

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY 9:00 A.M. NOVEMBER 25, 1997

PRESENT:

Joanne Bond, Chairman
Mike Mouliot, Vice Chairman
Susan Camp, Commissioner
Jim Galloway, Commissioner

Judi Bailey, County Clerk
John MacIntyre, County Manager
Madelyn Shipman, Legal Counsel

ABSENT:

Jim Shaw, 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:

97-1171 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Camp, seconded by Commissioner Galloway, which motion duly carried, Chairman Bond ordered that the agenda for the November 25, 1997 meeting be approved.

PUBLIC COMMENTS

Robert Metz, 4360 Del Paso Drive, Reno, advised the Board that his 21-month old child is suffering from child neglect and endangerment; that the child is losing his eyesight due to neglect of medical treatment while in the custody of his mother and is extremely undernourished. Mr. Metz stated that it is his intent to file charges against Washoe County Child Protective Services (CPS) regarding this matter; and that it is his belief that the Board should appoint a committee to supersede CPS.

97-1172 BILL NO. 1174 - ORDINANCE NO. 999 - REVISING SCHEDULE OF RATES AND CHARGES FOR WATER SERVICE WITHIN CERTAIN AREAS OF THE UNINCORPORATED AREAS OF WASHOE COUNTY

9:00 a.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on October 26 and 31, 1997 and November 12, 16 and 23, 1997, to consider second reading and adoption of Bill No. 1174. Proof was made that due and legal Notice had been given.

John Collins, Utility Services Division Manager, reviewed background information contained in an agenda memorandum concerning this item advising that the rate revision had been initiated approximately one year ago following a number of audit reports indicating operating losses experienced by the Utility Services fund; that the intent of the rate revision was to overcome the losses; and that a Water Rate Task Force was formed including representatives from various areas throughout the County to provide guidance to staff including a consultant to look at various issues relative to the study. Mr. Collins stated that this is the first rate revision undertaken by the County in its water facility since 1991; that the rate revision proposal had been presented to all affected Citizen Advisory Boards; and that the best attended meeting was in the Hidden Valley area which is the area with the largest rate increase proposal.

Ed Sebring, Financial Consulting Solutions Group (FCSG), the firm retained to perform the study, discussed the following issues identified in the study:

1. That a part of their mission was to determine what portion of costs dealing with Utility needs were born by growth and to look at hookup-charges for new development; and that they are recommending an increase in hook-up fees from \$2,500.00 to \$2,630.00.

2. Funding of repair and replacement.

3. Consolidation of different rate structures in effect for various service areas excluding STMGID and including only the County utility service areas; and that their recommendation is to consolidate rates to a single rate structure except areas where supply would be delivered from wholesale purchases from Sierra Pacific.

4. How to best factor conservation in the rate structure.

Mr. Collins explained that the County has a number of flat rate customers; that the study identified that customers paying a flat rate use far more water than metered accounts approximating 150% of the water used by an average meter; that they are recommending an increase in the flat rate charge to reflect the higher level of water usage with phasing which would be implemented over a three-year period; and that for the upcoming year they are recommending an approximate \$3.00 per month increase in the flat rate charges which would continue over the next two years.

Mr. Collins further stated that, with regard to areas being served with wholesale water from Sierra Pacific instead of County developed groundwater resources, the cost of that water is extremely high particularly in the Hidden Valley area which was recently switched over to a wholesale water supply due to water quality issues with one of their wells; that the water being purchased from Sierra Pacific, if purchased under the most efficient and lowest cost approach, would cost the County approximately \$1.25 per 1,000 gallons to acquire at the wholesale level; that currently, Hidden Valley customers are paying \$.64 per 1,000 gallons at the retail level for water; that the discrepancy needs to be dealt with; and that they are recommending that a separate rate class be established for Hidden Valley which would cover the differential.

In conclusion, Mr. Sebring stated that the benefit to those customers who will experience an above-average increase such as Hidden Valley would be the reliability of water quality and supply.

Commissioner Galloway stated that he would like to continue studying options to upgrade treatment for Hidden Valley water in case there are difficulties in maintaining the cost of water from Sierra Pacific.

The Chairman opened the public hearing and called on anyone wishing to speak for or against the adoption of said Ordinance. There being no one wishing to speak, Chairman Bond closed the public hearing.

