

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY 9:00 A.M. FEBRUARY 17, 1998

PRESENT:

Joanne Bond, Chairman
Mike Mouliot, Vice Chairman
Sue Camp, Commissioner
Jim Galloway, Commissioner
Jim Shaw, Commissioner

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

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

98-145 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that the agenda for the February 17, 1998, meeting be approved with the following amendment: Item 15B, Introduction and Adoption of an Ordinance authorizing the issuance of General Obligation Sewer Bond, Series 1997, continued to the March 10, 1998, meeting.

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 Bond ordered that the minutes of the regular meeting of January 27, 1998, be approved.

98-146 REAL PROPERTY TRANSACTIONS - TRUCKEE MEADOWS FIRE PROTECTION DISTRICT--PYRAMID LAKE HIGHWAY PARCEL & RENO-SPARKS INDIAN COLONY--VERDI PARCEL

Fire Ray Chief Brunstrom provided background information concerning property transactions which essentially involve disposing of the two-acre parcel on Pyramid Lake Highway owned by the Fire District, to be acquired by the Reno-Sparks Indian Colony, and Washoe County's acquisition of approximately one acre in Verdi from the RSIC, which will require that the County pay the Fire District for the property.

Chairman Bond explained that County acquisition of the Verdi property will allow the County to buffer the residential area from the proposed smoke shop to be built in the area. Commissioner Camp asked if there was any chance that the County has an acre to trade rather than the County having to pay the Fire District. Chairman Bond stated that a long and extensive process has been on-going to try to find other land, but there is none.

Commissioner Galloway noted that the Pyramid Lake Highway property fills a "hole" in Tribal land and does not create another island of Tribal property. He further stated that after the appraisals are completed, if the size of the Verdi property needs to be adjusted, it would be his desire that the frontage of 388 feet be maintained.

Arlen Melendez, Reno Sparks Indian Colony Tribal Chairman, stated that they have been trying to work out a swap on the Verdi Tribal lands for many years without success; that they are very interested in obtaining the fire station property since it is right in the middle of other land owned by the Tribe; and that it is their hope that something can be worked out that will be in the best interest of all parties.

Legal Counsel Madelyn Shipman explained that this same item is also on the Truckee Meadows Fire Protection District Board of Fire Commissioners' agenda, and whatever the Board decides to do, the action will apply to both agendas.

Commissioner Galloway asked if the funds the Fire District receives will be held in the contingency account to cover possible budget shortfalls. Chief Brunstrom responded that by law these funds must be utilized in the Capital Outlay Account and that they will probably be used to offset the construction of the volunteer fire station in Lemmon Valley.

In response to Board questions, Jerry McKnight, Budget Coordinator, stated that the County does have some bond funds set aside for land acquisition and discussed other alternatives for financing the project.

Following further discussion, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that staff be directed to proceed with the necessary agreements to accomplish the real property transactions which result in the Reno Sparks Indian Colony acquiring the 2-acre TMFPD fire station property on the Pyramid Lake Highway for \$105,000 and Washoe County acquiring \$105,000 worth of Tribal property in Verdi, with a single escrow for both; and that if the final size of the Verdi property to be acquired by the County has to be adjusted, that the 388 feet of frontage be maintained. It was noted that this is also the action for TMFPD Item 98-5F.

98-147 PRESENTATION - WASHOE COUNTY SCHOOL DISTRICT - 1998 SCHOOL BOND ELECTION PROPOSAL

Washoe County School District Trustee Anne Loring and Paul Fleming, Operations Superintendent, were present to discuss changes that have been implemented and are going to be implemented in the school system since the defeat of the 1996 bond issue. Ms. Loring stated that the District has been listening to other elected officials and to the community; that they are making major changes in response to the community; and that they are seeking input for the size and scope of a school bond proposal issue for this year's election. She stated that they will be holding a series of public meetings and going to the Citizen Advisory Board meetings to make this presentation and solicit public input.

