

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

2:00 P.M.

JANUARY 24, 2006

PRESENT:

Bob Larkin, Chairman
Bonnie Weber, Vice Chairman
Jim Galloway, Commissioner
David Humke, Commissioner

Amy Harvey, County Clerk
Katy Singlaub, County Manager
Melanie Foster, Legal Counsel

ABSENT:

Pete Sferrazza, Commissioner

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

06-107 AGENDA

Gary Schmidt, Washoe County resident, stated his objections to moving items on the agenda. He said the items should be taken in the order they were listed, and he offered ideas to improve the scheduling on the agenda. He noted the Board should apologize to the public for violating the Open Meeting Law concerning the reduction of time given to speakers during public comment.

Sam Dehne, Reno resident, spoke against reducing the time limit for public comment. He said it was not fair to make the public wait by moving an item before public comment.

Commissioner Galloway stated individuals continually made various allegations at the meetings that the Board was violating some part of the Open Meeting Law. He presented a copy of an opinion by the Nevada Attorney General dismissing a set of complaints that were submitted by Mr. Schmidt. He said the finding was that there was not a substantiated violation of the Open Meeting Law in any of those complaints.

In accordance with the Open Meeting Law, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the agenda for the January 24, 2006 meeting be approved with the following change: **Delete** Item 10C, Discussion

and direction regarding the implementation of a Dial 3-1-1 phone number for local government information.

06-108 APPEARANCE – CHRISTI CAKIROGLU – KEEP TRUCKEE MEADOWS BEAUTIFUL

Christi Cakiroglu, Executive Director of Keep Truckee Meadows Beautiful (KTMB), presented the benefits and accomplishments of KTMB. She reviewed the handout that listed the mission, programs, community partners, and a schedule of activities from 2002 to the present. She recognized their budget operated at approximately \$100,000 a year, and the County contributed free rent and \$8,925 yearly.

Cliff Low, KTMB President, highlighted several of the County Strategic Priorities and drew a connection between those priorities and KTMB. He thanked the Board for their partnership and emphasized the importance of the County's support for KTMB. Mr. Low noted Ms. Cakiroglu was the only full-time employee for the organization. He stated one of his goals for KTMB was to change people's attitudes about where they lived and to help promote a cleaner, more beautiful region.

Commissioner Galloway and Chairman Larkin commended the work of KTMB. Commissioner Weber acknowledged Ms. Cakiroglu, KTMB, and the volunteers for their service.

Commissioner Humke commented on the efficiency of the organization and asked about "The Trash Lady." Ms. Cakiroglu explained it was an educational program for youth, and the volunteer who had trademarked the name retired in 2005. She said the program continued under the name of "Waste Warriors."

2:35 p.m. Commissioner Humke temporarily left the meeting.

06-109 PUBLIC COMMENTS

County Manager Katy Singlaub announced that the noticing of the two-minute time limit for public comment would begin in February. She stated the Open Meeting Law did not require a public body to tolerate comments that were willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks. Ms. Singlaub noted Section 8.05 of the Nevada Open Meeting Law manual stated, "The Chair of a public body may, without the vote of the public body, declare a recess to remove a person who is disrupting the meeting."

Susan Bruno, President of Friends of the Washoe County Library, gave a quarterly update of the activities of the organization. She referenced the newsletter entitled, "Check It Out," that detailed the events, plans, and the mission of the Friends of Washoe County Library.

Guy Felton, area resident, mentioned a list of questions and asked that they be agendized for discussion. He talked about a vote-by-mail system in Oregon and stated the Nevada electronic voting system could be manipulated.

Sam Dehne, Reno resident, said the best way to keep Truckee Meadows beautiful would be to get rid of the Board members at the dais and the *Reno Gazette-Journal*. He spoke loudly to the Chairman and stated he was not in support of changing the public comment time period from three minutes to two minutes.

Gary Schmidt, Washoe County resident, read a letter he submitted concerning the Board of Equalization.

2:48 p.m. Commissioner Humke returned to the meeting during the following item.

06-110 **COMMISSIONERS’/MANAGER’S ANNOUNCEMENTS**

Commissioner Galloway commented on a letter from the International City/County Management Association (ICMA) that recognized Michelle Poché, Assistant County Manager, as a recently selected member of the inaugural class of the ICMA's Leadership ICMA Program. He confirmed the County received an official notice from the Sparks Justice Court that they were satisfied with having someone fill-in part time, rather than having an additional Justice of the Peace. He said this would be a cost savings to the community, and a Justice of the Peace from District 1 would be filling in part-time. He remarked the population could trigger another seat in the Reno Justice Court, and he inquired if the same concept could be explored to deal with that.

Commissioner Galloway suggested John Krolick, Board of Equalization (BOE) member, serve as a resource to Panel B to furnish information about Incline Village. He discussed the vote-by-mail system in Oregon and confirmed his intern was checking into the program. Commissioner Galloway said he would report any information he received about the system. He stated this Commission had already discussed security issues involved with electronic voting, and the result was the voter verified record (VVR). He explained the VVR was a printed record that was guarded just like the electronic record and could be recounted or could be sampled to see if it agreed with the electronically reported results. He said the Commission favored having the VVR, and Nevada became the first state in the United States to implement the VVR.

Commissioner Weber commended Steve Bradhurst, Water Resources Director, Dan Dragon, Hydrogeology Program Manager, and Joe Stowell, Licensed Engineer, for their attendance at a recent meeting in Lemmon Valley. She said they addressed the concerns of the citizens that lived in Lemmon Valley. Commissioner Weber requested the Truckee Meadows Chaplaincy program be invited to the February 21, 2006 meeting to give a presentation. She asked for a discussion about an invocation at the beginning of the Commission meetings. Commissioner Weber requested information concerning the financial impacts of illegal immigration on Washoe County. She asked that Keep Truckee Meadows Beautiful Executive Director Christi Cakiroglu

be invited back to promote the Great Truckee Meadows Community Clean-up that would be held in April.

Commissioner Humke thanked Jessica Sferrazza, Reno City Councilmember, for an open house held on January 18, 2006 that focused on flood control and police issues. He noted concerns about the County's culvert cleaning process, the City and County ditch cleaning processes, and the monitoring of improvements that were placed on private and public land. He announced the groundbreaking for the Moana Lane extension would be held at the southeast corner of Neil Road and Moana Lane on February 7, 2006. Commissioner Humke acknowledged his attendance at the South Truckee Meadows General Improvement District's (STMGID) Local Managing Board (LMB) meeting on January 23, 2006. He said the LMB had appointed two citizens and two members of the LMB to their Rate Review Committee; however, due to noticing requirements for the Commission agenda, they were unable to finalize those appointments. He stated a discussion took place regarding Senate Concurrent Resolution (SCR) 26, and Diana Langs of the Sun Valley General Improvement District (SVGID) spoke at the meeting.

Commissioner Weber recognized Bob Webb, Community Development Planning Manager, Harold Stone, Code Enforcement Officer, and Deputy Donald Patch for their attendance at "Coffee with your Commissioner" on January 21, 2006. She said they held a discussion with citizens concerning code enforcement.

Commissioner Galloway commented on SCR 26 and offered a summary history of "Rome: The Roman Republic." He acknowledged the use of a consensus model of government was used during that time period.

Chairman Larkin requested a review of the incidental expenditure policy for various boards, commissions, and community relations; and, if necessary, establishment of a delegation of authority up to \$5,000 per year for such incidentals. He congratulated Steve Sparks and William Brush, current Chairmen of the BOE for 2006. He applauded the two panels and said they were an exceptional group of individuals that would perform the work of the County as it related to the BOE. Chairman Larkin thanked County Manager Katy Singlaub for setting up recent workshops on the Incident Command System and Performance Measurement. He added the Commissioners would receive two books based on performance measurements. He noted the Commissioners were challenged at the workshop to move away from input questions and move to policy questions, and he gave examples.

Ms. Singlaub verified staff was working on an analysis of ditch and culvert issues, and a full report would be presented to the Board in the future.

06-111

**RESOLUTION – INCLINE VILLAGE GENERAL
IMPROVEMENT DISTRICT – NORTH LAKE TAHOE FIRE
PROTECTION DISTRICT**

County Manager Katy Singlaub introduced Chief Jim Linardos, North Lake Tahoe Fire Protection District (NLTFPD), and Gene Brockman, Chairman of the Incline Village General Improvement District (IVGID), who were present to receive the resolution. Commissioner Galloway acknowledged Norm Zurich, NLTFPD, who was also in attendance.

Chief Linardos thanked the Commission and County staff for working with the NLTFPD on these fire prevention projects. He said it took the joint work of the community and the elected and appointed officials to make the projects succeed.

Mr. Brockman acknowledged the NLTFPD was key in developing a protective halo around Incline Village that reduced the threat of fire danger. He said IVGID funded the project and the NLTFPD crews completed the work. He stated IVGID was proud of the initiative Chief Linardos had taken to protect the area, and he thanked the Board for their recognition.

On motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried with Commissioner Sferrazza absent, it was ordered that the following resolution be adopted and Chairman Larkin be authorized to execute the same:

RESOLUTION

WHEREAS, Both the Incline Village General Improvement District (IVGID) and the North Lake Tahoe Fire Protection District (Fire District) have demonstrated outstanding cooperation and initiative by public entities in reducing excess wild land fuel loads to protect their community from the threat of catastrophic fire; and

WHEREAS, Both IVGID and the Fire District were instrumental in assessing the contributions of excess fuels in the Incline Village and Crystal Bay areas to the wild land fire threat; and

WHEREAS, During the most recent hazard reduction effort, both of these public entities cooperated in funding the fuel reduction in the area; and

WHEREAS, The Fire District was also successful in developing capacity within the department to treat the hazardous fuel situation and developing partnerships with local landowners, US Forest Service, State of Nevada, and the Incline Village General Improvement District to complete projects; and

WHEREAS, This funding effort resulted in numerous grants from various sources and local groups were assisted in obtaining grants direct from the Nevada Fire Safe Council; and

WHEREAS, IVGID has consistently funded and directed fuels management operations on its own lands for many years; and

WHEREAS, The combined efforts of the Fire District and IVGID resulted in the successful treatment of over 500 acres of land in the past season, including 165 acres of IVGID land; and

WHEREAS, These successful efforts will reap benefits both now and in succeeding fire seasons; now, therefore, be it

RESOLVED, That the Washoe County Board of Commissioners do hereby recognize the outstanding cooperation and initiative demonstrated by the Incline Village General Improvement District and the North Lake Tahoe Fire Protection District in both the prevention and mitigation of wild land fire hazards in the Tahoe Basin area.

06-112 RESOLUTION – TYROLIAN VILLAGE ASSOCIATION

Commissioner Galloway introduced representatives from the Tyrolian Village Association. Reinhardt Richter, Tyrolian Village representative, acknowledged those who worked diligently on the program.

On motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried with Commissioner Sferrazza absent, it was ordered that the following resolution be adopted and Chairman Larkin be authorized to execute the same:

RESOLUTION

WHEREAS, The Tyrolian Village Association and its member homeowners have demonstrated outstanding private initiative, forward thinking and aggressive response to reduce the threat of wild land fire to their community; and

WHEREAS, Their community of 222 existing homes with only one way in and out faced an extreme threat of wild land fire to the safety of its residents; and

WHEREAS, The community, with the leadership of its Homeowners Association Board of Directors, took the lead in assessing the number of trees to be removed; and

WHEREAS, They engaged the Tahoe Regional Planning Agency (TRPA), officials from the State of Nevada, the North Lake Tahoe Fire Protection District, the

Nevada Fire Safe Council and the US Forest Service to develop a plan to accomplish this task; and

WHEREAS, They were very effective in collecting private funding totaling \$140,000 and grant funding of \$160,000 over five years to assist with the tree removal project; and

WHEREAS, They were effective in getting a TRPA Forest Management Plan approved for the area identifying tree removal; and

WHEREAS, The homeowners worked closely with adjacent landowners like the State of Nevada and the US Forest Service to reduce the hazardous fuels accumulation on lots within the community using grants they had obtained for the project; and

WHEREAS, The community was very successful in abating over 175 shake roof hazards, and removal of more than 1500 trees--key measures in protecting homes from encroaching wildfire; and

WHEREAS, Tyrolian Village is a model for all private developments across the West in aggressively identifying hazardous fuel threats and doing something about it without hesitation; and

WHEREAS, Their efforts will provide firefighters with a very high rate of success if a wildfire would threaten their community; now, therefore be it

RESOLVED, That the Washoe County Board of Commissioners do hereby recognize the outstanding contributions made by the Tyrolian Village Association and its members in the prevention and mitigation of wild land fire hazard risks in their community.

06-113 MINUTES

On motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the minutes of the special meeting of December 19, 2005 and the regular meeting of December 20, 2005 be approved.

06-114 SEXUAL ASSAULT MEDICAL CARE PAYMENT

Pursuant to NRS 217.280 to 217.350, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that payments with funds from the District Attorney's account designated Sexual Assault Victims Expenses be authorized for initial emergency medical care for 31 sexual assault victims in the amount totaling \$5,209.53 and for follow-up treatment (up to \$1,000) for victims, victim's

spouses and other eligible persons as set forth in a memorandum from Kim Schweickert, Program Assistant, District Attorney's Office, dated December 30, 2005.

**06-115 RESIGNATION – APPOINTMENT – GERLACH/EMPIRE
CITIZEN ADVISORY BOARD**

On motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the resignation of Joseph Colt from the Gerlach/Empire Citizen Advisory Board (CAB) be accepted and Sylvia Fascio be appointed as an At-Large member to the Gerlach/Empire CAB with a term from January 24, 2006 to June 30, 2006.

**06-116 REFRESHMENTS – BOARD OF EQUALIZATION HEARINGS –
CLERK**

Upon recommendation of Amy Harvey, County Clerk, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the expenditure for refreshments for members and staff participants of the fiscal year 2005/06 Board of Equalization Hearings to be held in February 2006, in an amount not to exceed \$300, be approved.

**06-117 RESOLUTION – DECREASING SURCHARGE – ACCESS AND
TRUNK LINES – 911 EMERGENCY RESPONSE ADVISORY
COMMITTEE**

County Manager Katy Singlaub explained there was a request to reduce the surcharge because there was excess money in the fund balance at the end of the year due to the timing of the expenditures and the planning of the expenditures for the Enhanced 911 system.

In response to Chairman Larkin, Ms. Singlaub stated at this point the issue was not to raise the limit on the fund balance because it was an appropriate system of checks and balances that the Legislature implemented at the time of institution of this legislation. She said the plan was not completed for spending those funds this year, and staff desired not to go back to the Legislature without that plan in place. Ms. Singlaub noted staff had increased and decreased that statutory limit for the Enhanced 911 fund over the years.

Sam Dehne, Reno resident, stated this action would set a great precedent for Washoe County government.

RESOLUTION

A RESOLUTION SETTING THE SURCHARGE ON ACCESS LINES AND TRUNK LINES OF TELEPHONE CUSTOMERS FOR THE ENHANCEMENTS AND IMPROVEMENTS TO THE 911 EMERGENCY TELEPHONE SYSTEM AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, under authority of NRS 244A.7643 Washoe County Code ("WCC") Section 65.450 imposes a fee upon access lines or trunk lines of customers receiving telephone service within Washoe County and provides that the Board of County Commissioners may change the surcharge amount by the adoption of resolution;

WHEREAS, the 911 Emergency Response Advisory Committee created pursuant to NRS 244A.7645 and WCC 65.410 recently recommended to the Board of County Commissioners that the surcharge be changed from twenty cents to ten cents;

WHEREAS, the surcharge was previously set at twenty cents and is passed on by the phone companies to customers; and

WHEREAS, the 911 Emergency Response Advisory Committee's recommendation for the decrease in the surcharge is based on the anticipated excess fund balance at the end of fiscal 2005/06; now, therefore, be it

RESOLVED by the Washoe County Board of Commissioners as follows:

1. The surcharge authorized by NRS 244A.7643 and WCC 65.450 is as follows:
 - a. Ten cents per month for each customer access line to the local exchange;
 - b. One dollar per month for each customer trunk line to the local exchange;
 - c. Ten cents per month per telephone number assigned a customer by a supplier of mobile phone service.
2. The rate of the surcharge imposed by this resolution effective April 2006.

06-118

REFRESHMENTS – DISTRICT BOARD OF HEALTH
STRATEGIC PLANNING RETREAT – DISTRICT HEALTH

Upon recommendation of Patsy Buxton, Health Analyst, through Eileen Coulombe, Administrative Health Services Officer, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the expenditure for refreshments for participants of the fiscal year 2005/06 District Board of Health Strategic Planning Retreat

held on January 19, 2006, at the existing per diem rate not to exceed \$200, be retroactively approved.

**06-119 WORK PROGRAM FIELD SUPERVISOR POSITION –
JUVENILE SERVICES/BUDGET**

Commissioner Humke remarked on the performance measures contained in the staff report dated January 3, 2006. He noted a 41-day wait would be reduced to a 7-day wait with the inclusion of this position. He recognized Mike Pomi, Juvenile Services Director; and he acknowledged his recent promotion and career with Washoe County.

Upon recommendation of Mr. Pomi, and Kim Carlson, Senior Fiscal Analyst, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that a new Work Program Field Supervisor Intermittent Hourly Position in the Juvenile Services Department be authorized. It was noted the Juvenile Services Department anticipates using the position approximately 12 hours per week, and the pay grade for the position is \$18.68 to \$24.27 per hour.

**06-120 VARIANCE TO POLICY – PLAQUES ON NEW COUNTY
FACILITIES – LIBRARY**

Upon recommendation of Rocky Badolato, Administrative Secretary, through Nancy Cummings, Library Director, and Tom Gadd, Public Works Director, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried Commissioner Sferrazza absent, Chairman Larkin ordered that a variance to the Policy for Placing Dedication Plaques on New County Facilities be granted to allow, as in the past, the addition of the names of the Library Board of Trustees and Library Director sitting at the time of award of the original construction contract for the Incline Village and Spanish Springs Libraries.

