

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY 9:00 A.M. FEBRUARY 20, 1996

PRESENT:

Steve Bradhurst, Chairman
Grant Sims, Vice Chairman
Mike Mouliot, Commissioner
Jim Shaw, Commissioner

Betty Lewis, Chief Deputy County Clerk
John MacIntyre, County Manager
Madelyn Shipman, Legal Counsel

ABSENT:

Joanne Bond, Commissioner

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 E. 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:

AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the agenda for the February 20, 1996 meeting be approved.

PUBLIC COMMENTS

There was no response to the call for public comments

MINUTES

On motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the minutes of the regular meeting of January 16, 1996 be approved.

96-128 REQUEST FOR MORATORIUM ON ISSUANCE OF DEVELOPMENT PERMITS IN UNINCORPORATED POCKETS ON QUEEN WAY - CITY OF SPARKS

Margaret Powell, Planning Manager, City of Sparks, stated that the Sparks City Council adopted a resolution requesting the Board of County Commissioners to impose a moratorium for the issuance of development permits for projects in the unincorporated pockets on Queen Way; that the concern expressed by a number of the Sparks residents in the area arose out of the request that is currently being considered by the County for an expansion of the First United Pentecostal Church; that NRS provides the ability to enter into agreements with the County to review development applications for projects located outside of the corporate city limits but within a sphere of influence in an area where an agreement between the County and the City exists; that currently there is no agreement for Queen Way and they request that during the moratorium period Sparks staff work with County staff to develop an agreement to allow the City of Sparks to do development review for those projects that directly affect the citizens of Sparks; and that the moratorium specifically requests 12 months, which would allow City staff to update their annexation plan, and once it is determined to be in conformance with the Regional Plan and is adopted by the Regional Planning Commission, the City and the County can work together to form an agreement. She responded to questions of the Board and advised that Terry Reynolds, Manager, City of

Sparks, and Bill Isaeff, Deputy City Manager, were present. She then presented a map depicting the areas that are considered islands within the City of Sparks, which was not placed on file with the Clerk.

Chairman Bradhurst asked if the City of Sparks had any discussion relative to the County's requirements to impose a moratorium. He advised that under the County's Development Code Section 110.820.60, the Board must make three findings in order to impose a moratorium, which are 1) the moratorium is necessary to promote the health, safety, and welfare of the area described in the moratorium declaration; 2) the moratorium is necessary to permit the staff, Planning Commission, Board of Commissioners and public to focus on the efficient and effective preparation of an amendment to the Comprehensive Plan; and 3) the moratorium is necessary because the continued development during the proposed moratorium period possibly could result in development that may conflict with the plan amendment.

Terry Reynolds, Sparks City Manager, advised that they are currently updating their annexation program and their previous policy was not to force annexation, but they are now finding that because of development in the subject areas, it is becoming necessary to develop and plan around these areas; that they have an agreement with the County in the Spanish Springs area for joint planning and are finding now, because of development around other pocket areas, that it is becoming necessary to develop an agreement; and that they did not discuss the County's requirements for moratorium. He further stated that this is a difficult issue because Sparks is probably going to be looking at an annexation petition on the piece of property above the Pentecostal Church which will create an island and the issue of whether the Sparks Council would entertain an annexation; and that several of the residents around the northern part of the church are interested in annexing into the City, and they feel there should be an agreement providing for joint review along this area, and are looking for the best method to accomplish this.

A discussion commenced and Chairman Bradhurst stated that a joint planning agreement would seem to be appropriate so that the City of Sparks and the County are together relative to development of the islands in the City of Sparks.

Legal Counsel Shipman discussed the Board's requirements and options and stated that the findings for imposing a moratorium cannot be met at this time; and that general case law would indicate that the current applicant would have the right to proceed based upon the code and policy in effect at the time the application was filed. Mr. Reynolds commented that possibly the best way to proceed would be for Sparks and County staffs to get together to determine if a joint planning agreement could be developed.

Mike Harper, Director, Department of Development Review, provided additional information and presented a map of the subject area. He advised that he feels that joint planning for the islands is a good idea and that County staff has encouraged this in the past with both the City of Reno and the City of Sparks because the Cities eventually have to manage and provide services for those areas within the city boundaries.

