a lease rate of \$1,200.00 annually to Washoe County]. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

SUMMARY

Washoe County, through the Community Services Department, currently employs eight full-time, permanent employees in Roads and Equipment maintenance in Gerlach. Recruitment and retention for these positions has been very challenging over the last several years partially due to a shortage of available housing in the area. On May 23, 2023, the Washoe County Board of County Commissioners accepted the donation of a manufactured home from the Truckee Meadows Fire Protection District for the purpose of providing additional housing to serve road operations and maintenance in the Gerlach area. This item is a recommendation to approve a Lease Agreement between the Gerlach General Improvement District (Lessor) and Washoe County (Lessee), pursuant to Nevada Revised statutes 277.050, to lease a parcel of land (+/- 8,058.6 square feet) at 380 Short Street, Gerlach, Nevada, for a term commencing upon execution of the agreement through April 30, 2035, at a lease rate of \$1,200.00 annually. If the lease is approved, the manufactured home will be placed on the leased parcel located in Gerlach for the Gerlach Road Operation and Maintenance Program and made available to Washoe County employees pursuant to the Employee Housing Policy. Assignment Differential Pay [\$3,406.70 annually] is suspended for any Washoe County employee residing at a Washoe County provided living facility.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability: Long-term sustainability.

AGENDA ITEM # _____

PREVIOUS ACTION

On May 23, 2023, the Board accepted the donation of one surplus 2012 Palm Harbor Manufactured Home, Serial Number NVPH2010590AB [estimated value is \$63,324.00], in an “as is – where is” condition from the Truckee Meadows Fire Protection District to Washoe County to provide additional employee housing for the Gerlach Road Operation and Maintenance Program.

BACKGROUND

Washoe County has an Employee Housing Policy, which allows staff to reside in a County-owned residence, outlines policies, procedures and guidelines for selection of staff, as well as roles and responsibilities for those residing in employee housing.

Employee Residence Agreements are authorized by the Board of County Commissioners (Board) each time a staff member occupies a County owned residence, and those Agreements define the rights, duties, and responsibilities required to occupy a County-owned residence and to support the needs of the Community.

Washoe County, through the Community Services Department, currently employs eight full-time, permanent employees in Roads and Equipment maintenance in Gerlach. Recruitment and retention for these positions has been very challenging over the last several years partially due to a shortage of available housing in the area. This lease will allow for additional employee housing to support the road and equipment maintenance programs in Northern Washoe County.

Per the 2024-2028 Non-Supervisory Employment Contract, employees assigned at Gerlach or Vya are currently receiving an assignment differential of \$3,406.70 annually. This compensation is suspended for employees who are provided with living facilities by the County.

FISCAL IMPACT

Land Lease Agreement is \$1,200.00 per year, \$12,000.00 for the 10-year term through April 30, 2035.

Washoe County has sufficient budget authority in the Roads Fund 216 (216002) for L-T Land Lease (710610) of a parcel of land for the placement of a manufactured home to provide housing for the Gerlach Road Operation and Maintenance Program.

Budget authority will be requested in future years.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Lease Agreement between the Gerlach General Improvement District (Lessor) and Washoe County (Lessee), pursuant to Nevada Revised statutes 277.050, to lease a parcel of land (+/- 8,058.6 square feet) at 380 Short Street, Gerlach, Nevada, for a term commencing upon execution of the agreement through April 30, 2035, to locate a Washoe County owned manufactured home to provide additional employee housing for the Gerlach Road

Operation and Maintenance Program, [at a lease rate of \$1,200.00 annually to Washoe County].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
"Move to approve a Lease Agreement between the Gerlach General Improvement District (Lessor) and Washoe County (Lessee), pursuant to Nevada Revised statutes 277.050, to lease a parcel of land (+/- 8,058.6 square feet) at 380 Short Street, Gerlach, Nevada, for a term commencing upon execution of the agreement through April 30, 2035, to locate a Washoe County owned manufactured home to provide additional employee housing for the Gerlach Road Operation and Maintenance Program, [at a lease rate of \$1,200.00 annually to Washoe County]."