Ms. Loring stated that in the fall of 1998, five of the elementary schools will be changing to multi-track year-round schedules which allows up to 33 percent more capacity in each school; that KPMG performed a management audit of the District and made over 280 recommendations for improvements, which the District is beginning to implement; that they have completed their first long-range strategic plan projecting enrollment and facility needs to 2015; that they have hired an accountant to monitor the Nutrition Services Program as well as contracting with the Marriott Corporation to manage that program; and that they are working with other entities to better utilize space, specifically in joint ventures with Truckee Meadows Community College.

Mr. Fleming displayed charts and graphs on the overhead projector showing statistics concerning current facility capacities versus current and projected enrollments. He also stated that a \$100-million bond will not involve an increase in property tax the way it is currently structured; and that the District is currently retiring old debts and refinancing others at lower interest rates to further keep the tax rate down. Mr. Fleming further stated that in response to community concerns, a committee has been formed, led by an architect with membership being a wide range of professionals and members of the public, whose task is to come up with a design for the new high schools; that a prototype should be available by April; and that the Board of Trustees has determined that three new high schools will be needed within the next 5 years, with tentative locations being Spanish Springs, the North Valleys and the southeast Truckee Meadows.

Commissioner Camp stated that when the school district goes out to discuss this with the public, they really need to address the big voter complaint that there is too much waste at the top and that the administration of the school district is top heavy.

Mr. Fleming discussed this issue stating that they are aware that that is the public's perception although the KPMG audit did not reach that conclusion; and that they have also been working to implement a number of recommendations concerning efficiency and

accountability.

Board members asked several specific questions, which were answered by Ms. Loring and Mr. Fleming. Several Commissioners also commented that they think this is a much better presentation than what the School District did two years ago and offered suggestions to further address the citizen concerns.

98-148 WATER RIGHTS DEED - NEVDEX, INC. - WATER SALE AGREEMENT - SIERRA PACIFIC POWER COMPANY - SOUTHWEST VISTAS, UNIT 3

Upon recommendation of John Collins, Manager, Utility Services Division, Department of Water Resources, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the following actions be taken regarding supplying water to Southwest Vistas, Unit 3:

1. The Water Rights Deed for 86.70 acre feet being a portion of Claim 192/192a, as further changed by Application 63057, and 17.32 acre feet being a portion of Claim 108, as further changed by Application 63056, between Nevdex, Inc., as Grantor, and Washoe County, as Grantee, be approved and Chairman Bond be authorized to execute;
2. The Water Sale Agreement for 73.02 acre feet between Sierra Pacific Power Company and Washoe County be approved and Chairman Bond be authorized to execute; and
3. The Utility Services Manager be directed to record the Water Rights Deed and Water Sale Agreement with the County Recorder.

It was noted that 31.0 acre feet will be held by Washoe County as return flow water since the sewer for this project is being provided by the South Truckee Meadows Waste Water Treatment Plant.

98-149 WATER RIGHTS DEED - SIERRA PACIFIC POWER COMPANY - DOUBLE DIAMOND RANCH SUBDIVISION

Upon recommendation of John Collins, Manager, Utility Services Division, Department of Water Resources, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the following actions be taken regarding Double Diamond Ranch Subdivision:

1. The Water Rights Deed between Washoe County, as Grantor, and Sierra Pacific Power Company, as Grantee, for 58.194 acre feet of surface water rights being a portion of Permit 62287, formerly Claim 254, be approved and Chairman Bond be authorized to execute;
2. The Utility Services Manager be directed to deliver the Water Rights Deed to Sierra Pacific Power Company for recordation.

98-150 REPLACEMENT WATER RIGHTS DEED - RESOURCE APPLICATION & DEVELOPMENT, LTD. - EAGLE CANYON SUBDIVISION

Upon recommendation of John Collins, Manager, Utility Services Division, Department of Water Resources, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the following actions be taken regarding Eagle Canyon Subdivision:

1. The Replacement Water Rights Deed for 7.8 acre feet of surface water rights from a portion of Claim 377, as further changed by Application 63244, between Resource Application & Development, Ltd., as Grantor on behalf of Hawco Investment and Development Company, and Washoe County, as Grantee, be approved and Chairman Bond be authorized to execute;
2. The Utility Services Manager be directed to record the Replacement Water Rights Deed with the County Recorder.