On motion by Commissioner Shaw, seconded by Commissioner Sims, which motion duly carried, Chairman Bradhurst ordered that staff be directed to pursue joint planning with the City of Sparks relative to the islands within their Sphere of Influence, provide information to the City of Sparks relative to the County's legal requirements regarding the imposition of a moratorium, and report back to the Board next month regarding this matter. It was further ordered that staff also meet with the City of Reno and the Regional Planning Agency regarding the issue of joint planning relative to islands within the spheres of influence.

96-129 VARIANCE CASE NO. V11-35-95 - CAROLE DIAMOND APN NO. 123-152-06

9:30 a.m. This was the time set in a Notice of Public Hearing sent to affected property owners on February 9, 1996 by the Department of Development Review to consider the appeal of Robert Julian Angres, Attorney at Law, on behalf of Carole M. Diamond, M.D., applicant, from the recommendation of the Board of Adjustment to deny Variance Case No. V11-35-95 to increase the allowed height of a detached garage from 12 feet to 21 feet at grade on Wassou Road and 42 feet downslope, to increase the number of allowable stories of a detached structure from one story to two stories and to reduce the side setback from 8 feet to 6 feet to facilitate the construction of a detached garage with second story studio (no kitchen or bathroom facilities are requested), on property located at 344 Wassou Road, Lots 5 and 6, Block 9, Crystal Bay Park Subdivision, Unit No. 1, being a +.324-acre parcel designated Medium Density Suburban (MDS) in the Tahoe Area Plan and situated in a portion of Section 19, T16N, R18E, MDM, Washoe County, Nevada.

Mike Harper, Director, Department of Development Review, reviewed background information and advised that the Board of Adjustment denied the application because they could not make the finding of no detriment, as it was felt that the garage and the second story living quarters would be an impediment to properties that view down on the subject. He then answered questions raised by the Board at caucus and reviewed the Board's options relative to the application. A discussion commenced relative to findings the Board must make as set forth in the Development Code and in response to Commissioner Sims' inquiry, Mr. Harper advised that the finding relative to not creating a detriment to the scenic environmental character of the surrounding area does not mean there could be no affect on any view, but the question is the degree of the affect and whether there is a substantial impact. Upon inquiry relative to evidence presented today, Mr. Harper advised that if there is substantial evidence presented that was not presented to the Board of Adjustment, it would be appropriate to refer it back to them.

Chairman Bradhurst opened the public hearing and called on those wishing to speak.

Robert Angres, Attorney at Law, representing Carole M. Diamond, M.D., applicant, stated that the advantages of the proposed construction go beyond snow removal and public safety as the proposed 12/12 pitched roof will shed snow and eliminate snow accumulation which can last up to 2/3 of the year at Tahoe; that TRPA has already approved the project and gives credit for extra height for a snow-shedding roof; that Comprehensive Planning staff has supported the project; that they believe the Board of Adjustment misapprehended the evidence presented and misunderstood the view issue; and that they will demonstrate that there is no substantial impact on views. He reviewed the objections and view issues of the opposing property owners and stated that they contend the objections are illusory or transitory in nature and cannot be balanced against the constitutional and equitable considerations of allowing the applicant the highest and best use of her property. He noted that there are garages of this nature in the neighborhood, one of which is possessed by one of the people protesting.

Wayne Ford, representing applicant, advised that the slides he will be showing are photos with renderings, and are the same photos shown to the Board of Adjustment, but some additional photos have been included for the Board's aid and orientation to understand where the pictures were taken from. He stated that it was their intent all along to be consistent architecturally with the quality of the home, advising that at the time the original approval was given for 15 feet, the Planning Department had indicated that the ordinance was under review relative to the height of structures and the situation may improve, but this did not happen and it was then necessary to go through the variance procedures. He then conducted the slide presentation depicting the proposed garage and views from the homes of the three property owners in opposition to the variance to support their contention that any visual impact would be minimal. He stated that they are asking for nothing more than what other people in the area already have; that the proposed structure will match the existing home; and that they are not proposing to put up a structure that will impact panoramic views or decrease property value. Mr. Ford then responded to questions of the Board.