**06-121 INTRASTATE INTERLOCAL CONTRACT – PSYCHIATRIC
CONSULTATION AND TREATMENT SERVICES – SOCIAL
SERVICES**

Commissioner Humke remarked the Social Services Department crafted a contract with the Board of Regents of the University and Community College System of Nevada by and through its University School of Medicine for psychiatric services. He commended them for their creativity and best practices in that contract for the benefit of the children and families who become known to that agency. He said he was hopeful it would be a positive experience contracting with the Board of Regents, the medical school, and certain psychiatrists.

Upon recommendation of Mike Capello, Social Services Director, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly

carried with Commissioner Sferrazza absent, it was ordered that an Intrastate Inter-local Contract between Public Agencies (Washoe County by and through its Social Services Department and the Board of Regents of the University and Community College System of Nevada by and through its University School of Medicine with the University of Nevada School of Medicine) to provide psychiatric consultation and treatment services to the Social Services Department and its clients retroactively from January 1, 2006 through December 31, 2006 in an amount not to exceed \$27,000 be approved, ratified, and Chairman Larkin be authorized to execute the same.

06-122 RECEIPT OF THE REPORT OF SALE – DELINQUENT SPECIAL ASSESSMENT SALE – TREASURER

Upon recommendation of Linda Jacobs, Deputy Treasurer, through Bill Berrum, Treasurer, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the receipt of the Report of Sale on January 18, 2006 for the Delinquent Special Assessment Sale be acknowledged. It was noted the sale was cancelled as all delinquencies had been paid.

06-123 AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT – SHAW ENGINEERING – PLEASANT VALLEY INTERCEPTOR PHASE 1 - WATER RESOURCES

Upon recommendation of Thomas Kelly, Senior Engineer, and Paul Orphan, Engineering Manager, through Steve Bradhurst, Water Resources Director, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, it was ordered that Amendment No. 1 to the professional services agreement between Washoe County and Shaw Engineering, concerning additional engineering work for the Pleasant Valley Interceptor Phase 1 in the amount of \$44,892, be approved and Chairman Larkin be authorized to execute the same.

06-124 PARKING LICENSE LEASE AGREEMENT – REDEVELOPMENT AGENCY OF THE CITY OF RENO – DOWNTOWN PARKING – PUBLIC WORKS

Sam Dehne, Reno resident, objected to having only three minutes to speak on the entire consent agenda. He commented on the lease agreement and costs involved with the Mills B. Lane Justice Facility.

Gary Schmidt, Washoe County resident, gave details on a case he filed in District Court concerning the consent agenda. He stated his opposition to the lease agreement. He said the County should shuttle people to the area, sign a short-term lease agreement, and place the building on the market because its higher and better use would be residential.

In response to Commissioner Weber, County Manager Katy Singlaub explained the Board's prior direction to staff was to have items that were \$100,000 and less on the consent agenda. She verified that rule had been in place for a length of time.

Tom Gadd, Public Works Director, detailed the urgent need for parking in the downtown area and reviewed the Courts Parking Summary dated January 23, 2006. He said there would remain an imbalance in the parking available in the downtown area even with the lease agreement in place. He pointed out it was an annual lease agreement, and the lease could be broken at the end of the one year period if necessary. He was doubtful a parking structure could be built one year from the signing of the agreement on the Pioneer Lot to help accommodate the parking in the downtown area. Mr. Gadd noted parking for the 400-500 people that would visit the Reno Municipal Court on a daily basis had not been addressed. He concluded that the parking in the downtown area associated with the Mills B. Lane Justice Facility and the general courts was a difficult issue and that was why there would be a proposal in the next Capital Improvement Projects (CIP) round to go forward with a parking structure on the Pioneer Lot.

In response to Commissioner Humke, Mr. Gadd explained the 112 spaces available at the Pioneer Lot were left over parking spaces that existed when the Pioneer Inn was there. He commented the County would have to obtain a variance or comply with Reno Redevelopment requirements for the Pioneer Inn if the County built surface parking on the Pioneer Lot. He said it would cost \$500,000 to build 260 spaces on the remaining property, it would be surface parking only, and that would be a temporary solution.

Commissioner Galloway asked if fewer parking spaces would be built in order to meet all the requirements of the Reno Redevelopment agency. Mr. Gadd said that was true. Commissioner Galloway asked if the County could get a variance to construct a temporary building on the corner of the Pioneer Lot for citizens to drive-by to pay their parking tickets. He said this would be in the best interest of the citizens and the City of Reno. Mr. Gadd said he would examine the idea.

Chairman Larkin inquired if the County would remain 89 spaces short even with the agreement, and Mr. Gadd agreed. Mr. Gadd pointed out the parking summary did not address the parking issues for the 350 South Center building. He said it was presented to reflect the parking situation for courts. He stated 89 spaces was a moving target, and the need for parking would most likely increase. Chairman Larkin inquired if it would cost \$480 per space for the 200 spaces, and Mr. Gadd concurred. Mr. Gadd clarified 500-700 spaces would cost approximately \$15,000 per space. Chairman Larkin confirmed the agreement would be a cost effective methodology and a way to address the short term needs.

Upon recommendation of Mike Turner, Facilities Management Division Director, through Mr. Gadd, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, it was ordered that a 12-month lease agreement between Washoe County and the

Redevelopment Agency of the City of Reno, concerning the provision of 200 additional parking spaces at the Parking Gallery located at 135 North Sierra Street commencing upon the issuance of Certificate of Occupancy for the Mills B. Lane Justice Facility at the annual lease cost of \$96,000, be approved. It was further ordered that Chairman Larkin be authorized to execute the same. It was noted the funds are available in the Public Works Lease Account.

**06-125 CONTRACT – CR ENGINEERING – 75 COURT STREET
MECHANICAL SYSTEM UPGRADE – PUBLIC WORKS**

Commissioner Galloway commented the item did not require anything beyond a reasonable attempt to get people to bid the job, and there was only one bidder.

County Manager Katy Singlaub explained the item was a general bid for qualifications from interested firms for mechanical engineering, and it was a straight bid by Washoe County.

Upon recommendation of Roger Van Alyne, Public Works Deputy Director, through Tom Gadd, Public Works Director, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, it was ordered that a professional services contract for the 75 Court Street Mechanical System Upgrade be awarded to CR Engineering in the amount of \$260,000. It was further ordered that Chairman Larkin be authorized to execute the contract documents upon presentation.

**06-126 DONATION – INTERNATIONAL GAMING TECHNOLOGY –
DARE PROGRAM – SHERIFF**

Commissioner Galloway recognized and thanked International Gaming Technology (IGT) for the \$1,000 donation to the Sheriff's DARE program.

Upon recommendation of Arick Dickson, Deputy Sheriff, through Dennis Balaam, Sheriff, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the donation of \$1,000 from IGT to the DARE Program be accepted with the gratitude of the Board.

**06-127 GRANT AWARD – NEVADA OFFICE OF TRAFFIC SAFETY –
SHERIFF**

Upon recommendation of Michael Gross, Patrol Division Sergeant, through Dennis Balaam, Sheriff, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that grant award from the Nevada Office of Traffic Safety for Joining Forces Grant, in the amount of \$25,860, be accepted. It was further ordered that the Finance Department be directed to make the following budget adjustments:

Increase Revenues	Amount
10061-431100 (Joining Forces – Federal Grants)	\$25,860
Increase Expenditures	
10061-701300 (Joining Forces – Overtime)	\$25,860

06-128 CORRECTION OF FACTUAL ERRORS - ASSESSOR

In response to Chairman Larkin, County Manager Katy Singlaub explained a portion of the application for the exemption from Bishop Manogue Catholic High School was received in the Assessor's Office on May 23, 2005. She said the application was considered as being timely filed for the 2005/06 Secured Tax Roll. She noted the remaining portions of the application for exemption were received in the Assessor's Office on June 23, 2005 and forwarded to the District Attorney for review. Ms. Singlaub stated the exemption was not applied to the parcel for the 2005/06 tax billing because the complete application was received in late June. She confirmed Deputy District Attorney Terry Shea determined that the taxpayer was entitled to a tax exemption as a non-profit private school under NRS 361.105 after reviewing all the documentation submitted by Bishop Manogue Catholic High School. She said 100 percent of the real property was occupied and used for the purposes of Bishop Manogue Catholic High School; and, therefore, 100 percent of the value was eligible for exemption from taxation.

Ms. Singlaub noted the correction to Sierra Packaging related to accounting methodology employed when the firm was acquired. She said originally the value assigned to the personal property was made using a stock purchase method that had the affect of inflating the asset value. She stated the purchase was then reanalyzed using asset purchase methodology. Ms. Singlaub confirmed this resulted in a more true asset value for tax purposes and not values that were inflated by goodwill.