It was noted that this Replacement Water Rights Deed replaces the original deed that was lost.

98-151 WATER RIGHTS DEED - W. R. ROGGENBIHL - EAGLE CANYON SUBDIVISION

Upon recommendation of John Collins, Manager, Utility Services Division, Department of Water Resources, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the following actions be taken regarding Eagle Canyon Subdivision:

1. The Water Rights Deed for 1.485 acre feet of surface water rights from a portion of Claim 168, as further changed by Application 63709, and 0.58 acre feet of surface water rights from a portion of Claim 337/338, as further changed by Application 63711, for a total of 2.065 acre feet, between W. R. Roggenbuhl, as Grantor on behalf of Hawco Investment and Development Company, Inc., and Washoe County, as Grantee, be approved and Chairman Bond be authorized to execute;

2. The Utility Services Manager be directed to record the Water Rights Deed with the County Recorder.

98-152 WATER RIGHTS DEED - DANIEL E. WARREN AND JACQUI WARREN - PARCEL MAP

Upon recommendation of John Collins, Manager, Utility Services Division, Department of Water Resources, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the following actions be taken regarding Warren's parcel map on APN 17-330-29:

1. The Water Rights Deed for 2.02 acre feet of water rights being a portion of Permit 52421 between Daniel E. Warren and Jacqui Warren, as Grantors, and Washoe County, as Grantee, be approved and Chairman Bond be authorized to execute;

2. The Utility Services Manager be directed to record the Water Rights Deed with the County Recorder.

98-153 TRANSFER OF APPROPRIATIONS - LIBRARY TAX OVERRIDE TO PUBLIC WORKS CONSTRUCTION FUND - NORTHWEST BRANCH LIBRARY PROJECT

Upon recommendation of Jerry McKnight, Budget Coordinator, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that a transfer of appropriations to transfer cash from the Library Tax Override account to the Public Works Construction Fund for construction of the Northwest Branch Library Project be acknowledged and that the Comptroller be directed to post the following journal entries:

Decrease		Increase	
Account	Amount	Account	Amount
092-920242-7103	\$1,150,000.00	092-9211-7861	\$ 200,000.00
		092-9211-7872	\$ 555,000.00
		092-9211-7873	\$ 195,000.00
		092-9211-7881	\$ 200,000.00

98-154 RECONVEYANCE OF LAND DEDICATED TO THE COUNTY - SPRING CREEK UNIT 2G - GREGORY M. & JENNIFER M. CURRY AND ELIZABETH R. BORBASH - PUBLIC WORKS

9:30 a.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on February 6, 1998, to consider a request to reconvey a portion of property that was dedicated to Washoe County. The property owners requesting the reconveyance of land included Elizabeth Borbash, owner of Assessor's Parcel No. 083-811-09 and Gregory M. and Jennifer M. Curry, owners of Assessor's Parcel No. 083-811-08.

The parcel under consideration for reconveyance of land is Assessor's Parcel No. 083-291-36, which was originally dedicated to Washoe County for drainage purposes. The reconveyance request is for a 16-foot-wide portion of a 50-foot wide easement. The 34-foot remainder is sufficient for drainage facility purposes. The procedure for reconveyance of land dedicated to the County is identified in NRS 244.290. The properties under consideration are located in the Spring Creek Subdivision Unit 2E, in a portion of the NE 1/4 of Section 21, T20N, R20E, MDB&M, Washoe County, Nevada. Proof was made that due and legal notice had been given.

Jim Gale, Senior Property Agent, stated that this request was also considered by the Washoe County Planning Commission who recommended approval of the reconveyance. Chairman Bond stated that the Board has received a letter from Mark Taylor expressing concerns that this will affect his access to the back of his property. Mr. Gale demonstrated on a large overhead map where the

Taylor property is in relation to the property proposed to be reconveyed and where their access is to the back of the parcel.

