

COUNTY COMMISSIONERS

David Humke, Chairman
Jim Shaw, Vice-Chairman
Jim Galloway
Pete Sferrazza
Bonnie Weber

COUNTY MANAGER

Katy Singlaub

**ASSISTANT
DISTRICT ATTORNEY**

Madelyn Shipman

AGENDA

MEETING OF

WASHOE COUNTY BOARD OF COMMISSIONERS

COMMISSION CHAMBERS - 1001 E. 9th Street, Reno, Nevada

August 26, 2003

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. Items may be moved to the Consent Agenda at the beginning of the Board Meeting.

The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, please call the County Manager's Office, 328-2000, 24-hours prior to the meeting.

An Agenda ***CAUCUS*** Meeting will be held in the Commission Caucus Room (1001 E. 9th St., 2nd Floor, Reno) on ***MONDAY, August 25, 2003 at 1:30 p.m.*** in order to review agenda items for the regular meeting of the Washoe County Board of Commissioners as described below. Said review, if requested by the Commission, is limited to brief staff presentation of issue and may include review of background information and questions to be answered at the regular meeting. The Commission, at the Caucus Meeting, may also consider possible items for placement on the September 9, 2003 Commission Agenda.

Public Comment: Limited to three minutes per person and limited to matters other than the agenda items that will be heard at the Commission Meeting. Persons are invited to submit comments in writing on agenda items and/or attend and make comment on that item at the Commission Meeting.

Pursuant to NRS 241.020, the Agenda for the Commission Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Courthouse-Clerk's Office (Court and Virginia Streets), Washoe County Central Library (301 South Center Street) and Sparks Justice Court (630 Greenbrae Drive). At the meeting, after salute to the flag and roll call, the Board of County Commissioners may vote on the following items as the Board and, ex-officio, as the Board of Fire Commissioners for the Truckee Meadows Fire Protection District, the Board of Fire Commissioners for the Sierra Forest Fire Protection District and/or the Board of Trustees of either the Lawton/Verdi or South Truckee Meadows General Improvement Districts.

Support documentation for items on the agenda, provided to the Washoe County Board of Commissioners, is available to members of the public at the County Manager's Office (1001 E. 9th St., 2nd Floor, Reno, Nevada) and on the County's website at www.co.washoe.nv.us.

Unless otherwise indicated by asterisk (*), all items on the agenda are action items upon which the Board of County Commissioners will take action.

2:00 p.m.

- *1. Salute to the flag.
- *2. Roll call.
3. Approval of the agenda for the Board of County Commissioners' meeting of August 26, 2003.
- *4. Public Comments (three-minute time limit per person and limited to items not listed on the agenda). The Commission reserves the right to reduce the time or limit the total time, allowed for public comment, if more than 10 people request to speak.
- *5. Commissioners'/Manager's Announcements, Topics for future Agendas and Statements Relating to Items Not on the Agenda. (No discussion among Commissioners will take place on this item.)
6. Consent Items.
 - A. Approval of the minutes for the Board of County Commissioners' regular meeting of May 13, 2003 and special meeting of May 19, 2003.
 - B. Accept donation [\$3,000] from Nevada Association of General Contractors to be used by Sheriff's Office Search and Rescue to refurbish an existing trailer currently in use by Search and Rescue; and if accepted, approve budget adjustments--Sheriff.
 - C. Citizen Advisory Boards--Community Development.
 - (1) Sun Valley--accept resignation of an at-large representative and appoint individual to fill that position.
 - (2) West Truckee Meadows--accept resignation of an at-large representative, approve reversion of the at-large representative to an East of McCarran Boulevard at-large representative; and, appoint an individual to fill same.
 - D. Social Services.
 - (1) Approve retroactive adjustment in Fiscal Year 2002-03 for Clinic Services from 55% of billed charges up to 70% of billed charges [rate adjustment would apply to November 2002 through June 30, 2003 billings]; and, approve adjustment of rates paid to health care facilities, restoring the previously approved rates of 65% of billed charges for Emergency Room and Outpatient Services and 78% of billed charges for Clinic Services effective July 1, 2003.

