

COUNTY COMMISSIONERS

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

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

September 28, 2004

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.

Monday, September 27, 2004, County Commission Caucus Meeting has been cancelled due to the County Commission holding a Special Meeting at 1:00 p.m. with the Incline Village General Improvement District Board of Trustees at The Chateau in Incline Village (see separate 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.

The Washoe County Board of Commissioners may take a short break every 1 1/2 hours.

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 September 28, 2004.
- *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. Comments to be made to the Commission as a whole.
- *5. Commissioners'/Manager's Announcements, Requests for Information, 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. Approve expenditure [not to exceed \$28,000] from Community Relations budget for 2004 Citizen Satisfaction Survey--Community Relations.
 - B. Authorize Treasurer to auction all delinquent lands held in trust with the exception of those parcels listed on Exhibit A and adopt Resolution directing the County Treasurer to transfer to other governmental entities, real property held in trust due to property tax delinquencies and other matters properly related thereto--Treasurer.
 - C. Adopt Amendments to the Washoe County Citizen Advisory Board Standard Bylaws--Community Development.
 - D. Approve Agreement for Professional Services between the County of Washoe and Lee B. Smith, MAI-ARA, concerning an update of Mr. Smith's appraisal and any services necessary in the condemnation action regarding Evans Creek LLC property [total cost to exceed \$25,000]; and if approved, authorize Chairman to execute same--District Attorney.
 - E. **Water Resources.**
 - (1) Execute Fifth Amendment to the Water Dedication Agreement between the County of Washoe and South Meadows Properties Limited Partnership, stating that the water rights remain dedicated to Washoe County for municipal supply in accordance with current policy.
 - (2) Approve conveyance of 2.00 acre-feet of water rights from Coli-Damonte, LLC to Washoe County in support of the Comstock Large Animal Hospital; approve the associated Water Sale Agreement leasing said water rights back to Coli-Damonte; LLC; and if approved, authorize Chairman to execute the Water Rights Deed and Water Sale Agreement and direct Engineering Manager to record both documents.

6. E. (3) Retroactively approve and ratify Chairman's execution of the contract to accept additional matching funds from the U.S. Geological Survey [\$6,920].

F. Parks.

- (1) Approve Cooperative Management Agreement between the County of Washoe and Bureau of Land Management for management and operation of the Jumbo Grade Trailhead. **To be heard before Agenda Item #6G(1)(a).**
- (2) Approve renewal of Hidden Valley Regional Park Resident Caretaker Rental Agreement (3-year agreement) between the County of Washoe and Richard D. and Yvonne E. McCollum for caretaker services at Hidden Valley Regional Park.

G. Public Works.

(1) Award Bids.

- (a) Jumbo Grade Trailhead to Gradex Construction Inc. [\$92,099]; and if awarded, authorize Chairman to execute Contract documents upon presentation. **To be heard after Agenda Item #6F(1).**
 - (b) Regional Public Safety Training Center – Confined Space Prop to Gradex Construction Company [\$55,080.54]; and if awarded, authorize the Chairman to execute Contract documents upon presentation and approve unbudgeted capital outlay of \$55,080.54.
- (2) Adopt and execute Resolution declaring the public interest and necessity in the authorization of a lawsuit to exercise the power of eminent domain to acquire title to approximately 4,135 square feet of land which is a portion of APN 552-040-20 located at 3405 Running Bear Drive and owned by William A. McCartney and Vickie L. McCartney, husband and wife, and Hazel M. Creel for the construction of Running Bear Drive and to authorize a stipulation to entry on to the land, and to authorize all other actions necessary to accomplish the acquisition.

7. Appearance: Community Services Agency and Development Corporation

Discussion concerning implementation of their various programs, which utilize funds, received from Washoe County through the Home Consortium self-direction allocation process.