Commissioner Camp advised that she had received a request from the Thomas Creek Homeowners' Association to continue this item until December as they were recently presented with the proposed rate increase and have not had an opportunity to review the proposal. Commissioner Bond read a letter into the record from Neil Brown, South Hills Homeowner's Association, which stated that the rate increase would present an economic hardship for many residents of South Hills who are on fixed incomes, and Mr. Collins clarified that South Hills area receives their water from Sierra Pacific, not Washoe County; that Thomas Creek residents were notified pursuant to NRS requirements; that they had ample time to analyze the proposal; and that he would encourage the Board to proceed with the proposed rate revision.

Mr. Collins advised that staff will work with the District Attorney's Office regarding factoring rates over a three-year period which would be an amount not-to-exceed the CPI and analyzed on a three-year cycle; and that this information will be brought back to the Board at a future date.

On motion by Commissioner Mouliot, seconded by Commissioner Galloway, which motion duly carried, Chairman Bond ordered that Ordinance No. 999, Bill No. 1174, entitled, "AN ORDINANCE REVISING A SCHEDULE OF RATES AND CHARGES FOR PROVISION OF WATER SERVICE BY WASHOE COUNTY WITHIN CERTAIN AREAS OF THE UNINCORPORATED AREA 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 ABOLISHES ORDINANCE NOS. 801, 829, 907 AND 927. ," be approved, adopted and published in accordance with NRS 244.100.

It was further ordered that staff continue to investigate the feasibility of treatment in the Hidden Valley area.

97-1173 COMPREHENSIVE PLAN AMENDMENT CASE NO. CPA97-NV-04 - HATFIELD CONSTRUCTION: COLD SPRINGS VALLEY:GENERAL COMMERCIAL TO MEDIUM DENSITY SUBURBAN

9:30 a.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on November 14, 1997 to consider the Washoe County Planning Commission recommendation to amend the North Valleys Area Plan, being a part of the Washoe County Comprehensive Plan, by re-designating Assessor's Parcel Number 87-550-10, which is approximately 1.01+ acres, from General Commercial (GC) to Medium Density Suburban (MDS: max 3 dwellings per acre). The amendment request would allow for the construction of one (1) new residence, and eliminate the potential for "General Commercial" on this parcel in the Cold Springs area. The parcel is located approximately one (1) mile east of the Bordertown exit off of US 395 North, and is one (1) lot north of Whites Parkway on James Dean Court. The parcel is within the Cold Springs hydrographic basin, in the NW/4, Section 21, T21N, R18E, MDB&M. The parcel is designated as "Suburban Community" on the Truckee Meadows Regional Plan land use diagram.

In addition to the Comprehensive Plan Amendment described above, the Planning Commission endorsed a number of changes to address land use conflicts that have been identified through development and building permit approvals. These parcels have developed commercial uses on, or adjacent to them, but do not have a commercial land use designation in the adopted North Valleys Area Plan. These parcels previously had commercial regulatory zones (e.g.: C-1, C-2) prior to May 23, 1993, which was the effective date of the Washoe County Development Code. The proposed changes to the following parcels were endorsed by the Planning Commission: AP# 80-191-05, 0.45 acres, from General Rural to General Commercial; AP# 80-191-06, 0.45 acres, from General Rural to General Commercial; AP# 80-191-09, 0.44 acres, from General Rural to General Commercial; AP# 80-191-13, 0.46 acres, from General Rural to General Commercial; AP# 80-191-14, 0.46 acres, from General Rural to General Commercial; AP# 80-191-15, 0.46 acres, from General Rural to General Commercial; AP# 80-191-16, 0.46 acres, from General Rural to General Commercial; AP# 80-191-19, 2.00 acres, from General Rural & Medium Density Suburban to Public/Semi-Public; AP# 80-191-20, 3.92 acres, from General Rural to General Commercial; AP# 80-191-21, 0.38 acres, from General Rural to General Commercial; AP# 82-101-46, 2.84 acres, from Specific Plan Area to General Commercial; AP# 82-101-47, 2.41 acres, from Specific Plan Area to General Commercial; AP# 82-101-55, 0.90 acres, from Specific Plan Area to General Commercial; AP# 82-101-57, 1.22 acres, from Specific Plan Area to General Commercial; AP# 82-101-62, 5.75 acres, from Specific Plan Area to General Commercial; AP# 82-101-63, 7.34 acres, from Specific Plan Area to Public/Semi-Public; AP# 87-141-21, 0.91 acres, from Medium Density Suburban to General Commercial; AP# 87-141-23, 0.76 acres, from Medium Density Suburban to Office Commercial; AP# 552-142-04, 3.336 acres, from Low Density Suburban to General Commercial; AP# 552-221-01, approx. 1.0 acres, from General Rural to General Commercial; AP# 552-250-03, 0.33 acres, from General Rural to General Commercial.