6. D. (2) Execute Interlocal Agreement between the County of Washoe (Social Services) and the Court Appointed Special Advocates, Washoe County Family Court, Second Judicial District Court, concerning supervised visitation services to children in custody of Washoe County, retroactive from July 1, 2003 through June 30, 2004 [not to exceed \$48,000].
- E. Execute Agreement for Professional Maintenance and Development Services between the County of Washoe and Integra Design and Consulting Group, Inc., concerning providing the Court with a maintenance contract for their Case Management System and allowing the potential of developing necessary modifications retroactive from July 1, 2003 through September 30, 2004 [not to exceed \$61,920]--Reno Justice Court.
- F. Water Resources.
 - (1) Execute Termination of Leases that allowed occupation of land utilized by CDB Wastewater Treatment Plant in order to clear title to the property and direct staff to record same.
 - (2) Execute Line Extension Reimbursement Agreement between the County of Washoe and Franic Family Trust, concerning construction and extension of a sanitary sewer main [not to exceed \$16,330.40].
 - (3) Approve and authorize Chairman to execute Agreement for Professional Consulting Services between the County of Washoe and Jim Ford, concerning professional services related to assisting Water Resources in maintaining the varied activities of the Central Truckee Meadows Remediation District while filling the Remediation District Program Manager position [\$46,905].
 - (4) Approve and execute Water Rights Deed and corresponding Water Sale Agreement with Truckee Meadows Water Authority (2.25 acre-feet of surface water rights from portion of Claim 55) and direct Engineering Manager to record same.
 - (5) Approve and execute Water Sale Agreement with Truckee Meadows Water Authority (6.06 acre-feet of surface water from Claim 142) and direct Engineering Manager to record same.
 - (6) Ratify and approve Water Rights Deed with Utilities, Inc.; accept recordation of Water Rights Deed recorded August 15, 2003; approve and execute Water Sale Agreement and direct Manager of Utility Services Division to record Water Sale Agreement.

6. F. (7) Approve Letter of Intent to Nevada Board for Financing Water Projects for an AB 198 Grant Application for water system improvements in the Heppner Subdivision and authorize Director of Water Resources to sign Letter of Intent.
- (8) Approve scope of work for Watershed Facilitator; accept \$65,600 in grant funding from Nevada Division of Environmental Protection (no County match); execute Intrastate Interlocal Contract between the County of Washoe (Regional Water Planning Commission) and State of Nevada, Department of Conservation and Natural Resources, Division of Environmental Protection, concerning securing grant funds; and, approve expenditure of \$51,500 in Water Management funds.
- (9) Direct staff to prepare an evaluation of Verdi Business Park Water Cooperative's water system facilities and assets; and, conduct negotiations and develop a proposal to assume ownership of the Cooperative's water system facilities and assets [estimated cost for evaluation \$2,500-\$3,500].

G. Roll Change Requests for Clerical and Factual Errors and Execute Orders for Correction of Same (cumulative amount of reduction \$81,370.49)--Assessor.

Carla C. Johnson, et al.--Parcel #002-144-19 [-\$36.35] (2003 Secured Roll).
 City of Reno--Parcel #006-290-29 [-\$681.62] (2003 Secured Roll).
 Dale B. & Liane McCombs--Parcel #007-076-03 [-\$159.19] (2003 Secured Roll).
 Michael E. Langton, et al.--Parcel #011-092-06 [-\$24.43] (2001 Secured Roll).
 Michael E. Langton, et al.--Parcel #011-092-06 [-\$25.12] (2002 Secured Roll).
 Michael E. Langton, et al.--Parcel #011-092-06 [-\$24.87] (2003 Secured Roll).
 John R. & Barbara A. Lindell--Parcel #020-021-01 [-\$192.05] (2003 Secured Roll).
 Gudrun P. Brooks--Parcel #021-441-12 [-\$672.71] (2003 Secured Roll).
 Harold J. Schlieve--Parcel #031-202-03 [-\$63.13] (2003 Secured Roll).
 Park Village Square, Ltd.--Parcel #031-354-06 [-\$763.00] (2003 Secured Roll).
 Richard A. Sololik, et al.--Parcel #033-061-34 [-\$63.12] (2003 Secured Roll).
 William J. Helu--Parcel #038-230-16 [-\$352.54] (2003 Secured Roll).
 Stephen N. Parker--Parcel #046-070-53 [-\$1,833.49] (2003 Secured Roll).
 Stephen N. Parker--Parcel #046-080-20 [-\$56.61] (2003 Secured Roll).
 Scott Douglas--Parcel #055-081-78 [-\$535.42] (2003 Secured Roll).
 Thomas H. Thomas, et al.--Parcel #080-284-08 [-\$83.81] (2003 Secured Roll).
 Richard S. & Saisungwan Bento--Parcel #080-613-03 [-\$55.50] (2003 Secured Roll).
 R R Donnelley & Sons Company--Parcel #090-051-16 [-\$44,576.62] (2003 Secured Roll).
 Tim R. & Vickie L. Brown--Parcel #150-021-26 [-\$266.04] (2003 Secured Roll).
 City of Reno--Parcel #204-131-01 [-\$6.37] (2003 Secured Roll).
 City of Reno--Parcel #204-550-11 [-\$6.37] (2003 Secured Roll).
 Somerset Devel. Company, Ltd.--Parcel #232-240-02 [-\$1,018.03] (2003 Secured Roll).