Commissioner Shaw asked if the Citizens Advisory Board was given the same presentation as was provided to the Board today. Mr. Ford showed photographs to the Board that were presented to the CAB, and advised that they are the same photos and renderings that were presented today.

Chairman Bradhurst asked if there was anyone present wishing to speak in opposition to the appeal, and there was no response.

Mr. Angres commented that at the advisory board level he feels the pendulum has swung too far on avoiding the issue of view impact, ignoring the balance that is supposed to be achieved; that they feel there is insufficient evidence to support the finding that there would be a significant impact on views; that even if there were some impact, it would have to be weighed against the property rights that afford a property owner the same benefits as surrounding property owners enjoy; that they submit there is not a significant impact on the neighbor's view, the proposed garage has been thoughtfully presented and has many advantages; and that County staff has recommended it at all levels.

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

Sharon Kvas, Department of Development Review, advised that the material presented today includes more slides than presented by the applicant at the Board of Adjustment hearing, but that the material is the same. She responded to questions of the Board and advised that staff's recommendation for approval is based on the 30% slope, extensive boulders on the property, TRPA coverage

constraints, and harmonious architectural design; that she conducted an on-site review of the property and determined there would be no view impact from the adjacent properties and there was an acceptable balance with regard to the visual impact on those properties that look down onto the applicant's property; and that she does approximately five variances for garages at the lake each month, with one or two in the subject area. She noted that it has been the County's position to help homeowners obtain variances where appropriate so that they can get their cars off the road and create a safer environment for the area.

Chairman Bradhurst commented that he does not think anyone has ownership of view, and, while someone's view should not be destroyed, it needs to be understood that property can be developed over time, which may mean some partial loss of view; that based on the evidence presented, he does not consider the view impact to be significant, and other property owners in the area have been given the privilege of having two-story garages; and that there is a health and safety advantage to having garages to get cars off the narrow roads.

Commissioner Sims commented that he feels the applicant has shown substantially the same evidence that was seen by the Board of Adjustment and the Citizens Advisory Board.

Based on the findings that:

- (a) The variance is consistent with the policies, action programs, standards and maps of the Comprehensive Plan and the applicable area plans;
- (b) The variance will not create a detriment to the scenic or environmental character of the surrounding area;
- (c) Because of the special circumstances applicable to the property, including size, shape, topography and location of surroundings, the strict application of the regulation deprives the property of privileges enjoyed by other property with the identical regulatory zone;
- (d) An adequate public facilities determination in accordance with Division Seven has been made;
- (e) The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and
- (f) The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;

on motion by Commissioner Sims, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the appeal of Robert Julian Angres, Attorney at Law, on behalf of Carole M. Diamond, M.D., be upheld and Variance Case No. V11-35-95 be granted, subject to the following conditions:

1. The applicant shall obtain a valid Washoe County building permit or other administrative permit in the time period set forth as follows:
 - a. For projects which require a Tahoe Regional Planning Agency (TRPA) permit, within one year from the date of approval by TRPA; or
 - b. For projects which require a TRPA permit and which have TRPA approval (or conditional approval), within one year from the date of approval by Washoe County; or
 - c. For projects which do not require a TRPA permit, within one year from the date of approval by Washoe County.

The applicant shall commence and complete construction in accordance with the time periods required by said permit(s).

2. The applicant shall demonstrate substantial conformance with the plans approved as part of this variance. Modification to the site plan may require amendment to a reprocessing of the variance. Conformance shall be determined by the Department of Development Review.
3. A copy of the Final Order and approved site plan for the variance shall be attached to all building permit applications issued by Washoe County. Building plans will not be reviewed unless the Final Order and site plan are attached.
4. The applicant shall execute a hold-harmless agreement with the District Attorney's office for snow removal purposes. A copy of the agreement shall be submitted to the Department of Development Review.
5. The applicant shall install an automatic garage door opener prior to the issuance of the certificate of occupancy from Washoe County Building and Safety Division.
6. Plumbing is limited to one sink in the detached accessory structure.

96-130 LEASE AND AGREEMENT - RENO-SPARKS CONVENTION/VISITORS AUTHORITY - PENDLETON WOOLEN MILLS, INC. - NATIONAL BOWLING STADIUM

John MacIntyre, County Manager, reviewed background information and advised that several questions were raised at this morning's caucus meeting regarding this item.