It was noted that additional administrative changes to the area plan are necessary to reflect the changes requested within this application, including a revised Public Services and Facilities Map, and a revised table of land use acreage. Proof was made that due and legal Notice had been given.

Dean Diederich, Department of Community Development, reviewed his staff report, the Planning Commission staff report concerning the plan amendment and gave an overhead presentation depicting current and proposed land use designations and answered questions of the Board.

Discussion then ensued regarding concerns expressed by the Board relating to noticing requirements, buffering zones, the joint planning process and allowable uses within different land use designations, and Mr. Diederich answered questions regarding same.

Chairman Bond opened the public hearing and called on anyone wishing to speak.

Todd Hatfield, applicant, stated that he felt it to be more appropriate to construct a residence on the property which is surrounded by other homes rather than build a commercial establishment.

Kelly Probasco, representing the Cold Springs Homeowner's Association, spoke in support of the project.

Claude Ferrel, property owner on Sandpiper and White Lakes Boulevard, spoke in opposition to the project stating that he purchased

his property seven years ago and has encountered numerous problems attempting to develop it; that there was no sewer on the property; that it was originally zoned C-1 and rezoned to MDS which process he was not a part of; and that he was pleased when the Planning staff made a recommendation to zone the property General Commercial as it conforms with the use that he had intended.

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

Commissioner Mouliot stated that he will vote against the change relating to parcels located on North Virginia (old U.S. 395) as he is certain that the current commercial property owners were not given the opportunity to secure the same zoning that staff is proposing to grant individuals abutting the freeway.

Mr. Diederich then referenced the Assessor's Parcel Numbers in the location discussed by Commissioner Mouliot as follows:

- APN# 82-101-46
- APN# 82-101-47
- APN# 82-101-55
- APN# 82-101-57
- APN# 82-101-62
- APN# 82-101-63 (Bus Barn)

Commissioner Bond stated that her concern is what assurance the property owners would have through the joint planning process for those individuals to retain a commercial designation and Mr. Diederich stated that that Specific Plan Area was identified as a commercial/industrial specific plan area; that the problem in the North Valleys Specific Plan Area is the preponderance of residential uses scattered throughout that entire area; that staff is comfortable and the Planning Commission concurred with their recommendation on these parcels; that it does not have the potential of impacting any existing residences; and that as they enter into the joint planning process with the City of Reno they will consistently point out the text language in the North Valleys Area Plan that identifies this as a commercial/industrial specific plan area and carry forward the Board's concerns.

Commissioner Mouliot reiterated that he will vote against any change until the small business owners located on the old highway on North Virginia are given the same opportunity as the larger property owners and an equal opportunity for specific zoning for the reason that as soon as they are annexed into the City of Reno they become non-conforming.

Ms. Shipman stated that there is no requirement for specific notification to property owners with this type of comprehensive plan amendment; that a publication is required from a legal standpoint; that the zoning that they go into with the city is the equivalent zoning that they have in the County; that they may or may not be non-conforming depending upon what the city zoning is; that this would not occur until they are annexed, and prior to that, there is the joint planning process through which they would be notified; and that they would have the opportunity to participate as it relates to their proposed zoning.

Mr. Diederich further explained that when they do annex into the city, they receive a specific regulatory zone appropriate to the city and at that point in time the property owners can determine for themselves if they are going to have any specific problems with the issue of conformance or non-conformance; and that every individual property owner is brought in through an ordinance that establishes a regulatory zone.

Commissioner Bond suggested deleting any of the parcels that are in the joint planning area in the motion.

Commissioner Galloway stated that he would concur with Commissioner Bond's suggestion, however, he does not want this to reflect that this is an agreement on his part that individuals who never had commercial zoning will eventually be granted commercial zoning.

Following discussion, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that Comprehensive Plan Amendment Case No. CPA97-NV-04 for Hatfield Construction be approved with minor modifications specifically that APN# 87-141-21 and APN# 87-141-23 be granted Office/Commercial zoning; that the areas located within the Specific Plan Area located off of U.S. Highway 395 North be deleted from this Plan Amendment as previously referenced; and that the amendment be based on the following findings:

FINDINGS:

1. The amendment to the North Valleys Area Plan demonstrates adequate future infrastructure capacity to serve the additional projected demand for the requested Medium Density Suburban land use designation (Mandatory Finding: WCDC Section 110.208.45).
2. The amendment to the North Valleys Area Plan is in substantial compliance with the policies and action programs of the Comprehensive Plan. The amendment conforms to policies NV.4.6, LUT.1.1, LUT.1.3, LUT.1.5, LUT.1.14, and LUT.1.24.
3. The proposed amendment to the North Valleys Area Plan will provide for land uses compatible with existing and planned land uses to the north, east and west of the subject site, and will not adversely impact the public health, safety or welfare.
4. The amendment to the North Valleys Area Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Comprehensive Plan.
5. The amendment to the North Valleys Area Plan will promote the desired pattern for the orderly 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.