Upon recommendation of Susan Goodlett, Principal Account Clerk, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, it was ordered that the following Roll Change Requests correcting factual errors and the Order directing the Treasurer to correct the error be approved and Chairman Larkin be authorized to execute the same:

PROPERTY OWNER	I.D. NO.	AMOUNT	ROLL
Bishop Manogue Catholic High School	162-010-28	[-\$250,165.33]	Secured
Sierra Packaging & Converting LLC	2/523-020	[-\$52,251.41]	Unsecured
El Dorado Resorts LLC	007-292-20	[-\$6,852.85]	Secured
Joseph F. & Jeanne S. Leisek	055-140-19	[-\$4,484.16]	Secured
El Dorado Resorts LLC	007-292-19	[-\$2,133.49]	Secured
Rajasekara L. & S.L. Reddy TR	152-662-02	[-\$1,374.48]	Secured
Eldorado Resorts LLC	007-292-25	[-\$1,294.56]	Secured
Caterpillar Financial Services	2/191-396	[-\$1,260.11]	Unsecured
El Dorado Resorts LLC	007-292-17	[-\$849.95]	Secured
D. R. Horton, Inc. Sacramento	526-154-09	[-\$816.38]	Secured

A D P Commercial Leasing LLC	2/190-947	[-\$712.77]	Unsecured
Patrick S. & Terri R. Farrell TR	152-063-13	[-\$308.84]	Secured
Patrick S. & Terri R. Farrell TR	152-063-13	[-\$299.84]	Secured
Patrick S. & Terri R. Farrell TR	152-063-13	[-\$295.80]	Secured
Nevada Commercial Investment LLC	044-381-05	[-\$294.17]	Secured
Roger & Vella Hoover	32/16-221	[-\$278.93]	Unsecured
Connie M. Paullo	085-610-51	[-\$253.19]	Secured
El Dorado Resorts LLC	007-292-18	[-\$220.86]	Secured
Spanish Springs Investments LLC	007-217-04	[-\$200.52]	Secured
Hillcrest Shopping Center	2/177-014	[-\$198.45]	Unsecured
Hillcrest Shopping Center	2/177-014	[-\$140.65]	Unsecured
Hillcrest Shopping Center	2/177-014	[-\$26.43]	Unsecured
R. Dean & Kathleen C. Newby	152-732-04	[-\$142.49]	Secured
Ronald J. Bath	025-242-04	[-\$119.56]	Secured
Enam & Mahbuba Sarkar	020-122-26	[-\$118.83]	Secured
Nicolene Patane	028-181-01	[-\$111.89]	Secured
Cora K. Roldan Et Al	019-052-06	[-\$102.86]	Secured
Henry Bonnenfant Tret	012-121-12	[-\$76.60]	Secured
Anthony Florez	31/00-533	[-\$71.72]	Unsecured
Les Seidler	31/18-607	[-\$45.69]	Unsecured
Andy or Shirley Mosher	31/16-287	[-\$24.68]	Unsecured
Howard E. Johnson	31/05-323	[-\$22.97]	Unsecured
Joseph A. Reichlin Jr.	31/21-827	[-\$22.58]	Unsecured
Scott or Elizabeth Shedd	31/03-432	[-\$21.42]	Unsecured
Marie Inghram	31/11-066	[-\$20.68]	Unsecured
Harold R. or Erma France	31/06-786	[-\$19.73]	Unsecured
Gallegos Romo Martin	31/05-703	[-\$18.40]	Unsecured
Sierra Pacific Power	002-551-20	[-\$6.38]	Secured
Court M. Bensen	005-063-27	[-\$0.00]	Secured
G & R Development, Inc.	001-041-18	[no change]	Secured
Shawn & Jennifer L. Humes	014-211-10	[-\$0.00]	Secured

**06-129 APPEARANCE – ASSISTANT SHERIFF CRAIG CALLAHAN –
DETENTION CENTER OPERATING STATISTICS FOR 2005**

County Manager Katy Singlaub acknowledged that Washoe County's consolidated jail facility was a national model, and the facility was visited by other communities to look at the jail population management strategies that were put into practice.

Craig Callahan, Assistant Sheriff, introduced Todd Vinger, Commander, who gave a PowerPoint presentation on the Detention Center operating statistics for 2005. Commander Vinger thanked the Board for the opportunity to present the overview of the jail's population problems. He noted the last presentation was at a joint meeting in

April 2004, and the plans were progressing on the 264-bed jail expansion that was projected to open in the summer of 2007.

Commissioner Humke called attention to the Criminal Justice Advisory Committee (CJAC). He said citizens of the County should know that all three branches of government have worked together to ensure that the people who were in jail needed to be there. He commented CJAC was set in place in the early 1990's, and CJAC was dedicated to holding down the jail population. He thanked Sheriff Dennis Balaam, his Command staff, Detention staff, officers, and civilians for all their hard work. He acknowledged Chief Judge Jerry Polaha who represented the judiciary of the District Court, and he also recognized the other participating courts. He thanked John Berkich, Assistant County Manager, for his work. He declared the jail expansion was necessary and could not be avoided.

Commissioner Galloway requested County management arrange for the District Court judges to see the presentation together in one place at some point in time.

Ms. Singlaub recognized the teamwork involved within the County's criminal justice system. She said the land would be exhausted with this expansion, and discussions were occurring concerning the next expansion.

06-130 CONTRACT – DLR GROUP – SHERIFF SPACE UTILIZATION STUDY – PUBLIC WORKS

County Manager Katy Singlaub explained four firms were interviewed, and the DLR Group was selected to perform the study. She said the studies had been used as a blueprint to manage the criminal justice facility requirements, and staff from the Sheriff's Office and Public Works had been involved throughout the process.

Upon recommendation of Roger Van Alyne, Public Works Deputy Director, through Tom Gadd, Public Works Director, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza absent, it was ordered that a professional services contract for the "Washoe County Sheriff Space Utilization Study" be awarded to DLR Group in the amount of \$174,799. It was further ordered that Chairman Larkin be authorized to execute the contract documents upon presentation.

06-131 DISCUSSION – SUN VALLEY BOULEVARD – STATE ROUTE 443 – PUBLIC WORKS

Roger Van Alyne, Public Works Deputy Director, highlighted the staff report dated November 30, 2005. He emphasized it would create a financial burden for the County to take over Sun Valley Boulevard (State Route 443). Mr. Van Alyne said the recommendation from staff would be for the County to not assume ownership and maintenance responsibilities for portions of Sun Valley Boulevard.

Commissioner Galloway asked what the consequences would be if the County did not accept the road. Mr. Van Alyne replied the responsibility for the road would remain with the Nevada Department of Transportation (NDOT). Commissioner Galloway asked if this would be an exchange with NDOT, and Mr. Van Alyne explained NDOT did not initiate this discussion. He said NDOT was willing to give up any piece of road, but conversations had not reached that level.

Commissioner Weber stated the County should take responsibility of State Route 443 because it would be in the best interest of citizens and taxpayers in Washoe County. She suggested working with NDOT to exchange the road or have NDOT help the County maintain the road. She commented Sun Valley General Improvement District (SVGID) recently paid \$20,000 for their driveway. Commissioner Weber asked where the money went and stressed it should go back to the community. She stated NDOT did not maintain the road, and the neighborhood needed Washoe County to take care of it.

Susan Severt, Sun Valley Boulevard Safety Committee Chairman, said the committee had worked hard with Washoe County to alleviate problems on the County owned portion of the road. She stated it was difficult to gain contact with anyone who would deal with the NDOT portion of the road. She asked the County to take over sections of the NDOT controlled highway.

Charles Woodland, Sun Valley Citizen Advisory Board (CAB) Chairman, thanked Commissioner Weber for her concern about the area. He said many people use the road, and the citizens want someone to take care of the road. He encouraged the Commission to work with NDOT for the benefit of the citizens.

Commissioner Galloway asked Commissioner Weber if she had any conversations with NDOT or the Regional Transportation Commission (RTC) about increased levels of service or bringing the road up to the required standards.

Commissioner Weber responded she asked NDOT to clean up the road; however, she did not have any conversation about taking over the road. She said at various CAB meetings she attended citizens informed her that they had asked NDOT to maintain that portion of the road, but NDOT had not. She would like Washoe County to evaluate and discuss with NDOT and RTC the best way to take care of this road.

Commissioner Galloway commented it would be a benefit to NDOT to be relieved of the maintenance of this road. He supported more discussion with NDOT and said he was not willing to have Washoe County take over the problems with the road. He stated taxpayers should be able to rely on the State to uphold their commitments until a fair exchange could occur, and this would not be a fair exchange because the road did not meet standards.

Commissioner Humke said he was interested in having NDOT improve the road to a usable condition and pursuing RTC to take it over. He asked about the curb,

gutter, and sidewalk improvements on the road and if there was a pedestrian impact for the entire length of that road.

Tom Gadd, Public Works Director, pointed out RTC did not take over roads; however, this section could be put on their list of arterials or collectors to complete the paving or overlay. He explained the drainage system along Sun Valley Boulevard and said the County would normally require curb, gutter, and sidewalk to be constructed as part of that roadway due to the density. Mr. Gadd described the criteria the County used to give away or take a road. He stated the County did not take or accept a road until it was brought up to the standards that were associated with that particular road. He stressed Sun Valley Boulevard did not meet the criteria, it was a labor intensive stretch of highway, and it was important to be aware of all the costs involved for the County to take over the road.

Commissioner Weber asked who required that the culverts be put in. Mr. Gadd explained the County would specify the drainage on an accepted County road, and NDOT would require it on an NDOT piece of property.