8. Community Development.

- A. Recommendation that the County Commission establish the following priorities for Washoe County's pro-rata share of the Fiscal Year 2005/06 HOME Consortium allocation: 1) home ownership opportunities; 2) rehabilitation and repair for homes at or below 80% of Area Median Income; 3) new construction for senior housing; and, 4) projects that can clearly be shown to support the goals and policies of the regional plan, especially as they relate to infill development and development within the urban core).

8. B. Approve Interlocal Agreement between the County of Washoe and Tahoe Regional Planning Agency (TRPA) relating to TRPA's adopted neighborhood compatibility standards and Washoe County Code provisions as they apply to residential vacation rentals within the County jurisdiction at Lake Tahoe; and if approved, authorize Chairman to execute same.
- C. Recommendation that the County Commission provide direction to staff in developing County comments on the adequacy and accuracy of the 2004 Draft Environmental Impact Statement for the Lake Tahoe Shorezone Ordinance Amendments; and, direct staff to forward these comments to the Tahoe Regional Planning Agency.
9. Recommendation to accept Community Development Block Grant award [\$158,067] from State of Nevada to support site preparation for Kids Campus Activity Center; and if accepted, authorize Chairman to sign award documents and direct Finance Department to make appropriate cash and budget adjustments; term of award is July 1, 2004 to June 30, 2005--Grants Administrator.
10. Recommendation to accept Independent Living Grant Awards from Division for Aging Services for period October 1, 2004 through September 30, 2005 [total amount \$261,810] and direct Finance Department to make appropriate budget adjustments--Senior Services.
11. Recommendation to execute First Amendment to Lease Agreement between the County of Washoe and Kim Real Estate Enterprises, concerning provision of uninterrupted operation of Public Administrator's Department and IT Client Technology Division at 224 Edison Way, Reno [annual lease costs \$179,254 - funds available in Public Works General Services Division (16110-710600) - no funding transfer required] (lease term 24-months - November 1, 2004 through October 31, 2006)--Public Works.
12. Recommendation to authorize Purchasing and Contracts Administrator to execute non-exclusive agreements for counseling and evaluation services with providers to provide counseling, evaluation and educational services for the children and families that are served by the Children's Division of Social Services for a 36-month period, with up to 2 possible 1-year extensions not to exceed a total of \$917,500 annually. Many of these contracts will exceed the \$25,000 Purchasing and Contracts Administrator's authorization limit--Social Services.
13. Purchasing.
 - A. Recommendation to award bid #2449-04--Liquid Chromatograph/Mass Spectrometer, with MS/MS Capabilities, to Varian Inc. [\$204,988]; and if awarded, authorize Purchasing and Contracts Administrator to execute Purchase Agreement.
 - B. Recommendation to approve purchase of Microsoft Client Access Licensing from ASAP Software, the contracted volume licensing supplier for the State of Nevada and Local Governments. Licenses to be purchased are for client access to Windows Server 2003 (1,592 licenses) and Exchange Service 2003 (1,202 licenses) [\$101,155.21].

14. Parks.

- A. Recommendation to approve Agreement for Purchase and Sale between the County of Washoe and Nevada Land Conservancy concerning acquisition of 3.12 acres for the appraised value of \$630,000 from Nevada Land Conservancy at Bartley-Anderson Regional Park; and if approved, authorize Chairman to execute Agreement and all related closing documents upon presentation; and further, authorize expenditure of \$205,000 in funds from Washoe County Question 1 Bond and authorize a reimbursable prepayment of \$425,000 for the balance of the purchase price, with reimbursement by Nevada Land Conservancy upon their receipt of Nevada State Question-1 Conservation and Resource Protection Grant Program Funds and authorize Finance Department to make all necessary accounting adjustments.
 - B. Recommendation that the County Commission review and provide input to letter to the Regional Transportation Commission regarding the Southeast Connector corridor study, a part of the 2030 Regional Transportation Plan Update and upon integration of comments into the letter, authorize Chairman to sign same.
15. Recommendation to approve and authorize Chairman to execute an Agreement concerning general legislative services for October 1, 2004 to September 30, 2005--Management Services.
16. Overview report on the Andrew Fire incident and execution of a Resolution commending staff and volunteers for their efforts during the Andrew Fire incident--Emergency Management.
17. Discussion and possible action regarding the County Manager's compensation and employment agreement, including but not limited to, extension of the County Manager's employment agreement through July 2006.
- 4:00 p.m. 18. South Truckee Meadows General Improvement District.