Administrative Changes

6. The administrative changes to the North Valleys Area Plan demonstrates adequate future infrastructure capacity to serve the additional projected demand for the requested General Commercial and Public and Semi-public land use designations (Mandatory Finding: WCDC Section 110.208.45).
7. The administrative changes to the North Valleys Area Plan are in substantial compliance with the policies and action programs of the Comprehensive Plan. The amendment conforms to the policies NV.4.1, NV.4.9, LUT.1.1, LUT.1.3, LUT.1.5, LUT.1.14., and LUT.1.24.
8. The administrative changes to the North Valleys Area will provide for land uses compatible with existing and planned land uses, and will not adversely impact the public health, safety or welfare.
9. The administrative changes to the North Valleys Area Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Comprehensive Plan.
10. The administrative changes to the North Valleys Area Plan will promote the desired pattern for the orderly 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.
11. The amendment to the North Valleys Area Plan is the third amendment to the Plans in 1997, and therefore does not exceed the three permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
12. The Washoe County Planning Commission public hearing, prior to the adoption of the proposed amendment to the North Valleys Area Plan, and the related changes to the text and maps of the plan, has been properly noticed in a newspaper of general circulation in the County as prescribed under NRS 278.210(01).
13. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.
14. The Washoe County Commission gave reasoned consideration to information contained within the reports transmitted to the Washoe County Planning Commission and the Washoe County Commission, and information received during the County Commission public hearing.

97-1174 TRAVEL FUNDS - NON-COUNTY EMPLOYEE - SHERIFF

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Camp, seconded by Commissioner Galloway, which motion

duly carried, Chairman Bond ordered that travel funds in an approximate amount of \$360.00 be approved for attorney Patrick Dolan to accompany Chief Deputy Dennis Balaam to San Francisco, California for the purpose of attending a Labor Law and Labor Arbitration Conference January 8-10, 1998.

It was noted that Mr. Dolan has been retained by the Sheriff's Office to represent, arbitrate and protect the Sheriff's Office interests.

97-1175 RESOLUTION - CONTINGENCY TRANSFER - AMBASSADOR PRODUCTIONS OUTREACH - COMMUNITY SUPPORT PROGRAM - FINANCE

Upon recommendation of Gary Goelitz, Senior Administrative Analyst, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the following Resolution be adopted and Chairman Bond be authorized to execute on behalf of Washoe County:

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a Board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Washoe County Board of Commissioners has determined that Ambassador Productions Outreach will provide substantial benefit to the inhabitants of Washoe County and that Ambassador Productions Outreach is a private, non-profit organization; now, therefore, be it

RESOLVED, By the Washoe County Board of County Commissioners that:

1. The Board hereby grants to Ambassador Productions Outreach, a private, non-profit organization, a grant for fiscal year 1997-98 in the amount of \$5,000.
2. The purpose of the grant is to provide a combination of structured and unstructured anti-drug and anti-gang youth activities for youth from 8 to 18 years old.

It was further ordered that a contingency transfer in the amount of \$5,000 from the Contingency Fund to the Community Support Program for the donation to Ambassador Productions Outreach be authorized as follows:

Transfer From:			Transfer To:		
Account	Account Descrip.	Amount	Account	Account Descrip.	Amount
001-1890-7328	Contingency	\$5,000.00	001-1817-7290	Community Support-private	\$5,000.00

97-1176 AFFIDAVIT OF WAIVER AND CONSENT - SPECIAL ASSESSMENT DISTRICT 23 -ARROW CREEK UNITS UNITS 1 & 2 SUBDIVISIONS - WATER RESOURCES

Upon recommendation of John Collins, Utility Services Division Manager, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that an Affidavit of Waiver and Consent for redistribution of Special Assessment District 23 assessments on Arrow Creek Units 1 & 2 subdivisions signed by Southwest Pointe Associates, L.L.C., a Delaware limited liability company and Jeffrey Dingman, President be accepted; and that the Utility Services Division Manager be directed to record the Affidavit with the County Recorder.