Commissioner Weber said she was concerned about taking any action on this item with Commissioner Sferrazza absent. She acknowledged SVGID and recognized their work in the community. She commended Washoe County for working with SVGID to get curbs and gutters in various areas. Commissioner Weber added it was a problem when citizens and/or Commissioners had to call NDOT to ask them to take care of their own road. She said it seemed logical for Washoe County to absorb that, and she was willing to gain Commissioner Sferrazza's input and brainstorm on what action should be taken in the future.

Chairman Larkin remarked the average cost for a County road was \$9,000 per centerline mile, and the average cost to maintain this portion of the road was \$239,857.83 per centerline mile. He asked if that cost included upgrading the road to current standards.

Mr. Van Alyne reviewed the costs outlined in the staff report dated November 30, 2005 and verified it included bringing the portion of the road up to standard. Chairman Larkin asked if the road would fall in line with the average cost to maintain a County road if it was at standard. Mr. Van Alyne explained it would not, and it was estimated at least four new positions would be required to adequately maintain the road and cover all the necessary functions.

Chairman Larkin and Mr. Gadd discussed the policy question involved with the matter. He stated his preference for a postponement of the issue because of the larger policy and public implications that needed to be considered. He said he would like to discuss this at a retreat and explore the idea of collaboration with RTC to identify priorities on these types of issues. Commissioner Weber agreed the policy issue should to be brought back to the Board for discussion.

Commissioner Galloway commented the State approved the road, and they had an ethical responsibility to continue to maintain it until they found a way to dispose of it or put it into other hands. He favored further discussion on the issue, and he requested a statement be made that Washoe County could not unilaterally solve the problem alone under the current situation.

Chairman Larkin asked Ms. Singlaub to place this item on a future agenda. Ms. Singlaub verified staff would return with a report, and it could be discussed again at a retreat or a regular meeting.

In response to Commissioner Weber, Ms. Singlaub confirmed staff would talk with NDOT, RTC, citizens in Sun Valley, research other alternatives, and involve people in an action plan to see what could be done with the road.

Commissioner Weber thanked Mr. Gadd and Mr. Van Alyne for their work and recommendations concerning Sun Valley Boulevard.

DISCUSSION – DIAL 3-1-1 PHONE NUMBER – LOCAL GOVERNMENT INFORMATION

Chairman Larkin noted this item had been pulled at the beginning of the meeting. He called for public comment on the item, and there was no one who came forward to speak.

06-132 REPORT ON ENERGY MANAGEMENT INITIATIVES – PUBLIC WORKS

Mike Turner, Facility Management Division Director, gave a PowerPoint presentation entitled, "Energy Management Presentation."

4:56 p.m. The Board recessed.

5:30 p.m. The Board reconvened.

06-133 APPEAL CASE NO. AX05-014 – SPECIAL USE PERMIT CASE NO. SW05-009 – COMMUNITY DEVELOPMENT

5:30 p.m. This was the time set in a Notice of Public Hearing mailed to affected property owners on January 13, 2006 to consider the appeal of the denial by the Washoe County Planning Commission of the Fish Springs Water Supply Project, Special Use Permit Case No. SW05-009. The purpose of the project is to construct and operate six wells and associated water collection pipelines; electrical distribution lines to power the well pumps and well houses; a 6,000 gallon per minute pump station; a power substation; a 30-inch-diameter, 28-mile-long pipeline; four water tanks ranging in size from 150,000 to one million gallons; and control telemetry, for the purpose of supplying 8,000 acre-feet of municipal water to southern Washoe County. The wells, power line, pump station,

power substation, and two 500,000-gallon pump storage tanks would be located on Fish Springs Ranch property in southeastern Honey Lake Valley. The pipeline would extend over the east flank of the Fort Sage Mountains on U.S. Bureau of Land Management (BLM) land with a 150,000-gallon surge suppression tank located at the high elevation point of the line. Sixteen miles of the pipeline in Honey Lake Valley, Dry Valley, and Bedell Flat would be constructed adjacent to the Tuscarora Gas Pipeline right-of-way on BLM land. Near the center of Bedell Flat, the pipeline would extend south to Antelope Valley where it would follow Antelope Valley Road within the County road right-of-way to the intersection with Matterhorn Boulevard. The pipeline would parallel Matterhorn Boulevard southward within the existing right-of-way to a high point where it diverges east across a section of private property to the terminal storage tank, which will be located on public land on the drainage divide between Antelope Valley and Lemmon Valley. The property is located in Washoe County Commission District No. 5 and within the boundaries of the North Valleys and Gerlach/Empire Citizen Advisory Boards. (APNs the improvements cross: 074 010-16, 074-010-36, 074-010-38, 074-040-23, 074 040-24, 074-040-26, 074-040-27, 074-040-56, 074-040-57, 074-040-58, 074-040-59, 074-070-10, 074-070-16, 074-070-28, 074-070-48, 074-111-02, 074-111-05, 074-412-18, 074-412-19, 074-412-45, 074-420-14, 074-420-15, 074-420-16, 078-351-03, 079-200-07, 079-200-38, 079-200-41, 079-210-46). Easements required for the project may not have been secured at the time of the public hearing before the Planning Commission, but will be required before construction begins. Proof was made that due and legal Notice had been given.

The Chairman opened the public hearing by calling on anyone wishing to speak for or against Appeal Case No. AX05-014.

Commissioner Galloway asked if the Board had to declare the hearing a de novo hearing. Melanie Foster, Assistant District Attorney, said the Board could take comments, combine the record from the previous hearing with this one, and the Commissioners could then consider their position on the appeal based on the totality of the evidence from the two hearings.

Paul Kelly, Planner, said this was a rehearing of the appeal of the Fish Springs Water Supply Project. He apologized to the Board and applicant for the department's previous failure to send out notices of hearing to all affected property owners. He stated there were no changes in the intent to provide 8,000 acre-feet of water per year to southern Washoe County or to the scope of the work. He said staff included a Board requested requirement for a monitoring program that would be approved by the State Engineer as condition number 18. Mr. Kelly thanked the applicant for working with the Reno Fire Department and residents of Antelope Valley. He noted there had been no calls, faxes, letters, or emails for or against the project.

Mark Murphy, local resident, referenced page 13 of the November 8, 2005 staff report regarding noise mitigation. He asked if there were any studies on the decibel level and long-term noise levels associated with the wellheads and pump station. He requested the wellhead and pump station be placed partially underground and include

major insulation to help cut noise. Mr. Murphy asked about the layout for the electrical substation and requested more information.

Jeannie Fow, Red Rock Homeowners Association representative, submitted a letter to the Clerk indicating they were in support of the project. She said the Association wanted to see fire hydrants connected to the line and storage tanks screened. She asked for assurance that roads, culverts, and ditches would be replaced or repaired if disturbed. She stated the Association would also like to see utility lines placed underground.

There being no one else wishing to speak, Chairman Larkin closed the public hearing.

Steve Hartman, applicant, requested comments from the December 13, 2005 hearing be incorporated into the record. He said the ranch was currently run with diesel, but the quietest solution was the electrical substation. He stated the project met the standard of 65 decibels. Mr. Hartman said running hydrants off a main line created issues. He said views of the tanks would be mitigated.

Commissioner Galloway requested all comments and testimony from the December 13, 2005 hearing be entered into the record. He noted the landscaping condition would not quite meet a desire for fast growing vegetation, but what was there would work.

In response to Commissioner Humke, Mr. Hartman said the fill station was preferable to the installation of hydrants. Mr. Kelly said there was a bond under condition 14.d that provided for the restoration of roads to preconstruction condition.

In response to Commissioner Weber, Mr. Hartman said the power substation would be under the Alturas line, and it should be quieter post construction.

Commissioner Galloway said the request for fire hydrants should not burden the project when attempting to solve a problem not related to that project. He noted the fire hazard was not increased by the project.

In response to Commissioner Weber, Dorothy Palmer, Chief Operating Officer, said the concern was that pressure drops the closer hydrants are to the tank making the fill station the best option.

In response to Chairman Larkin, Mr. Hartman stated Community Development received no additional comments.

Chairman Larkin disclosed he had met with Vidler Water's lobbyist last week.

Based on the following findings, on motion by Commissioner Weber, seconded by Commissioner Galloway, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the Planning Commission's denial be overturned and Special Use Permit Case No. SW05-009 for the Fish Springs Water Project be approved subject to the following 18 conditions:

FINDINGS

1. That the proposed project is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the High Desert Area Plan;
2. That the site is physically suitable for the type of development and for the intensity of development;
3. That the issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
4. That the Washoe County Board of County Commissioners gave due consideration to the information transmitted from the Washoe County Planning Commission and to the information received during the public hearing.

CONDITIONS FOR SPECIAL USE PERMIT CASE NO. SW05-009 FISH SPRINGS RANCH, LLC WATERLINE

Unless otherwise specified, all conditions must be met or financial assurances must be provided to satisfy the conditions prior to submittal for a building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurances. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of this special use permit is the responsibility of the applicant, its successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any conditions imposed in the issuance of the special use permit may result in the institution of revocation procedures.

Any operations conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the conditions may result in withholding renewal of the business license until conditions are complied with to the satisfaction of the Department of Community Development.

