



Incline Village/Crystal Bay Citizen Advisory Board

Minutes of the regular meeting of the Incline Village/Crystal Bay Citizen Advisory Board held on November 24, 2025, at 5:30 P.M. Incline Village Library (845 Alder Ave. Incline Village, NV 89451)

1. CALL TO ORDER/ DETERMINATION OF QUORUM

PRESENT - Denise Davis, Diane Becker, Roxanna Dunn, Chris Wood (online)

ABSENT – Kevin Lyons, Mark Sasway, Jody Wright

2. PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited

3. GENERAL PUBLIC COMMENT

There was no general public comment.

4. ANNOUNCEMENTS FROM COMMISSIONER HILL

There were no announcements from Commissioner Alexis Hill.

5. BOARD MEMBER ANNOUNCEMENTS/REQUESTS/DISCUSSION -

Roxanna Dunn reported that TART Connect will cease operations in Incline Village and Crystal Bay after losing Nevada funding, though the service will continue on the California side. She noted the change may force more residents to walk and urged a stronger focus on sidewalk maintenance this winter to keep pedestrians out of Highway 28. She also acknowledged Alexandra Wilson, the Board of Commissioners' support liaison, for her role in connecting the community with the county.

Denise Davis added that sidewalks are currently listed as priority four in the county's snowplowing order, except those leading to schools. She said that if residents want sidewalk clearing elevated to a higher priority, they should contact their county commissioner to request the change.

Diane Becker urged the community to advocate for restoring funding for the TART Connect service. She encouraged residents to write to their county commissioner and request that the service be included as a budget priority. Becker noted that funds from the Transient Occupancy Tax (TOT), collected through the Washoe Tahoe tourism association, could legally be used to support TART Connect and would be a more beneficial use than tourism advertising. She emphasized that the service is essential for seniors and J-1 workers who depend on it for transportation.

Denise Davis reminded residents that Red Day/Green Day parking rules are now in effect as of November 1. She advised calling 775-833-5555 to check the current parking status, noting that this phone line is updated most reliably. The status can also be viewed on the Washoe County "Where

Is My Plow?” webpage, though she cautioned that the website may not always display the most current information.

6. PUBLIC SAFETY UPDATES

North Lake Tahoe Fire Protection District

North Lake Tahoe Fire Protection District Chief Ryan Sommers reported that the district recently provided fire extinguisher training for students at Incline Middle School. He announced that pile burn operations will continue throughout the district, though none will take place during the holiday week. Residents may sign up to receive notifications about burn locations and timing by contacting the district’s Public Information Officer or visiting its website. Sommers also shared that the district would participate in the Northern Lights Community Celebration on December 6 and has released holiday tree watering safety tips to reduce fire risks for live Christmas trees.

Diane Becker informed Fire Chief Ryan Sommers of a newly surfaced 2024 evacuation study indicating that contraflow traffic planning in Placer County could add 5–8 hours to wildfire evacuation times for Incline Village, increasing traffic volumes by 35–125%. She urged the fire district to advocate for stronger evacuation considerations when local development plans are reviewed, noting previous community attempts to raise concerns were not taken seriously. Chief Sommers responded that the fire district does provide input on evacuation concerns during development planning, but those concerns are often given low priority. He confirmed that the district had previously discussed contraflow with NDOT and was denied due to the need to keep road access open for incoming emergency responders. Sommers asked Becker to share the study summary, expressed concern about the findings, and agreed that the issue warrants attention.

Roxanna Dunn provided a brief explanation of contraflow for the public and asked about progress on evacuation and fire modeling for the community’s upcoming evacuation study. She explained that the committee has selected “Perimeter” software for evacuation modeling and asked whether the fire district is responsible for selecting the software used to model fire spread. Chief Ryan Sommers confirmed that the district is actively involved in the fire modeling efforts and is working with Dr. Mahmood, a wildfire researcher whose modeling has proven highly accurate, including an 80% accuracy rate when predicting the Lahaina fire. Sommers said the fire modeling will be rolled out in sections due to the complexity of the district. He also highlighted collaboration with local experts from the National Institute of Wildfire and the company Vibrant Planet, which provides data guiding fuel reduction work. Sommers said progress is ongoing and that more information will be released when the district is ready.