6. G. Somerset Devel. Company, Ltd.--Parcel #232-240-03 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-04 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-05 [-\$1,018.13] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-06 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-07 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-08 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-09 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-10 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-11 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-12 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-13 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-14 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-15 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-16 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-17 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-18 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-19 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-20 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-21 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-22 [-\$1,018.03] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-23 [-\$1,018.14] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-24 [-\$1,018.14] (2003 Secured Roll).
Somerset Devel. Company, Ltd.--Parcel #232-240-25 [-\$1,018.14] (2003 Secured Roll).

6. G. Somerset Devel. Company, Ltd.--Parcel #232-240-27 [-\$1,018.14] (2003 Secured Roll).
 Somerset Devel. Company, Ltd.--Parcel #232-240-28 [-\$1,018.03] (2003 Secured Roll).
 Somerset Devel. Company, Ltd.--Parcel #232-240-29 [-\$1,018.03] (2003 Secured Roll).
 Somerset Devel. Company, Ltd.--Parcel #232-240-30 [-\$1,018.03] (2003 Secured Roll).
 Somerset Devel. Company, Ltd.--Parcel #232-240-31 [-\$1,018.03] (2003 Secured Roll).
 Somerset Devel. Company, Ltd.--Parcel #232-240-32 [-\$1,266.31] (2003 Secured Roll).
 Carl L. & Mary Ann Pearce--Parcel #402-384-04 [-\$63.12] (2003 Secured Roll).
 Alan J. Williams--Parcel #508-142-04 [-\$32.96] (2003 Secured Roll).
 City of Sparks--Parcel #516-273-05 [-\$6.33] (2003 Secured Roll).

2:00 p.m.

7. South Truckee Meadows General Improvement District.

See separate agenda.

8. Appearance: Clyde Burke, Burke & Associates, Inc.

Presentation regarding performance management program for Utility Division, Department of Water Resources, and provide direction to staff.

9. First Reading of an Ordinance amending the Washoe County Code by amending certain provisions relating to the operation of off-road vehicle areas; defining off-road vehicle course; and other matters relating thereto.
10. Recommendation to approve new Deputy County Recorder position for Recorder's Office and reclassify an existing vacant position to Lead Deputy Recorder--Human Resources.
11. Recommendation to approve and execute Interlocal Contract between the County of Washoe and State of Nevada, Department of Motor Vehicles, concerning administration and operation of County motor vehicle fuel tax [additional \$560,000 in revenue for Fiscal Year 2004, approximately \$330,000 of which will come as revenue to Regional Transportation Commission and \$230,000 of which will be additional revenue to Cities of Reno and Sparks and Washoe County; Washoe County only, estimated increase in revenue will be approximately \$110,000]; and, execute Attachment A of Agreement, Scope of Work--Finance.

12. Water Resources.

- A. Recommendation to award bid for construction of ArrowCreek Production Wells to Lang Exploratory Drilling [\$731,708]; and if awarded, authorize Chairman to execute contract documents upon receipt and authorize Engineering Manager to issue Notice to Proceed.
 - B. Recommendation to award bid for constructing Special Assessment District 29 Mt. Rose Phase 1 Sewer to Mike's Trenching Incorporated [\$754,870]; and if awarded, authorize Chairman to execute contract documents upon receipt and authorize Utility Services Manager to issue Notice to Proceed.
 - C. Recommendation that the County Commission give direction regarding utilizing a design-build team for design and construction of North Spanish Springs Flood Control Facility.
 - D. Recommendation by Regional Water Planning Commission that the Washoe County Commission approve and take appropriate actions to implement the Final Recommendations in the Final Report to the Regional Water Planning Commission by the Groundwater Task Force, including: conceptual approval for creation of a groundwater resources data center, subject to further review and recommendations by the Regional Water Planning Commission regarding financing and operating details; implementation of a well mitigation program; and, recommendation to Washoe County District Board of Health to begin process for development and adoption of water quality and water quantity testing and standards requirements for domestic wells.
13. Recommendation to authorize Public Works Director to expend additional funds in the amount of \$48,290 for construction of Incline Village Pedestrian Crossing with flashing beacon warning system; and if authorized, approve budget adjustments and authorize Comptroller to make the necessary changes [original cost estimate \$100,000 - Nevada Department of Transportation share \$50,000, Incline Crosswalk Safety Committee share \$25,000 and Washoe County share \$25,000]--Public Works. (Requested by Commissioner Jim Galloway.)
14. Discussion and possible direction regarding 2002 Regional Plan Settlements and associated issues.
15. Recommendation that the County Commission determine the recipients of the Fiscal Year 2003 Volume Cap Allocation and approve and execute Resolution authorizing the transfer of \$4,990,891 of Washoe County's 2003 Volume Cap (as provided in NRS 348A.010 et seq.) to the Director of the Department of Business and Industry for use for the Whittell Pointe Apartments II [\$3,750,000]; and, if bonds are not issued within two years of the date of the Resolution, recommendation that the Housing Division use the Volume Cap for private activities bond financing of another affordable housing project located within Washoe County--Community Development.