Bart Schouweiler, Attorney at Law, representing the RSCVA, responded to questions of the Board regarding the lease and agreement and advised that Pendleton Mills is currently in the facility on a month-to-month basis; and that the RSCVA Board approved the contract in principal, as an important part of the document had to do with tenant improvements and the tenant wanted to be in before Christmas, but there was no formal approval by the RSCVA Board.

Chairman Bradhurst stated that the Board is concerned about the risk to RSCVA and therefore to the County by having a tenant in the Bowling Stadium without the lease having been approved by the County as the governmental entity. Mr. Shouweiler advised that this issue would be addressed. Commissioner Mouliot expressed concern relative to some of the contracts done by the RSCVA with regard to paying for tenant improvements and not providing any incentive to tenants.

Following further discussion, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the Non-Exclusive Lease and Concession Agreement between Reno-Sparks Convention/Visitors Authority and Pendleton Woolen Mills, Inc., concerning retail space within the National Bowling Stadium, be approved and Chairman Bradhurst be authorized to execute.

96-131 STATUS REPORT - REGIONAL WASTEWATER FACILITY PLAN STUDY EFFORT - CAROLLA ENGINEERS

Jamel Demir, Carollo Engineers, Project Manager for the Regional Wastewater Facility Plan, conducted a slide presentation and overview of the Plan. He reviewed goals and objectives, existing facilities, historical, current, and projected flows and loads to the treatment facilities, the overall planning approach, and the master plan schedule. Mr. Demir advised that they are working in concert with the Water Planning Commission to meet an August deadline for development of their recommendations; and that all three entities are actively working on a public involvement program to be conducted throughout the project. A discussion commenced relative to effluent reuse and Mr. Demir responded to questions of the Board.

96-132 ALTERNATIVES FOR IRRIGATION WATER SUPPLY - RANCHO SAN RAFAEL PARK

Dave Roundtree, Regional Water Manager, provided background information and reviewed alternatives and associated costs to provide irrigation water supply for Rancho San Rafael Park, advising that the least costly alternative is to continue the operation of the Highland ditch. He stated that it is his recommendation to stay with the current operation of the Highland ditch and to further direct staff to work with the City of Sparks and provide additional capacity in the future by extending the Sparks effluent distribution pipeline from Wildcreek Golf Course. He advised that Sparks has indicated their willingness to provide a bid

alternative in their bid package that would provide for oversized facilities that could be extended from Wildcreek Golf Course to Rancho San Rafael in the future; that the estimated cost of the pipeline extension is \$250,000; and that as discharge limitations get closer at the regional wastewater plant, the County will need to find and control areas to apply effluent.

A discussion commenced regarding costs and benefits of an effluent system. Mr. Roundtree, Jamel Demir of Carolla Engineers, and Steve Walker, Water Management Planner, provided additional information and answered questions of the Board. Upon inquiry of Chairman Bradhurst, Mr. Demir advised that he is not familiar with this particular project, but they could look at the total cost of the project as part of their evaluation. Commissioner Sims stated that it makes sense to expand the pipeline so that at some future date it could be used as a source of water for Rancho San Rafael, but noted that it needs to be consistent with the Sewer Effluent Master Plan, which study is expected to be done by March. Mr. Demir commented that there is no cost associated with obtaining a bid alternative for the pipeline extension, and that would provide the final price for the extension. Chairman Bradhurst commented that an effluent system will cost approximately \$10 million over 20 years, and he hopes that input from the technicians will provide him with a level of comfort that it makes sense to spend taxpayer money for the system.

Commissioner Shaw stated that he feels everyone is concerned about costs and understands the need to be conservative, but, at the same time, elected officials are charged with having some vision and spending money now for future projects that may become much more costly.

Following further discussion, on motion by Commissioner Sims, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that staff be directed to continue to provide irrigation water for Rancho San Rafael through the use of the Highland Ditch under the operation of Sierra Pacific Power Company; and that staff further investigate the potential for the County to assume the operation and maintenance of the Highland Ditch from Chalk Bluff to Rancho San Rafael Park. It was further ordered that staff be directed to pursue, via the Sparks Effluent Pipeline Project, sufficient capacity in the proposed Sparks facilities so that a line can be extended from the Wildcreek Golf Course to Rancho San Rafael to provide for effluent irrigation; and that a cost estimate be obtained on oversizing the effluent pipeline system from Wildcreek Golf Course.