Washoe County Sheriff’s Office

Lieutenant Nick Tone, the new Watch Commander for Valley Patrol and a former Incline Village deputy, presented the Sheriff’s Office Q3 update for the Incline/Crystal Bay area (“7 Beat”). Calls for service have decreased slightly from the three-year average, totaling 3,510 this quarter. He highlighted continued high levels of fraud, particularly impersonation scams in which callers pose as government or law enforcement officials and demand payment, often through Bitcoin ATMs. Tone warned that no legitimate government or business transaction currently requires cryptocurrency payment and encouraged residents to contact the Sheriff’s Office if they receive such a call. He noted an anecdotal experience in which scammers impersonated him to scam him. Tone also

described identity theft assistance available through programs offered by the Nevada Attorney General's Office and the Federal Trade Commission, which the Sheriff's Office can certify to help victims explain frozen credit or unusual financial activity to banks. Other crime trends included decreased burglaries (down from five to one compared with the three-year average) and an increase in vehicle thefts, particularly at local casinos. He invited questions from the community.

7. INCLINE JUSTICE COURT OVERVIEW

Judge Melissa Mangiaracina explained that the Incline Justice Court is located in the Incline Village Community Center next to the library and senior services, with a small but highly experienced staff of four full-time court employees plus support from a sheriff's deputy bailiff and a contracted security guard. The court is a court of limited jurisdiction that serves Incline Village and Crystal Bay and, by statute, must exist locally rather than having people travel to Reno. It handles a wide range of civil matters, including traffic and parking civil infractions, small claims up to 10,000 dollars, limited civil cases up to 15,000 dollars, stalking and harassment protection orders, and landlord tenant and eviction cases. On the criminal side, the court processes all misdemeanor cases from arrest through trial and compliance, handles serious traffic crimes like driving under the influence and reckless driving, conducts 48-hour bail and 72 hour filing hearings, and holds preliminary hearings in gross misdemeanor and felony cases before those are bound over to district court if there is sufficient evidence.

She addressed common myths about Tahoe by noting that many residents struggle financially and that the community is not uniformly wealthy. About 65 percent of Incline Elementary students receive free or reduced-price lunch, most criminal defendants qualify for public defenders, housing instability is significant, and some residents live in their cars.

Call volumes and case filings are substantial, with 193 non-traffic criminal cases and almost 2,000 traffic cases in fiscal year 2025, and she regularly sees driving under the influence, domestic battery, other battery and drug possession cases, as well as serious offenses including murder and armed robbery. She highlighted research showing that mountain resort communities often experience higher rates of mental health challenges and substance use, and emphasized that life in Tahoe is isolated, expensive and resource constrained.

Because there is no public transportation to Reno and many court users do not have reliable or winter ready vehicles, expecting people to travel over the hill for hearings, testing or services is unrealistic and can undermine employment and recovery, so a local court is essential for meaningful access to justice.

Judge Mangiaracina described several improvements since she took the bench in January. Working with Washoe County, the court installed air conditioning in the aging building, added a front door security officer, upgraded technology for virtual appearances and implemented Wordly and other language access tools so people can see and hear real time interpretation and captions in multiple languages in person and via Zoom. She created a more user-friendly court website and reorganized the court schedule so that all criminal proceedings are held on Wednesdays with a public defender and district attorney present for every qualifying defendant. She implemented mandatory status conferences in criminal cases to encourage plea discussions, partnered with the Neighborhood Mediation Center to provide mediation in all small claims cases, and adopted online education

programs through CourtSolutionsOnline so defendants can complete required classes even if they cannot travel to Reno or are incarcerated. She is also creating a resource corner in the courthouse with a computer, printer, forms and information about local services such as Sierra Community House and Tahoe Family Solutions.

Throughout the presentation she underscored that a small, community-based court can spend more time with people, tailor conditions, provide local drug and alcohol testing, and connect defendants to help. She shared anonymized letters from participants describing how the Incline Justice Court's respectful, supportive approach and local access helped them achieve sobriety and turn their lives around, and she closed by asking for feedback on what information would be most helpful to present to the county to ensure the court remains fully supported.