97-1177 ACCEPTANCE OF EASEMENT - ARROW CREEK WATER TANK OVERFLOW - SPECIAL ASSESSMENT DISTRICT NO. 23 - WATER RESOURCES

Upon recommendation of John Collins, Utility Services Division Manager, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that a Grant of Easement between Helen Jeane Jones, Kenneth G. Walker, and Gerald C. Smith, Trustees of the Nell J. Redfield Trust, Grantor, and Washoe County, Grantee concerning Arrow Creek water tank overflow and drainage within Special Assessment District 23 be accepted; that Chairman Bond be authorized to execute the easement; and that the Utility Services Division Manager be directed to record the easement with the County Recorder.

97-1178 WATER RIGHTS DEED - NEUFFER HOMES & DEVELOPMENT WATER RESOURCES

Upon recommendation of John Collins, Utility Services Division Manager, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the Water Rights Deed for 1.104 acre-feet being a portion of Claim 83 between Neuffer Homes & Development, Inc., as Grantor and Washoe County as Grantee be approved; that Chairman Bond be authorized to execute the Water Rights Deed; and that the Utility Services Division Manager be directed to record the Water Rights Deed with the County Recorder.

It was noted that the surface water rights are being dedicated in support of Bishop Manogue High School (APN 162-010-01 formerly APN 44-310-13).

97-1179 WATER RIGHTS DEED - PAVICH & ASSOCIATES, INC. - WATER RESOURCES

Upon recommendation of John Collins, Utility Division Services Manager, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the Water Rights Deed for 3.03 acre-feet of Orr Ditch water rights being a portion of Claims 335/336 between Pavich & Associates, Inc., as Grantor and Washoe County as Grantee be approved; that Chairman Bond be authorized to execute the Water Rights Deed; and that the Utility Services Division Manager be directed to record the Water Rights Deed with the County Recorder.

It was noted that the water rights are being dedicated in support of the Giudici/Longballa parcel map creating three new parcels within the Spanish Springs area.

97-1180 WATER RIGHTS DEED - RESOURCE APPLICATION & DEVELOPMENT, LTD. - WATER RESOURCES

Upon recommendation of John Collins, Utility Division Services Manager, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that the Water Rights Deed for 6.06 acre-feet of water rights being a total combined duty from permits 53922, 53923 and 53924, between Resource Application & Development, Ltd., as Grantor, and Washoe County as Grantee be approved; that Chairman Bond be authorized to execute the Water Rights Deed; and that the Utility Services Division Manager be directed to record the Water Rights Deed with the County Recorder.

It was noted that the water rights are being dedicated in support of the Giudici/Longballa parcel map creating three new parcels within the Spanish Springs area.

97-1181 PRESENTATION & APPOINTMENT - NORTH CAL-NEVA RESOURCE CONSERVATION & DEVELOPMENT COUNCIL

Mark Steffek, Project Coordinator and Sandy Higa, Area Resource Conservationist for the North Cal-Neva Resource Conservation & Development Council gave a brief presentation regarding the council advising that the purpose of the federally funded program is to provide assistance to communities through development and economics to improve the quality of life. Mr. Steffek further stated that he is requesting a Board member to serve as Washoe County's representative to take an active role in RC&D activities.

County Manager John MacIntyre stated that if any of the Board members felt they would be unable to serve in this capacity, they could appoint a planner representing the High Desert Area.

On motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that a planner for the High Desert Area be appointed as Washoe County's representative to take an active role in the North Cal-Neva Resource Conservation and Development Council's activities.

97-1182 AWARD OF BID - FULL SCALE SCANNERS - BID NO. 2044-98 - WATER RESOURCES

This was the time to consider award of bid, Notice of Bidders for receipt of sealed bids having been published in the Reno Gazette-Journal on October 22, 1997, for two Full Scale Scanners on behalf of the Water Resources Department. Proof was made that due and legal Notice had been given.

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

- RMM Cadd Service
- Ideal
- Nevada Blue

Priority Professional Services failed to respond to the invitation to bid.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Camp, seconded by Commissioner Galloway, which motion duly carried, Chairman Bond ordered that Bid No. 2044-98 for two Full Scale Scanners on behalf of the Water Resources Department be awarded to the lowest responsive and responsible bidder, RMM Cadd Service in the total amount of \$27,736.00.

It was noted that the Scanner will be used to scan new plans for wells and septic tanks into the GIS database.

97-1183 AGREEMENT - TESTING AND INSPECTION SERVICES - SIDEHILL STORMWATER DETENTION BASIN - SUN VALLEY - PUBLIC WORKS

On motion by Commissioner Galloway, seconded by Commissioner Camp, which motion duly carried, it was ordered that an Agreement for Testing and Inspection Services between Washoe County and Kleinfelder, Inc., concerning the Sidehill Stormwater Detention Basin, Sun Valley, Nevada be approved and Chairman Bond be authorized to execute.