96-133 UPDATE REPORT - REGIONAL WATER PLANNING COMMISSION - COMPREHENSIVE PLANNING

Steve Walker, Water Management Planner, provided copies of Draft Technical Memorandums as requested by the Board. He responded to questions of the Board regarding the update report of activities of the Regional Water Planning Commission and the Technical Memorandums.

John McQuay, Washoe County Representative, Regional Water Planning Commission, also provided comments relative to the activities of the Water Planning Commission.

On motion by Commissioner Mouliot, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the update report on activities of the Regional Water Planning Commission, be accepted.

96-134 AWARD OF BID - ELECTRONIC HOUSE ARREST MONITORING SYSTEM AND SERVICE - BID NO. 1881-95 - SHERIFF'S OFFICE

This was the time to consider award of bid, Notice to Bidders for receipt of sealed bids having been published in the Reno Gazette-Journal on November 7, 1995, for an Electronic House Arrest Monitoring System and Service for the Sheriff's Office.

Proof was made that due and legal Notice had been given.

Deputy Richard Rose, Alternative Incarceration Unit, Sheriff's Office, explained the house arrest program, responded to questions of the Board, and advised that currently there are 20 inmates on the house arrest program and it is projected that by the peak summer months that number will increase to between 40 and 50 inmates; and that the program is basically self-supporting in terms of cash revenues generated through fees collected.

Bids, copies of which were placed on file with the Clerk, were received from the following vendors:

Ameritech Pay Phone Services
DPC Monitoring Services, Inc.
Sentinel Monitoring
Strategic Monitoring Services, Inc.

Bi Monitoring Corp. and Burgarello Alarm, Inc. failed to respond to the invitation to bid.

Following discussion, upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that Bid No. 1881-95 for an Electronic House Arrest Monitoring System and Services for the Sheriff's Office be awarded to Strategic Monitoring Services, Inc.

It was further ordered that the Purchasing and Contracts Administrator be authorized to enter into a one-year Agreement, commencing April 1, 1996 through March 31, 1997, with the provision for two one-year extensions, based solely on the considered value of such renewals to Washoe County.

It was noted that the number of inmates to be enrolled in the house arrest program varies and exact annual contract cost cannot be determined; that the maximum annual contract cost based on 50 offenders in the program is \$70,262.50; that based on the number of current and future offenders projected to participate in the program, the estimated annual expenditure is \$50,000.

96-135 REPORT ON IMPACT OF REVISIONS - ELIGIBILITY CRITERIA AND HOSPITAL REFERRAL PROCEDURE - HEALTH CARE ASSISTANCE PROGRAM - SOCIAL SERVICES

May Shelton, Director, Department of Social Services, provided background information regarding this item. She advised that representatives from Washoe Health Systems and St. Mary's Regional Medical Center were present but had to leave because of other commitments; and that Washoe Medical Center provided a letter, which she presented to the Board and placed on file with the Clerk, containing comments on what has happened to date relative to the changes made to eligibility criteria and hospital referral procedures in the Health Care Assistance Program.

Mike Capello, Division Director, Adult Services Division, Department of Social Services, reviewed the Report on the Impact of Revisions and advised that their basic goals were to simplify the eligibility criteria while at the same time not reducing the current level of service for indigent health care, reduce the unnecessary paper flow between the hospitals and Social Services, and establish a process by which patients needed to apply to the County's Health Care Assistance Program.

A discussion commenced and Ms. Shelton and Mr. Capello provided additional information and answered questions of the Board. Chairman Bradhurst commented that it appears the revision process has been successful and is a step in the right direction. The Board discussed issues brought forth in the letter from Washoe Medical Center and, upon inquiry of Commissioner Sims, Ms. Shelton stated that they have worked with the District Attorney's Office to make sure that indigent standards are not lowered. She commented that this process will improve customer service and efficiency in accordance with the County Strategic Plan, and their goal is to achieve many things through the process without hurting the providers or the customer; and that she is committed to working with Washoe Medical Center to determine how to meet their needs.