Roxanna Dunn asked Judge Melissa Mangiaracina whether Incline Village's large seasonal swings in population, from about 9,000 or 10,000 residents in the off season to close to 20,000 people in midsummer, affect demand on the court. Judge Mangiaracina agreed that tourism and population volatility absolutely influence the court's workload and said that is something she can highlight more clearly. Dunn then asked if short term rentals are generating conflicts that reach the court, particularly neighbor versus neighbor disputes. Judge Mangiaracina said she has not seen short term rental issues come before her, explaining that most landlord tenant cases she sees are summary evictions for nonpayment of rent, which typically are not an issue with short term rentals. She noted it is possible STR related conflicts could appear as small claims or civil cases, but none have so far. Finally, Dunn asked about trends in evictions and how they relate to workforce housing. Judge Mangiaracina said she does not yet have historical comparisons because she has only been on the bench for a year, but she is seeing evictions occur and has been told by Tahoe Family Solutions that at least one large apartment complex is planning significant rent increases, which may worsen housing instability.

Diane Becker said the presentation clarified many questions she had about what the Incline Justice Court handles, and she asked whether the court could issue injunctions, declaratory relief or orders for specific performance. Judge Melissa Mangiaracina explained that such remedies could only be considered in regular civil cases, not small claims, and would be rare in Justice Court because the jurisdictional limit is 15,000 dollars. Most cases needing those types of orders are filed in district court. If a case involved no monetary damages at all, she said she would need to review the specific claim to determine jurisdiction. Becker also suggested that the court's resource corner includes information from the Reno Housing Authority and perhaps advocate for increased access to housing assistance. Judge Mangiaracina said Tahoe Family Solutions is already communicating with the housing authority and appears to be engaged with those resources.

Roxanna Dunn noted that Tahoe Family Solutions is currently receiving only rental voucher support from the Reno Housing Authority and said there are additional services available that have not yet been extended to Incline Village and Crystal Bay. She explained that a joint session with Reno Housing and local housing providers is being planned for early next year to improve access, and she invited Judge Mangiaracina to participate. Judge Mangiaracina responded that many agencies technically serve Incline and Crystal Bay but often do not realize the level of need due to common misconceptions about the community. She gave the example of the Neighborhood Mediation Center, which had been funded through court fees for years but did not begin providing services locally until a mandatory mediation program was launched this summer. Dunn added that some local residents

have been transported to Reno for available housing, but the goal is to ensure local access to the full range of services beyond just vouchers.

Denise Davis described an incident at the library in which a woman urgently needed a domestic violence restraining order, and library staff did not know where to send her now that these cases are no longer handled by the Incline Justice Court. She asked how someone in that situation should get assistance, particularly if it occurs on a day when the court is closed. Judge Melissa Mangiaracina explained that domestic violence protection orders are now processed through the Second Judicial District Court in Reno, but people do not need to travel there just to fill out paperwork. Sierra Community House has advocates who can help victims complete the applications, and the Incline Justice Court's new resource corner and website will link directly to the needed forms and provide a printer for anyone who needs to access them locally. She emphasized that her goal is to make access easier even though jurisdiction has shifted. Davis also asked what should be done when the need arises on a Friday or when the court is closed. Mangiaracina replied that the court website and the Second Judicial District Court website both have easy access to forms and instructions. Lieutenant Nick Tone added that people can always call the Sheriff's Office non-emergency line, and deputies carry domestic violence forms in English and Spanish and can provide assistance and connect victims to resources even when the substation is closed.

Helen Neff thanked Judge Mangiaracina for her presentation and shared her experience as a victim of a pedestrian crash in 2021. She said having the court located in Incline Village made a traumatic process more manageable because staff were helpful and supportive. She was unable to return home for 52 days after the crash and noted that the emotional impact continued long after the incident. Neff asked the court to remain firm in enforcing speeding and DUI laws to help prevent similar harm to others. Judge Mangiaracina thanked her for speaking and agreed that even minor speeding is still illegal, saying she recently reminded a defendant of exactly that in court.

Jim Dykstra thanked Judge Mangiaracina for her presentation and asked whether there had been any progress toward finding a permanent location for the court. He said that when the court moved into the community center building two years ago, it was described as temporary, and he expressed concern that the court's presence reduced available community space. He described cleaning debris left after the move and said that now that the Forest Service has vacated the building, the community center could be greatly improved if the court is relocated. He also warned that if Washoe County looks to save money, it might consider consolidating the Incline court into Reno, especially since virtual court operations worked during the pandemic and the caseload per judge is smaller than in urban courts. Judge Mangiaracina replied that she has not been informed of any plans to move the court and that decisions about its location were made before she took the bench. She acknowledged space challenges and said she is meeting with the library and senior services to improve how the shared building is used. She explained that the ability to hold jury trials is limited in the current facility and that cases requiring a jury trial for domestic battery must be tried in Sparks because of space and legal requirements. She emphasized that, by statute, each Nevada township must have its own justice court, and Incline and Crystal Bay constitute their own township, so moving or consolidating the court would require legislative change. She added that Incline's court functions more like rural courts, with different responsibilities and fewer staff than urban courts, and therefore cannot be compared directly to Reno or Sparks. The chair then ended the discussion to move on to the next item.