See separate agenda.

19. Discussion and possible direction to District Attorney's Office to request an Attorney General's opinion regarding the authority of Truckee Meadows Water Authority to utilize rate payer revenues for charitable contributions.
20. Discussion and possible direction regarding 2002 Regional Plan Settlements, litigation, potential litigation and associated issues, including reports on actions of the Regional Planning Commission and Regional Planning Governing Board.
21. Reports/updates from County Commission members concerning various boards/commissions they may be a member of or liaison to (these may include, but not be limited to, Regional Transportation Commission, Reno-Sparks Convention & Visitors Authority, Debt Management Commission, District Board of Health, Truckee Meadows Water Authority, Organizational Effectiveness Committee, Investment Management Committee, Citizen Advisory Boards).

5:30 p.m.

22. **Public Hearings.** (Note: The 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 the items in this category can vary.)

A. **Second Readings and Adoption of Ordinances.**

- (1) Amending the Washoe County Code by reducing the building permit fees, and other matters properly relating thereto--Building and Safety. (Bill No. 1428)
- (2) Amending the Washoe County Code by adding new sections to Washoe County Code Chapter 85 with Regard to Public Roads; providing for a declaration of policy; applicability; definitions; a petition process for the determination of a public road; notice and investigation by the Department of Public Works; public hearing and board required findings and order; limiting maintenance responsibility and liability of County; declaring the obstruction of a public road unlawful and a nuisance; providing for the removal of obstructions and assessment of costs of removal; limiting public use to public roads; and providing other matters related thereto--Public Works. (Bill No. 1429)
- (3) Concerning Washoe County, Nevada, Special Assessment District No. 29 (Mt. Rose Sewer Phase 1); assessing the cost of sanitary sewer 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. 1430)

B. **Comprehensive Plan Amendment Case No. CP04-003 (Sloane)--Community Development.**

To consider a request to amend the South Valleys Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would change the Land Use Designations from Medium Density Suburban (MDS) and General Rural (GR) on ±16.88 acres to a Land Use Designation of Medium Density Rural (MDR) for the entire area. The entire area of the parcel is ±16.88 acres. The change will increase the development potential of the parcel from zero to three. The location of the request is approximately two miles south of Mount Rose Highway (SR 431) and east of Callahan Ranch Road by slightly more than one-half mile at the end of Roan Trail. The parcel is within the W/2 of Section 12, T17N, R19E, MDM, Washoe County, Nevada. The property is located within the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 148-070-16) This request also entails an administrative change to the subject parcel and three adjoining parcels (APNs 148-070-15, 17, & 18) to reflect a slope analysis that was accepted in 2001 but was

- 5:30 p.m.** 22. B. inadvertently omitted from previous administrative changes. That change will recognize that 148-070-15 and 148-070-17 are now Medium Density Rural, rather than the combined MDR and GR shown on the Land Use Plan of the South Valleys Area Plan. The accepted slope analysis indicated that, based upon the administrative criterion of slopes greater than 15% slopes being GR, APNs 148-070-16 and 148-070-18 should have been changed to GR in their entirety.

AND

If approved, authorize Chairman 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. (Continued from 8/24/04 Commission Meeting.)

END OF SCHEDULED PUBLIC HEARINGS

23. Possible Closed Session for the purpose of discussing negotiations with Employee Organizations. (Note: This item may be discussed at the Monday Caucus Meeting or Tuesday Board Meeting.)
24. Emergency Items.