It was noted that the cost of services is estimated to be \$27,460 with funds available in Account No. 092-920655-7880.

97-1184 INTERLOCAL COOPERATIVE AGREEMENT - REGIONAL TRANSPORTATION COMMISSION'S AMENDMENT - STREET AND HIGHWAY PROGRAM (RRIF)

Upon recommendation of Derek Morse, Engineering Manager, Regional Transportation Commission, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that an Interlocal Cooperative Agreement between Washoe County, the City Council of Reno, the City Council of Sparks and the Regional Transportation Commission, concerning design, construction engineering, or construction/right-of-way, of specific projects contained in the Regional Transportation Commission's Amendment to Street and Highway Programs of Projects be approved; and that Chairman Bond be authorized to execute on behalf of Washoe County.

97-1185 AGREEMENT - HERMAN DAM REHABILITATION - RANCHO SAN RAFAEL - PARKS

Upon recommendation of Karen Mullen, Acting Parks Director, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that an agreement between Washoe County and Gray and Associates, concerning engineering services for the Herman Dam Rehabilitation located in Rancho San Rafael Park be approved in the amount of \$16,700.00 and Chairman Bond be authorized to execute.

97-1186 ONE-TIME APPROPRIATION - STATE OF NEVADA - CONSTRUCTION OF HOLDING FACILITY - ESTRAY HORSES PUBLIC AFFAIRS

Mary Henderson, Public Affairs Director, reviewed background information contained in an agenda memorandum regarding this item and reviewed highlights of new legislation and amendments to NRS 569 concerning the estray horse issue.

Paul Iverson, Administrator, Nevada Division of Agriculture, commended Ms. Henderson and Kathy Kollar, Public Information Officer for their efforts in this regard.

Following discussion, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that a one-time appropriation in the amount of \$31,755 from contingency to the State of Nevada, Department of Business and Industry, Division of Agriculture, for the purchase of materials and the construction of an estray horse holding facility be approved; that Chairman Bond be authorized to execute a Memorandum of Understanding concerning joint cooperation with the Division of Agriculture concerning management of Virginia Range estray horses; and that the following account transactions be authorized for this purpose:

Decrease Account	Amount	Increase Account	Amount		
1890-7328	Contingency	\$31,755.00	1896-7140	Other Prof. Services	\$31,755.00

97-1187 CORRECTION OF FACTUAL ERRORS - 1996/97 UNSECURED AND 1997/98 SECURED TAX ROLLS - ASSESSOR

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the following Roll Change Requests correcting factual errors on tax bills already mailed, be approved for the reasons indicated thereon and mailed to the property owners, a copy of which is placed on file with the Clerk. It was further ordered that the Orders directing the Treasurer to correct the errors be approved and Chairman Bond be authorized to execute on

behalf of the Commission.

Ameriwire	I.D. #2/554-005
Jake Huber	APN 19-151-16
Ridgeview Court Limited Partnership	APN 042-400-03
Ridgeview Court Limited Partnership	APN 042-400-07
John G. & Delores McNeely	APN 042-400-04
Galine & William Panagiota, et al.	APN 042-400-05
Stephen E. Wilson, et al. Tr.	APN 042-400-06
Michael R. Freda, et al.	APN 042-400-08
George A. & Carolyn C. Bonari	APN 042-400-09
Joseph & Cristine Man	APN 042-400-10

97-1188 APPOINTMENT - BOARD OF MASSAGE EXAMINERS - COMMUNITY DEVELOPMENT

Upon recommendation of Karen Carmel, Business License and Zoning Enforcement Supervisor, on motion by Commissioner Mouliot, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Jim Bemis be appointed to the Board of Massage Examiners with a term expiring June 30, 1998; and that Peggy Morin be re-appointed for a term to expire June 30, 1999.

It was noted that Mr. Bemis who is currently serving as an alternate on the Board of Massage Examiners will now be serving as a regular member by filling the vacancy created by Janet Harris.

97-1189 WASHOE COUNTY 1997 INFORMATION TECHNOLOGY STRATEGIC PLAN - MANAGEMENT ANALYST

John Sherman, Financial Analyst, reviewed background information concerning the Washoe County 1997 Information Technology Strategic Plan which was placed on file with the Clerk and answered questions of the Board concerning the plan.

County Manager John MacIntyre reviewed discussion held at yesterday's caucus regarding concerns raised by Commissioner Galloway concerning goals and principles contained within the plan and issues regarding confidentiality relating to policies and procedures legally permissible and electronically available on the website to the general public. In response to Commissioner Galloway's concerns, Mr. MacIntyre suggested that the following actions be taken:

1. That a legal analysis be conducted to ascertain the permissibility of privacy and confidentiality issues relating to information provided on the website.
2. That staff be directed to prepare a prospectus for the development of the Information Technology Policy Manual.