Kathie Julian praised Judge Melissa Mangiaracina's presentation and urged her not to remove the explanation of how uniquely rural and isolated Incline Village and Crystal Bay are. She suggested emphasizing the difficulty of traveling over high mountain passes to Reno, especially in winter, and noted that even professionals rarely make the trip except for teachers and sheriff's deputies.

Julian said it is unreasonable to expect low income or transportation challenged residents to travel back and forth for court services, and she thanked the judge for recognizing those challenges and advocating for a local court presence.

Denise Davis asked whether the County Commissioners' recent decision to eliminate the Department of Alternative Sentencing (DAS) would affect the Incline Justice Court. Judge Melissa Mangiaracina said it would have limited impact because Incline has never relied heavily on DAS. Since traveling to Reno is impractical for many defendants, the court already handles most alternative sentencing functions in-house, including drug testing and compliance monitoring. She noted that the change could be beneficial if it leads to resources being redirected to support the services her court already provides locally, allowing them to continue offering effective alternatives without requiring residents to leave the community.

8. NEIGHBORHOOD DEVELOPMENT HUB & OTHER ENGAGEMENT OPPORTUNITIES -

Alexandra Wilson explained how residents can stay informed on development projects using Washoe County's online Neighborhood Development Hub. The hub displays upcoming development meetings, and once a meeting has taken place it provides project documents, inviting materials, maps, recordings, and attendance information. Residents can sign up to receive email updates by their district or for all districts, and they can submit feedback at any time through the hub. Comments that are submitted through the hub are reviewed by county planners and shared with the appropriate governing board such as the Planning Commission, Board of Adjustment, or County Commission. Wilson showed how to search current development applications by district and how to access information such as the assigned planner and scheduled hearing dates. She also presented the county's Community Input portal. This tool allows residents to suggest topics or concerns for their Citizen Advisory Boards. Although the county has received very few submissions so far, she encouraged residents to use the online option when they cannot attend meetings. Submissions are first sent to the commissioner to make them aware of emerging issues and then shared with the CAB if they are appropriate for discussion. Wilson said upgrades to both online tools are planned to make them easier to use. She also noted that new community engagement pages will be added soon, including one for the Swift Exit evacuation study.

Roxanna Dunn announced that the CAB will not meet in December due to proximity to the Christmas holiday. She said the January meeting will feature representatives from the Tahoe Regional Planning Agency to discuss transportation projects and potential funding through the Federal Transportation Improvement Program. She noted that past funding has not focused on Incline Village and said the discussion will address needed safety improvements in the community.

Alexandra Wilson shared that the new county manager, Kate Thomas, will begin visiting all Citizen Advisory Boards starting in January and February. She said she will coordinate the schedule for the Incline Village–Crystal Bay CAB, with a preference for hosting the county manager in February.

9. GENERAL PUBLIC COMMENT

Helen Neff revisited the issue of the TART Connect service ending in Incline Village and suggested that the program should not be entirely free. She said some riders can afford to pay and that fares could help sustain the service, while discounted rates could still be offered to workers, students, low-income residents and seniors. She referenced an article she shared with regional partners arguing that charging fares can increase service quality and convey greater dignity for riders. Neff also briefly updated the group on a recent traffic collision, noting that the report identified a driver running a red light at Village Boulevard and Highway 28. She said the crash illustrates a broader concern about speeding and distracted driving in the area.

Denise Davis clarified that TART Connect did charge a \$3 fare within the Incline Village service area. She also reminded the group that the Tahoe Regional Planning Agency will hold public meetings on housing policies at the Advisory Planning Commission meeting on December 10 at the South Shore offices. Davis said these discussions relate to the next round of housing policy work, separate from previous TAP amendment phases.

ADJOURNMENT- The meeting adjourned at 7:19 p.m.