Washoe County reserves the right to review and revise the conditions of this approval should it determine that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purposes of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

SPECIFIC CONDITIONS OF APPROVAL

1. A copy of the Clerk’s Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County, including the required building permits.
2. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval before the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
4. The Regional Utility Corridor Report, which is a part of the Regional Plan, must be amended to include the proposed electrical substation. Once the Regional Plan is amended to include the substation, the proposed electrical substation must go before the Regional Planning Commission for conformance review. The County will issue no construction permits until this Regional process is completed, and the electrical substation is found to be in conformance with the Regional Plan. The Department of Community Development shall determine compliance with this condition.
5. The applicant shall submit a written waiver request to the Director of the Department of Community Development to the landscaping and parking standards required by the Development Code for the well, pump stations and related tanks, and the electrical substation. If the parking waiver is granted, at least one graveled parking space shall be provided at each site and shall be shown on the building permits. The Department of Community Development shall determine compliance with this condition.
6. All proposed new roads shall have an all-weather surface as approved by the County Engineer. The Department of Community Development shall determine compliance with this condition.
7. In addition to the requirements contained in Section 412 of the Development Code, the following landscaping and parking requirements shall apply for the terminal tanks located on Matterhorn Boulevard.
 - a. The tank(s) shall be set into the side of the hill as much as possible.

- b. Landscaping and irrigation plans prepared and wet-stamped by a landscape architect licensed in the State of Nevada shall be submitted to the Department of Community Development for approval before the issuance of a building permit for the tank.
 - c. Native, drought-tolerant landscaping shall be preferred, and shall match the vegetation currently at the site. The Bureau of Land Management or the Washoe-Storey Conservation District shall approve plants and seed mix, which shall be adhered to by the applicant.
 - d. Temporary irrigation shall be provided to all revegetated areas for a minimum of three years to establish the vegetation. At the end of three years, staff of the Department of Community Development shall determine the success of the revegetation effort, and may require replanting or reseeding of failed vegetation.
 - e. At least two all-weather parking spaces shall be provided. The Department of Community Development shall determine compliance with this condition.
8. On non-BLM land, native, drought-tolerant landscaping shall be preferred for all areas disturbed by construction activities, and shall match the vegetation of the surrounding area. Cacti protected under Nevada law shall be salvaged and replanted in undisturbed habitats. The BLM or the Washoe-Storey Conservation District shall approve plants and seed mix, which shall be adhered to by the applicant. The Department of Community Development shall determine compliance with this condition.
9. The applicant shall submit an estimate prepared and wet stamped by a landscape architect licensed in the State of Nevada for the revegetation/reseeding of all disturbed area not located on BLM-managed land. A bond or other financial assurance in the amount of 120 percent of this estimate shall be submitted to and held by the Department of Community Development for a period of three years following completion of revegetative efforts to assure reclamation. During these three years, and before the release of the performance bond or other financial assurance, the Department of Community Development may require reseeding/revegetation of those areas where revegetation efforts have failed. The Department of Community Development shall determine compliance with this condition.
10. A site perimeter fence for all facilities shall be constructed and shall be detailed on the plans submitted for the building permit for each facility. The fencing shall be coated Sudan brown or approved equivalent in color. The fence around the terminal tank shall have slats of a similar color to minimize visual appearance. The Department of Community Development shall determine compliance with this condition.
11. The tanks and all associated exposed facilities shall be painted or coated Sudan brown or equivalent approved color. Control buildings will have a similar earth-tone exterior color. The Department of Community Development will determine compliance with this condition.

12. Surplus excavated materials that cannot be used on the project site for backfill or reclamation shall be disposed of either on Fish Springs Ranch property or in an approved landfill. Before material may be deposited at Fish Springs Ranch, plans shall be submitted to the Department of Community Development and the County Engineer for approval outlining the disposition of the materials, and shall detail the methods and/or products that will be taken or used to prevent wind and water erosion. Stockpiling excess material at Fish Springs Ranch for an indefinite period shall not be approved. Applicant shall spread the material over the land at the approved disposal site and shall revegetate the imported material on a continuous basis with a seed mix approved by the Washoe-Storey Conservation District or the BLM. The Department of Community Development shall determine compliance with this condition.
13. The use of straw bales for sedimentation and erosion control is prohibited. Alternative methods complying with the requirements of the Truckee Meadows Best Management Practices Handbook, the County Engineer, and Washoe County Health Department shall be used. The applicant shall prepare a reclamation / noxious weed control plan. The use of topsoil for reclamation obtained where noxious weeds are present shall be in accordance with the reclamation / noxious weed control plan. Growth of noxious weeds on the reclaimed area shall be removed from the pipeline corridor prior to release on the performance bond required in Condition 9. The Department of Community Development and the District Health Department shall determine compliance with this condition.
14. The following conditions shall be completed to the satisfaction of the County Engineer:
 - a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
 - b. For construction areas larger than one acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
 - c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
 - d. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.

- e. Provide documentation of access and easements for the sites to the satisfaction of the County Engineer.
 - f. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
 - g. A U.S. Army Corps of Engineers permit is required for crossing any waters of the U.S.
 - h. All disturbed areas in access easements shall be restored to at least preconstruction condition.
 - i. During construction, access easements shall remain open to allow for local and emergency traffic access.
 - j. The applicant shall obtain a street excavation permit from the Washoe County Engineering Division for all work in the County right-of-way.
15. The following conditions shall be completed to the satisfaction of the Department of Water Resources (DWR):
- a. In accordance with the applicable ordinances, improvement plan checking and construction inspection fees shall be paid with the improvement plan submittal.
 - b. The Applicant shall submit water improvement plans to the DWR for review and approval. A Professional Engineer licensed to practice in the State of Nevada must design the improvement drawings.
 - c. DWR approved improvement plans shall be used for construction. The DWR will be responsible to inspect the construction of the water improvements or appurtenant facilities.
16. Construction activities within 500 feet of residences shall be limited to the hours of 7:00 AM to 6:00 PM Monday through Saturday.
17. Blasting within 1,000 feet of any residence shall require written notification to these residences by the applicant, with a copy of the notice submitted to the Department of Community Development, at least 3 days prior to the scheduled blasting. The Department of Community Development shall determine compliance with this condition.
18. Pumping and supplying water as described in this application shall not commence until a Water Resources Monitoring and Management Plan is approved by the State Engineer and implemented. The applicant or his successors shall strictly adhere to all requirements and controls contained in the Plan concerning the withdrawal of water and the monitoring program. The applicant shall submit a yearly report demonstrating compliance with this condition. The Department of Community Development shall determine compliance with this condition.

5:30 p.m. This was the time set in a Notice of Public Hearing published in the *Reno Gazette-Journal* and mailed to affected property owners on January 13, 2006, to consider Comprehensive Plan Amendment Case No. CP05-002 (Reynen and Bardis Communities) request to amend the Forest and South Valleys Area Plans, being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate a ±394-acre site from High Density Rural (HDR), Low Density Suburban (LDS) and Medium Density Rural (MDR) to a Specific Plan (SP). The Specific Plan allows a maximum of 210 lots and a .93-acre average size per lot with the southwest corner of the property and stream zone, approximately 173 acres in size, being designated open space. The current density on the property allows 159 lots. The property considered for the land use change is located approximately 1.7 miles south of Mount Rose Highway at the terminus of Callahan Ranch Road. Approximately 367 acres of the property, designated High Density Rural (HDR) & Low Density Suburban (LDS) are located in the Forest and South Valleys Area Plan and approximately 27 acres of the property designated MDR are located in the South Valleys Area Plan. The property is all within the Truckee Meadows Service Area as identified by the 2002 Truckee Meadows Regional Plan. The parcels are located within Section 11, T17N, R19E and within the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. Proof was made that due and legal Notice had been given.

The Chairman opened the public hearing by calling on anyone wishing to speak for or against Comprehensive Plan Amendment Case No. CP05-002.

Sharon Kvas, Planning Manager, stated the project received unanimous approval by the Planning Commission and reported significant neighborhood opposition since the plan's inception. She explained existing land use permitted 159 dwelling units, while the specific plan would allow 210 dwelling units. She directed the Board's attention to pages two and three of the staff report, noting there had been 10 different applications and entitlements granted over the past decade with the existing entitlement including a golf course. Ms. Kvas advised the specific plan would have 175 acres of trees and creeks designated as open space that could be dedicated to Washoe County. She indicated there was a tree preservation plan and emergency access through St. James. She said there was guaranteed compatibility with adjacent existing developments except these would not be custom homes. She said there were building height restrictions and standards to curtail light pollution along with a requirement for open fencing. She noted Eagle Creek would be protected and enhanced by a public trail, and a north/south pedestrian trail system from St. James Village to Callahan Ranch Park would be created. She noted the project would reconstruct any driveways backing out on Callahan Ranch Road, and mass grading would be limited to the unforested section of the project. She advised Washoe County held a bond to ensure revegetation.

Tom Carpenter, local resident, opposed the project, stating the increase in homes represented a 32 percent increase in density. He discussed land erosion prevention, run off, and flooding.