Following further discussion, upon recommendation of May Shelton, Director, Department of Social Services, on motion by Commissioner Shaw, seconded by Commissioner Sims, which motion duly carried, Chairman Bradhurst ordered that the Report on the impact of revisions to the eligibility criteria and the hospital referral procedure in the Health Care Assistance Program be accepted.

96-136 REIMBURSEMENT ADJUSTMENT - FY 1995-96 HEALTH CARE ASSISTANCE PROGRAM CLINIC SERVICES - SOCIAL SERVICES

May Shelton, Director, Department of Social Services, provided background information and responded to questions of the Board.

Following discussion, on motion by Commissioner Mouliot, seconded by Commissioner Shaw, which motion duly carried, Chairman

waiting room in the Family Court division of the Courthouse Complex be accepted with gratitude, and the following account transactions be authorized:

Increase Account	Amount	Decrease Account	Amount
001-12132D-5802	\$5,000.00	001-12132D-7205	\$5,000.00

96-142 TRANSFER OF APPROPRIATIONS - BUILDING AND SAFETY DIVISION - FINANCE

Upon recommendation of Jerry McKnight, Budget Coordinator, Finance Division, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the transfer of appropriation authority within the Building and Safety Division of the Public Works Department, as outlined in the agenda memorandum, be approved.

96-143 TRANSFER OF APPROPRIATIONS - PUBLIC WORKS - FINANCE

Upon recommendation of Jerry McKnight, Budget Coordinator, Finance Division, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the transfer of appropriations from the Public Works Projects account to the appropriate project areas be approved as follows:

Increase Account	Description	Amount
160954-7873	Bower's paving	\$40,000.00
1541-7849	Cap. outlay, B & S Admin.	17,300.00
1541-7829	Pers. computer hardware Admin.	6,000.00
1542-7829	Cap. outlay, B & S Incline	4,700.00
	Total	\$68,000.00

Decrease Account	Description	Amount
1609-7140	Prof. Services, PW Projects	\$68,000.00

96-144 AMENDED WATER RIGHTS QUITCLAIM DEED - DIAMOND J CORPORATION FOR DIAMOND J. SUBDIVISION

Upon recommendation of John Collins, Chief Sanitary Engineer, through Craig McConnell, Director, Department of Public Works, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the Amended Water Rights Quitclaim Deed for 38.38 acre feet from a portion of permit 12791, Certificate 4111 between Diamond J Corporation, a Nevada Corporation, Grantor, and Washoe County, Grantee, for 19 lots within the Diamond J. Subdivision be approved and Chairman Bradhurst be authorized to execute. It was further ordered that the Chief Sanitary Engineer be directed to record the Amended Water Rights Quitclaim Deed with the County Recorder.

96-145 WATER RIGHTS DEED - KATHLEEN J. STEFANI - CRAIG PIAZZO WATER SERVICE

Upon recommendation of John Collins, Chief Sanitary Engineer, through Craig McConnell, Director, Department of Public Works, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the Deed for 2.24 acre feet of water rights from a portion of Permit 53248 between Kathleen J. Stefani, Grantor, and Washoe County, Grantee, on behalf of Craig Piazza for APN 51-111-02 and 51-281-24 in Hidden Valley be approved and Chairman Bradhurst be authorized to execute. It was further ordered that the Chief Sanitary Engineer be directed to record the Deed with the County Recorder.

96-146 PURCHASE OF EXCESS LIABILITY COVERAGE - RISK MANAGEMENT

Upon recommendation of Raymond Sibley, Risk Manager, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the Risk Manager be authorized to purchase excess liability insurance, as outlined in the agenda memorandum, effective February 1, 1996.

96-147 RESOLUTION ACCEPTING STREETS - RELEASE OF FINANCIAL GUARANTEE - CURTI RANCH SUBDIVISION UNIT 1 (21 LOTS)

Upon recommendation of Kristine Klein, Engineering Division, through Craig McConnell, Director, Department of Public Works, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the following Resolution be adopted and Chairman Bradhurst be authorized to execute:

RESOLUTION FOR ACCEPTING STREETS CURTI RANCH SUBDIVISION UNIT ONE, TRACT MAP NO. 2921, DOCUMENT NO. 1645954, RECORDED FEBRUARY 10, 1993.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 2921, Document No. 1645954 recorded on February 10, 1993; and

WHEREAS, said offer of dedication was rejected by the Washoe County Board of Commissioners because said roads were not constructed to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the County Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to the authority of NRS 278.390, that the streets shown on Tract Map No. 2921 are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

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It was further ordered that Developers Insurance Company's Bond No. 123505S in the amount of \$459,800.00 that was used to guarantee the offsite improvements for Curti Ranch Subdivision Unit One be released.