3. That a workshop be scheduled to review the "draft" Policy Manual.

4. That data relating to privacy and confidentiality not be placed on the website until the Policy Manual is adopted.

Following discussion on motion by Commissioner Galloway, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the Washoe County 1997 Information Technology Strategic Plan be accepted including recommendations referenced above; and that staff be directed to prepare the Information Technology Policy Manual incorporating recommended policies and implementation strategies contained in the plan.

97-1190 APPORTIONMENT OF COSTS - SOUTHEAST TRUCKEE MEADOWS SPECIFIC PLAN AREA DRAINAGE IMPACT FEE & CAPITAL IMPROVEMENT PROGRAM

Leonard Crowe, Water Resources Planning Manager, explained that two items before the Board concerning this issue involve the approval of the Southeast Truckee Meadows Capital Improvements Plan Flood Control Master Plan for the Southeast Truckee Meadows area and for the Board to provide direction to staff regarding an appropriate method for collecting fees relative to the types of land uses that have been adopted for the Southeast Truckee Meadows area. He explained that the action being taken today is the second step in a two-step process which first involved the adoption of a set of land use assumptions; and that an ordinance would be drafted setting forth the method for collecting the impact fee.

Mr. Crowe explained that there are a series of flood channels and detention facilities within the Flood Control Master Plan; that the estimated capital cost for each of those facilities was not included in the plan; that the County retained Kennedy/Jenks Consultants to preliminarily design the facilities and bring back estimated costs of construction and engineering management costs; that the estimated cost for the channels approximates \$18,628,000; that the detention Facilities necessary to prevent increases in flow downstream as flood waters pass from this site onto the more northern properties which would be the Bella Vista Ranch and on into the Rosewood Lakes area and north are estimated to be \$5,970,000; and that he would request that the Board accept the estimated cost figures as a reasonable and accurate estimate of what the capital improvements would cost for those facilities in the Southeast Truckee Meadows Area.

Mr. Crowe stated that with regard to funding for maintenance of the facilities, this will be brought back to the Board in the form of a Stormwater Utility District along with information at that time to the Board and developers as to County requirements for users fees collected either monthly or annually and fees that are appropriate for the maintenance of grass-lined channels which involve more "hands-on" maintenance.

On motion by Commissioner Camp, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that the Capital Improvements Plan for the Southeast Truckee Meadows Flood Control Master Plan including estimated costs by Kennedy/Jenks Consultants for regional flood channels approximating \$18,628,000 and \$5,970,000 approximated for regional flood detention facilities, be approved.

Mr. Crowe then discussed the Southeast Truckee Meadows Impact Fee advising that the Planning Commission findings indicated that the flood control channels and detention facilities are in substantial conformance with the Southeast Truckee Meadows Master Plan approved by the Board and adopted in 1995; that the cost estimate prepared by Kennedy/Jenks is reasonable for the facilities to be designed and constructed by Washoe County and therefore can be used as a basis for establishing a flood control impact fee; that the Board should proceed with

implementing a flood control impact fee for the regional detention facilities that they should delay implementation of the flood control impact fee for the flood channels to allow the developers more time to reach agreement concerning easements; that in the event developers are unable to reach agreement then the Board should proceed with the implementation of a flood control impact fee for the flood control channels and associated mitigation costs; that the developers agree to build the flood control channels and have agreed to build them in accordance with the criteria used consistent with the County's drainage and Washoe County Code.

Mr. Crowe further stated that the second issue is how to apply the fees contained in the Kennedy/Jenks report which outlines various methods for allocation of the fees to specific land use development; that the methods historically used are typically based on the impervious nature of future development being proposed. Mr. Crowe stated that they are recommending the impervious area method rather than a factoring method; and that the information contained on Page 15 of the report establishes the fee for the regional detention facilities based on levels of density and impervious factors associated with each level of density.

Charlie Carter, Nevada Tri-Partners, stated that they are supportive of the recommendation and the method for allocation of the fees to individual properties as outlined by staff.

Following discussion, on motion by Commissioner Galloway, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the apportionment of the impact fee for the cost of the detention facilities outlined on Page 15 in a Technical Memorandum from Kennedy/Jenks dated September 17, 1997 be approved and placed on file with the Clerk.

Madelyn Shipman, Assistant District Attorney, clarified that the first reading of the ordinance concerning the Drainage Impact Fees for the Southeast Truckee Meadows Specific Plan Area including amendments will be introduced on December 9, 1997.