Laura Page, Kathy Bowling, Douglas McMillan, Gary Schmidt, Scott Johnston, Beth Teitelbaum, and Basil Smith, local residents, expressed their opposition to the project because of the density. Nancy Blaich, Citizen Advisory Board representative, said she voted against the project and saw no compromise.

Ted Erkan, Reynen and Bardis Division President, stated 12 public meetings were held over the last year. He said Reynen and Bardis had received mandates from the Planning Commission that homes had to be clustered in an effort to preserve more of the timbered property, the tree preservation program had to be intensified, and meetings with residents must be held to work on compromise. He said the plan was readdressed to move homes to the previously graded area, open space was expanded, and homes would be connected to sewer lines. He noted the proposal would use 95 acre-feet less water, and they followed the Comprehensive and Regional Plans. He said density was 0.53 dwelling units per acre with 210 proposed units on almost 400 acres.

Eileen Callahan, local resident, said she was in favor of the project, stating the professionals involved had used their best judgment to create areas where people could live while preserving specific areas. She stated development was inevitable, and the current plan was a good one.

There being no one else wishing to speak, Chairman Larkin closed the public hearing.

Mr. Erkan said Reynen and Bardis would be willing to hand over the open space to Washoe County or deed restrict the land.

Chairman Larkin asked about run off, low impact development, and carrying capacity. Ed Price, Washoe County Engineer, said the development would drain into Eagle Creek and Galena with no existing property impact.

Ms. Kvas said the 210 dwelling units were decided upon through a compromise on density. She noted comprehensive plan amendments could not be conditioned, and this was why a specific plan was requested.

Commissioner Weber disclosed she had a conversation with Mr. Erkan and Mr. Thomas as well as Ms. Bowling. She noted property owners had certain rights and asked about the average parcel size. Mr. Erkan said the average lot size was .93 acres, approximately 2,000 square feet less than a full acre. Commissioner Weber noted the project applicant had attempted to work with the community.

Commissioner Humke acknowledged correspondence from residents in opposition to the project. He stated he met with Mr. Erkan and Mr. Thomas twice. He

also mentioned a past working relationship with Ms. Teitelbaum. He asked staff to go over the various approvals over the last ten years on the land in question. Ms. Kvas said it was originally low density suburban with one dwelling unit per acre. She said the first project was to develop Galena Canyon in 1996 and 13 lots were recorded, but the project went bankrupt. She said it was later picked up by the Callamont Project with the idea to have a private golf course to benefit 77 property owners. She noted this project had done mass grading. She stated Callamont later picked up Galena Canyon, and Reynen and Bardis bought the Callamont Project.

Commissioner Galloway commented the golf course would go away with the new plan. He discussed the differences between density and clustering, noting clustering did not affect density.

In response to Chairman Larkin, Mr. Erkan said the average selling price of the homes would likely be over \$900,000. Chairman Larkin noted this would not affect current home values and said residents in St. James were not opposed to the project. Mr. Erkan mentioned the homes would be single story.

Commissioner Weber asked Mr. Erkan to work with the community when creating the home plans.

Commissioner Humke made a motion to deny the Comprehensive Plan Amendment. There was no second.

Commissioner Galloway said it was a good development plan with an offer of dedicated open space.

Chairman Larkin disclosed he had a telephone conversation with Mr. Erkan regarding the project.

Commissioner Humke noted positives of the project but said the problem was with the increased number of homes.

Based on the following findings, on motion by Commissioner Galloway, seconded by Commissioner Weber, which motion duly carried with Commissioner Humke voting “no” and Commissioner Sferrazza absent, Chairman Larkin ordered that Comprehensive Plan Amendment Case Number CP05-002 for Reynen and Bardis Communities be approved and that the Chairman be authorized to sign the Resolution for the updated area plan after a determination of conformance with the Regional Plan by the Truckee Meadows Regional Planning Agency:

FINDINGS

1. The proposed amendments to the Forest and South Valleys Area Plan are in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.

2. The proposed amendments to the Forest and South Valleys Area Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.
3. The proposed amendments to the Forest and South Valleys Area Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan.
4. The proposed amendments to the Forest and South Valleys Area Plan will promote the desired pattern for the physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
5. The proposed amendments to the Forest and South Valleys Area Plan is the first amendment to the Forest and South Valleys Area Plan in 2006, and therefore does not exceed the three permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
6. That the Planning Commission has reviewed the required regional findings in Article 822 of the Development Code for conformance with the Regional Plan, including Section 822.25, findings for Regional Form and Pattern; Section 822.30, findings for Housing; Section 822.35, findings for Concurrency, Timing and Phasing of Infrastructure; Section 822.40, findings for Public Service Levels and Fiscal Effect; and
7. The Washoe County Board of County Commissioners gave reasoned consideration to the information transmitted from the Washoe County Planning Commission and to the information received during the public hearings.

* * * * *

It was further ordered that, based on the acceptance of the developer's offer in accordance with the specific plan to deed the designated open space to Washoe County, the Chairman be authorized to execute the associated resolutions.

06-135 ORDINANCE NO. 1285 - BILL NO. 1464 – SPECIAL ASSESSMENT DISTRICT NO. 31

5:30 p.m. This was the time set in a Notice of Public Hearing published in the *Reno Gazette-Journal* on January 13, 2006 to consider second reading and adoption of Bill No. 1464. Proof was made that due and legal Notice had been given.

The Chairman opened the public hearing by calling on anyone wishing to speak for or against adoption of said Ordinance. There being no response, the hearing was closed.

On motion by Commissioner Weber, seconded by Commissioner Humke, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that Ordinance No. 1285, Bill No. 1464, entitled, "**AN ORDINANCE CONCERNING WASHOE COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 31 (SPEARHEAD WAY-RUNNING BEAR DRIVE); ASSESSING THE COST OF STREET IMPROVEMENTS AGAINST THE ASSESSABLE TRACTS OF LAND BENEFITED BY THE IMPROVEMENTS; DESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTY FOR DELINQUENT PAYMENTS; PROVIDING OTHER DETAILS IN CONNECTION THEREWITH (BILL NO. 1464),**" be approved, adopted and published in accordance with NRS 244.100.

06-136 2005 NEW YEAR'S EVE FLOOD PRELIMINARY DAMAGE ASSESSMENTS – EMERGENCY MANAGEMENT

Aaron Kenneston, Emergency Management Administrator, said there were many preliminary actions taken by the County and Cities prior to the 2005 New Year's Eve Flood including yearly flood training. He stated the area had one of only five approved hazard mitigations plans in the State. He said a series of plan reviews were done. He noted they had coordinated with the Nevada Department of Transportation as well as the Cities of Sparks and Reno, and Public Works had been clearing storm drains seven to nine days prior to the flood. He stated sand bags were prepositioned at area emergency service buildings.

Mr. Kenneston said Building and Safety officials from all three jurisdictions conducted the preliminary damage assessment, and a public call-in line was established. He stated they had gathered assessments from approximately 225 residents and 35 businesses. He expected more reports as time went on and noted four state and federal damage assessment teams were in the area. He said a plotted map of the damaged areas was created to begin mitigation plans, but also to convince the Federal Emergency Management Agency (FEMA) to request a Presidential Disaster Declaration to bring aid to the region. He said FEMA was considering it.

Commissioner Humke asked when the assessment report would be ready. Mr. Kenneston said he could not give a specific timeline; however, if they were successful with FEMA, FEMA teams might be in the area sometime in the next two weeks.

Commissioner Humke asked about mitigation for future events. Tom Gadd, Public Works Director, said the assessment of culverts and ditches was moving along quickly. He said the County had rented approximately \$100,000 worth of additional equipment to work on the damaged areas, but irrigation ditches over which the

County had no control were a problem. He said assessment would take longer due to the length of the ditches and the ability to look at them. He noted some were behind gated communities and estimated it would take at least another 30 days to complete these assessments.

Commissioner Weber wanted some assurance that other areas affected were being addressed. County Manager Katy Singlaub said staff was collecting reports on the affected areas and encouraged the public to call her office to report damages.

Chairman Larkin requested flood damage information be sent to the Truckee Meadows Flood Control Committee.

Commissioner Galloway said there was some confusion between assessment and mitigation, and he would like to meet to discuss mitigation. He mentioned fence building permits should be looked at to prevent blocking water flow.

Commissioner Weber asked for a report as soon as possible in February.

Mr. Gadd said fence permits were watched closely in terms of easements and drainage. He said the problem was residents who put up fences without getting a permit.

06-137 2005 NEW YEARS EVE FLOOD PUBLIC/PRIVATE ASSISTANCE
– EMERGENCY MANAGEMENT

Aaron Kenneston, Emergency Management Administrator, said a declaration at the local and state level was needed to receive federal assistance; and a Presidential Declaration was needed for the Federal Emergency Management Agency (FEMA) to step in. He said there was an initiative with the other affected counties asking for assistance. He advised the federal government could offer public assistance, assistance from the Small Business Administration (SBA), and individual assistance. He indicated the County had estimated damages of \$5 million. He reported SBA representatives toured the 35 affected businesses in the region. Mr. Kenneston said there was a hard push for individual assistance; and, if successful, low interest loans and possibly grants could be provided. He explained a disaster field office would be opened if a Declaration was received. He noted that Wells Fargo offered to provide low interest loans to individuals affected by the flood, and the State of Nevada was also discussing possible individual assistance.