COMMISSIONERS' /MANAGER'S COMMENTS

Commissioner Bradhurst advised that this Thursday the Regional Planning Governing Board is hosting a meeting of the Washoe County Criminal Justice System and that all Board members plan to attend.

Commissioner Mouliot requested a report on the County's liability relative to repayment of bonds on the Bowling Stadium. The Board determined that this matter should be placed on a future agenda with a request that Jay Milligan, President-CEO, RSCVA, present information regarding same at that time.

Chairman Bradhurst advised that last Friday NACO held a meeting in Las Vegas to discuss SCR40, which he and Commissioner Bond

attended; and that they and staff are doing this as it could have significant impacts on the County particularly as it relates to special districts. He further advised that he and Commissioner Bond will also attend the NACO meeting in Washington, D.C.

COMMUNICATIONS AND REPORTS

96-148 Communications

A. Memorandum from Gary Goelitz, Senior Administrative Analyst, concerning the reimbursement from nonindigent prisoners for expenses incurred by the County for maintenance and support of the prisoners during their incarceration.

B. Memorandum from Lee Ann Keever, Executive Secretary of the Commission on Ethics, enclosing Opinion No. 94-27/94 issued to Governor Bob Miller and Robert Wagner, Executive Director, State of Nevada Employee Association, Governor Miller, subject of the opinion, having waived confidentiality.

C. Fully executed copy of a Cooperative Agreement between the State of Nevada, Department of Transportation, Storey County, and Washoe County, concerning a roadway and bridge connecting I-80 at Patrick Interchange to land located along Storey County's northern boundary with the Truckee River, with a portion to be constructed within Washoe County.

D. From the Department of Development Review, Final Order and Notice of Filing for Appeal of Decision by the Director of the Department of Development Review for MPR-4-81W (Steamboat Station Project).

E. From Madelyn Shipman, Assistant District Attorney, concerning Washoe Health Systems, Inc., Option/First Right of Refusal to Purchase Mill Street County Properties.

F. A letter of Complaint from James W. Hardesty, Attorney at Law, concerning an employee in the Department Comprehensive Planning's involvement in Hidden Canyon Subdivision.

G. Proof of Publication on Notices of Completion on Old Virginia Road Sanitary Sewer Extension and the Wadsworth Water System Phase 2 Improvements.

96-149 Roster

Nevada State Board of Professional Engineers and Land Surveyors ROSTER, dated October 1995.

96-150 Docket

A copy of a letter to the Public Service Commission of Nevada from Southwest Gas Corp., enclosing corrections to the filing in Docket No. 95-12015 which is an application for a general rate increase in its Northern Nevada Division.

96-151 Reports (December 1995)

- A. Animal Control
- B. County Clerk
- C. Court Clerk
- D. Social Services
- E. Sheriff's Detention Bureau

96-152 Quarterly Reports

- A. Constable, Oct., Nov., Dec., 1995
- B. Justice Court, Verdi, Oct., Nov., Dec., 1995
- C. Justice Court, Gerlach, Oct., Nov., Dec., 1995
- D. Justice Court, Incline Village, Oct., Nov., Dec., 1995
- E. Justice Court, Sparks, Oct., Nov., Dec., 1995

- F. County Clerk/Court Clerk, Oct., Nov., Dec., 1995
- G. South Truckee Meadows GID, Apr., May, June, 1995
- H. Washoe County, July, Aug., Sept., 1995
- I. Gerlach GID, Oct., Nov., Dec., 1995
- J. Grand View Terrace GID, Oct., Nov., Dec., 1995

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There being no further business to come before the Board, the meeting adjourned at 12.50 p.m.

STEPHEN T. BRADHURST, Chairman
Washoe County Commission

ATTEST: JUDI BAILEY, County Clerk