5:30 p.m.

16. **Public Hearings.** (*Note:* Items listed under this heading only will be heard at or after the noted time. In no case will they be heard before the stated time. Due to public testimony and discussion, time expended on items in this category can vary.)

A. Second reading and adoption of an Ordinance amending the Washoe County Code by adding 2 members to the Animal Control Board for a total of 7 members; prescribing certain residency requirements for certain members; providing that the Director of Public Works designate certain county staff to provide technical assistance and support to the Animal Control Board; and providing other matters properly relating thereto. (Bill No. 1393)

B. Modification of Home-based Business License Development Standards
Applicant: Mark R. Thierman--Community Development.

To consider a request by Mark R. Thierman to modify the home-based business license development standards [Washoe County Code §25.4425(3) & (6)] to allow up to three (3) employee vehicles and a maximum of three (3) nonresident assistants or employees for his licensed home-based business at 7287 Lakeside Drive (Assessor's Parcel Number 222-060-05) in Reno.

C. "De Novo" Appeal--Variance Case No. VA03-027 (Appellant: John Enloe - Appeal Case No. AX03-010)--Community Development.

To consider a request to construct a detached barn in the front halves of a corner lot, as authorized in Section 110.804 of the Washoe County Development Code. The project is located at 5400 Brookmeadow Lane, on the southwest corner of Brookmeadow Lane and Callahan Ranch Road. The ±2.3-acre parcel is designated Low Density Suburban (LDS) in the Forest Area Plan, and is situated in a portion of Section 2, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena/Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 047-210-04)

D. Review and Potential Execution of a Development Agreement for Development Agreement Case No. DA03-001 (Tom C. and Lannette Pratt) and Potential Introduction and First Reading of the Ordinance Adopting said Development Agreement--Community Development.

To review the Tom C. and Lannette Pratt Development Agreement, as defined in Article 110.814 of the Washoe County Development Code, and as required by the Warm Springs Specific Plan and, if approved, to introduce and conduct the first reading of the ordinance adopting the Development Agreement. The Development Agreement would facilitate the development of a 5.0 acre lot and a remaining 42.11 acre lot as approved by Parcel Map Case No. PM02-011. Title to Parcel 1B of the Parcel Map is proposed to be vested in the United States Department of the Interior, through its Bureau of Land Management (BLM), for

5:30 p.m. 16. D. use as a fire station, or other public purpose. The property is located at the northwest corner of the intersection of Whiskey Springs Road and Grass Valley Road, east of Pyramid Lake Highway (SR 445). The property is designated Specific Plan (SP) within the Warm Springs Area Plan and has potential zoning of High Density Rural (HDR) in the Warm Springs Specific Plan. The property is within the NW/4 of Section 4, T22N, R21E, Washoe County, Nevada. The property is within the area reviewed by the Warm Springs Citizens Advisory Board and is in Washoe County Commission District No. 4. (APN: 077-340-75)

AND

First Reading of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving a Development Agreement for Tom C. Pratt and Lannette Pratt. The Agreement facilitates the development of a \pm 47.11 acre parcel into two parcels of 42.11 and 5.0 acres in size. The property is designated specific plan within the Warm Springs Area Plan and has potential zoning of high density rural in the Warm Springs Specific Plan with the approval of this Development Agreement. The property is located within a portion of the NW/4 of Section 4 T22N, R21 E, Washoe County, Nevada (APN: 077-340-75)

END OF SCHEDULED PUBLIC HEARINGS

17. Emergency Items.