Gary Schmidt, local resident, discussed flood damage on Neilson Road.

Katy Singlaub, County Manager, suggested the elected senior officials of the five affected counties send a united letter to FEMA expressing concern over receiving individual and small business assistance. She thanked her staff for their initiative.

06-138

**TERMINATION OF STATE OF EMERGENCY – EMERGENCY
MANAGEMENT**

Commissioner Humke was concerned about undiscovered property damage that could affect seasonal residents and their ability to file a claim. Katy Singlaub, County Manager, said she signed the Termination of the State of Emergency, which meant the area was no longer in a situation where resources were overwhelmed and did not see any negative consequences. Mr. Kenneston agreed, stating the hazard mitigation efforts would continue, and anyone affected by the event would still be able to file for available help.

On motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried with Commissioner Sferrazza absent, Chairman Larkin ordered that the Termination of the State of Emergency be ratified.

06-139

**BILL NO. 1465 – REPEALS ORDINANCE NO. 1261 – WATER
SERVICE RATES – WATER RESOURCES**

Jerry McKnight, Finance and Customer Service Manager, Water Resources Department, said the ordinance recommended an increase to the base rate and consumption amount. He noted the Attorney General determined the suggested discount for senior citizens had to be removed because it was not legally allowed.

Commissioner Humke asked about rate differences in Double Diamond. Mr. McKnight said the difference was due to a previous agreement. Commissioner Humke stated the difference was based on a contract for wholesale water with Truckee Meadows Water Authority (TMWA); and the County had agreed to increase rates when TMWA increased them, and this could not be changed.

In response to Commissioner Weber, Mr. McKnight said the Washoe County Water Rate Review Committee was comprised of five people. He noted one member was not able to attend all the meetings, and there was limited outside input. Commissioner Weber said a letter of appreciation should be sent to each of the members.

Chairman Larkin said the purpose of the ordinance was to recover the cost of providing water service, debt incurred for the rehabilitation of older water systems, and to cover the cost of future repair and replacement projects. He further stated the various rate changes were designed to prevent cross subsidization by various user groups. Commissioner Galloway noted rates for the next two years included capital improvement projects.

Commissioner Humke said he opposed the ordinance and felt portions were not supportable. He thanked the Committee for its work. Commissioner Galloway commended Water Resources for running an efficient operation.

In response to Commissioner Galloway, Melanie Foster, Legal Counsel, said it was not illegal to enter into a contract that would carry past the member's term. She said she would take another look at the contract.

Katy Singlaub, County Manager, said that, pursuant to bond covenants for debt service funded from the rates, the County was required to implement rates that were sufficient to meet the debt service.

Bill No. 1465, entitled, "**AN ORDINANCE REVISING THE WASHOE COUNTY REQUIREMENTS AND SCHEDULE OF RATES AND CHARGES FOR WATER SERVICE WITHIN CERTAIN AREAS OF WASHOE COUNTY; REQUIRING THE DEPARTMENT OF WATER RESOURCES, UTILITY SERVICES DIVISION, TO SUBMIT BILLINGS TO ALL WATER USERS WITHIN THE CERTAIN AREAS; REQUIRING PAYMENT THEREOF; AND PROVIDING PROCEDURES FOR ITS ENFORCEMENT. THIS ORDINANCE REPEALS ORDINANCE NO. 1261,**" was introduced by Commissioner Galloway, the title read to the Board, and legal notice for final action of adoption directed.

06-140 LEGISLATIVE ISSUES – LEGISLATIVE AFFAIRS

County Manager Katy Singlaub said this would be a standing item on the agenda. She stated a special meeting of the Board to take action and give direction on the County's position on several items with regard to the SCR 26 Subcommittee was scheduled for February 9, 2006. She said the second meeting of the Legislative Subcommittee had addressed conservation, water rights acquisition and management, mega structures, and planning review approval/oversight. She asked for direction, as requested by the SCR 26 Legislative Subcommittee, on new items including governance, structure of a proposed consolidated entity, and funding.

Chairman Larkin stated that he testified that the County Commission endorsed the notion of a consolidated entity to take care of some of the over arching issues in front of the SCR 26 Legislative Subcommittee, which would meet again February 13, 2006.

Steve Bradhurst, Water Resources Director, said the entities involved were to report back to the Legislative Committee regarding governance, if there was consensus, water rights balances as related to planned growth, funding, and structure/framework. He said the Legislative Committee would like to know about any future meetings beforehand and were interested in any proposed legislation. He said the group needed to evaluate management models at the February 9 meeting and then look at governance.

Commissioner Galloway said he favored a consensus model and had obtained information on how the Southern Nevada Water Authority (SNWA) operated. He suggested someone from SNWA come to the February 9 meeting.

Commissioner Humke stated the February 9 meeting would be an opportunity to look at the SNWA model. He wanted to go to Las Vegas to observe SNWA. He noted that consolidate did not mean consolidation of purveyors.

In response to Commissioner Galloway, Chairman Larkin said governance was the composition of the board and management addressed functions.

Commissioner Galloway supported someone from SNWA coming to Reno and stated he would like a tape of the last SNWA meeting. He asked Commissioner Humke how involved the Legislature could be in the management of the new entity. Commissioner Humke said, worse case scenario, the legislative subcommittee would be making an illegal and inappropriate intrusion into the realm of local government; but they were not there yet. He spoke with Senator Amodei and discussed the one county rule. He asked if the Senator would be looking for all local entities to agree, and the Senator said he was. Commissioner Humke said this was an opportunity to work with the neighboring water utilities to come up with a solution. He said the Senator also hoped any resulting legislation could be replicated.

In response to Mr. Bradhurst, Chairman Larkin said he would like to center on the management model and then move to governance.

Commissioner Galloway stated there was a duty to address everything the Legislative Subcommittee requested be addressed, and the County could lose out if that is not done. He requested governance be placed on that meeting agenda.

In response to Commissioner Galloway, Mr. Bradhurst said the Truckee Meadows Water Authority (TMWA) model included resource acquisition and management, but went far beyond that in terms of nullifying the water service areas agreements that were in place. He said it would make the new entity responsible for deciding service as well as whether facilities should be built. He said the model suggested by Mr. DiLoreto called for an entity to be comprised of elected officials, a technical board below that, and utilities below the technical board. The technical board would have people that were not associated with the utilities and would make recommendations to the board of elected officials. He said there would be an appeal process where utilities could appeal to the elected official board.

Commissioner Weber said she would like to see a consensus model and wanted to hear more about that.

Ms. Singlaub summarized the discussion by stating her office would agendize discussion and possible direction on the models, governance, and funding for a single public entity to potentially administer water related functions in Washoe County as requested by the SCR 26 Legislative Subcommittee. She said a SNWA representative, a TMWA representative, and Mr. DiLoreto would be requested to attend the meeting to discuss their models. She said staff would submit recommendations for other models, as well as reports of analysis on the models discussed today.

Commissioner Humke asked for input from the Sun Valley General Improvement District, South Truckee Meadows General Improvement District (STMGID), and the Pyramid Lake tribe.

Commissioner Galloway said they should put the ability to take a position on the applicability to the Tahoe Basin on the agenda. Ms. Singlaub stated Incline Village General Improvement District would not be affected, and this was part of the County's position statement. She said her office would make sure all of the General Improvement Districts and Tribes affected would be notified.

Steve Cohen, STMGID Local Managing Board member, said this action would affect everyone by increasing costs due to the new level of government.

REPORTS/UPDATES - COUNTY COMMISSION MEMBERS

Commissioner Galloway said he would attend the next Tahoe Regional Planning Agency meeting.

Chairman Larkin said he would be attending the Directions 2006 meeting. He attended the Regional Transportation Commission (RTC) meeting where a facilities plan was approved. He suggested RTC come before the Board for a report. He noted the Reno-Sparks Convention and Visitors Authority (RSCVA) meeting would be held Friday.

Commissioner Humke said the discussions at the RTC meeting hit on coalescing with other entities such as the School District, and noted the RTC would have a retreat on February 24. He said Flood Control recently had a meeting that went well and noted he would be attending the RSCVA meeting.

Commissioner Weber said the North Valleys Area Plan had been before the Planning Commission and was continued. She said some other meetings would be scheduled for the possibility of receiving information from the rural homeowners' associations. She noted item 8C included in the consent agenda and thanked Gerlach Citizen Advisory Board member Joseph Colt for his service. She congratulated Sylvia Fazio on filling the vacated position.

* * * * *

8:44 p.m. There being no further business to come before the Board, on motion by Commissioner Humke, seconded by Commissioner Weber, which motion duly carried, it was ordered that the meeting be adjourned to a closed session for the purpose of discussing negotiations with employee organizations per NRS 288.220. It was further ordered that the meeting would adjourn from the closed session.

ROBERT M. LARKIN, Chairman
Washoe County Commission

ATTEST:

AMY HARVEY, County Clerk
and Clerk of the Board of
County Commissioners

*Minutes Prepared by
Lori Rowe, Deputy County Clerk
Jill Shelton, Deputy County Clerk*