97-1191 UNBUDGETED CAPITAL OUTLAY - DIGITAL CALL FOR SERVICE RECORDER - SHERIFF'S INCLINE SUB-STATION - FINANCE

Upon recommendation of Gary Goelitz, Administrative Analyst, on motion by Commissioner Mouliot, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that an unbudgeted capital outlay for the purchase of a Digital Call for Service Recorder for the Sheriff's Office Incline Village sub-station dispatch center be approved; and that the award of a written quote to Dictaphone in the amount of \$22,492.80 be authorized.

It was noted that the existing Call for Service Recorder requires replacement; that the Sheriff's Office obtained two written quotes for the digital recorder: Dictaphone (\$22,492.80) and Magnaphone (\$27,650); and that the Warner Group, a consulting firm retained by the County to develop the 800 Mhz radio specifications, indicated that the quote received from Dictaphone was a good price.

97-1192 "OVERFILLING" DEPUTY SHERIFF POSITIONS - JANUARY 1998 LAW ENFORCEMENT ACADEMY - FINANCE

Upon recommendation of Gary Goelitz, Senior Administrative Analyst, on motion by Commissioner Mouliot, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the "overfilling" of twelve Deputy Sheriff positions for the January 1998 law enforcement academy be authorized; that the Personnel Division be directed to eliminate all overfill positions approved for previous law enforcement academies at the start of the January 1998 academy; and that the transfer of \$96,400 be approved; and that the following accounts

transactions be authorized:

Transfer From			Transfer To		
Account	Account Descrip.	Amount	Account	Account Descrip.	Amount
001-16043-7880	Infrastructure	\$96,400.00	001-15090-700101	Salaries-Overfill Preservation	\$66,000.00
			001-15090-704001	Benefits-Overfill	\$30,400.00

97-1193 NORTHWEST LIBRARY BRANCH PROJECT - FINANCE

Nancy Cummings, Library Director, reviewed background information regarding a 1994 tax override which funded an additional \$.02 of property taxes for library services including a new branch for Northwest Reno and discussed information regarding planning and design analyses concerning same. Ms. Cummings advised that Jack Trainor, Trainor & Associates, approached staff regarding a proposal to purchase an existing building located at 2325 Robb Drive and have it reconstructed to County standards; and that after consideration by the Library Board of Trustees, it was unanimously endorsed that this site be recommended to the Board of County Commissioners as the preferred site for the Northwest Library Branch. Ms. Cummings then answered questions posed by Commissioner Galloway concerning the project Keith Lockard, Library Board of Trustees, discussed location and features of the proposed site advising that the Board of Trustees had unanimously recommended endorsement of the Robb Drive site and explained that Mr. Trainor has applied for a special use permit with the City of Reno for appropriate public facility zoning which was recommended for approval by the City of Reno Planning Commission and the Northwest District Council.

Ms. Cummings responded to questions posed by Commissioner Galloway concerning the 1994 tax override explaining that following voter approval there were a number of featured services and activities that were of high priority, the Northwest being one; that other projects included enlarging the Sparks branch, looking at some improvements at Incline Village and going into some underserved areas; that this enabled the Reno Main Branch to re-open seven days a week; and that although other projects were involved in the campaign, Northwest was one of the higher priorities. Ms. Cummings further advised that they have completed a 10-year financial projection which includes all existing projects as well as absorbing the operational costs for the Northwest.

Jack Trainor, Trainor & Associates, discussed history of the proposed site stating that extensive testing had been completed on the building; that results indicate that the building is in very good condition; that improvements for the site are anticipated to be completed mid-December of 1998; and that July 1, 1999 is the target date from lease to purchase.

Following discussion, on motion by Commissioner Galloway, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that the following actions be taken regarding the Northwest Library Branch Project:

1. That staff be directed to secure an appraisal of the property at 2325 Robb Drive.
2. That staff be directed to negotiate a lease-purchase agreement for the acquisition of the property at 2325 Robb Drive.

3. That staff be directed to develop specifications for the reconstruction of the property at 2325 Robb Drive as a Washoe County Library branch.

It was further ordered that staff incorporate a decision/termination point after bids are received to determine if they should proceed or withdraw with the purchase of the land, building and payment for services to date; that staff target an approximate date from lease to purchase of July 1, 1999; and that the prevailing wage be acknowledged.

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There being no further business to come before the Board, the meeting adjourned at 12:40 p.m.

JOANNE BOND, CHAIRMAN
Washoe County Commission

ATTEST: JUDI BAILEY, County Clerk