He further explained that Washoe County Risk Management has recommended that the County not provide access to this County property; that the County Engineer has suggested that property owners only be allowed access for emergency purposes such as getting sod or landscaping materials into their back yards when that cannot be done from the front; and that the County will not allow property owners access to their back yards via this County easement for the purpose of storage of recreational vehicles, which is currently the main use of this access. He stated that the property will be secured with a locked gate and the Utility Division will have the key to open the gate for people who make advance arrangements. Mr. Gale explained that the problem is that there is a major drainage ditch, 15 feet wide and 10 feet deep within this easement; that Risk Management is concerned about County liability because if someone or a vehicle went into that ditch, they could not get out; that last summer he contacted the 22 adjacent property owners concerning entering into a license agreement with the County which would hold the County harmless; and that only 5 people agreed and Risk Management stated that 100 percent of the property owners would have to agree to the license agreement in order for the County to leave this property open. Mr. Gale then answered specific questions of Board members stating that the County acquired this easement in March, 1997, and that it is currently open.

Commissioner Galloway suggested that a solution for Mr. Taylor would be for the County to maintain a triangle at the Taylor/Borbash property line and allow both the Taylor's and Ms. Borbash to have gates to their properties. Mr. Gale stated that could be done but some grading would be necessary because the Taylor property is approximately 2-feet higher than the Borbash property and currently has a retaining wall.

Chairman Bond opened the public hearing by calling on anyone wishing to speak concerning this matter.

Newel Knight, attorney representing Mark Taylor, stated that they do not have a problem if no one is going to have access from the back, but if other people down the road are going to have access from that area, then his client should also be allowed to have access. Commissioner Galloway asked Mr. Knight if he thought his triangle idea would work. Mr. Knight stated that would satisfy the situation, and their only other concern would be the 2-foot lot elevation difference and whether they would be liable if the drainage caused any problems.

Greg Curry stated that the Taylors removed the retaining wall and built a ramp to access their back yard and that they could have, and still can, put that access to the rear; that the drainage on all of these properties is supposed to be from front to back; and that Taylors' drainage to the side was brought about by their own doing.

Elizabeth Borbash stated that the triangle would not help her; and that the drainage from the Taylors to her property is causing her problems.

Commissioner Camp asked if a locked gate is going to be put up on this property regardless of whether or not the 16 feet is reconveyed. Mr. Gale said that was correct. He also explained that this extra property is only along the two parcels owned by Curry and Borbash. Commissioner Shaw asked if all the other affected property owners were notified. Mr. Gale stated that there were two notices, one for the Planning Commission hearing and one for this hearing. Commissioner Shaw asked if Mr. Taylor was the only one that expressed any concerns. Mr. Gale said yes.

Mark Taylor stated that the retaining wall was never closed off and that all he did was remove a 5-foot section so that he could build a gate. In response to Commissioner Galloway, Mr. Taylor stated that he did not create any additional drainage onto the Borbash property, and that because of the retaining wall, his property does not drain to the back. Commissioner Galloway asked Mr. Taylor if he could keep the drainage off the Borbash property if the County maintained a triangle as he previously explained. Mr. Taylor stated that he could.

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

Commissioner Galloway stated that he believes his triangle, which he sketched out on a map, is the only logical solution.

Legal Counsel Shipman stated that since the amount to be reconveyed is less than the originally proposed amount, she believes the Board can legally do that as long as they can make the finding that it is to the benefit of the County. Commissioner Shaw asked Mr. Gale if the Engineering Department might have a problem with the triangle proposed by Commissioner Galloway. Mr. Gale stated that he did not think they would.

Commissioner Camp asked if Mr. Taylor has full access from the front of his property. Mr. Gale stated that everybody has access from the front. Chairman Bond stated that Mrs. Borbash said that Mr. Taylor also has side access. Mr. Gale stated that he has no personal knowledge about that. Commissioner Camp stated that she does not feel it is proper to favor Mr. Taylor over Mrs. Borbash.

Based on the finding that it is in the best interest of the County, on motion by Commissioner Galloway, seconded by Commissioner Shaw, which motion duly carried with Commissioner Camp voting "no," it was ordered that the following resolution, as amended to exclude the triangular area as described by Commissioner Galloway, be adopted and that Chairman Bond be authorized to execute the resolution and the Quitclaim Deeds.

RESOLUTION

WHEREAS, The Board of County Commissioners of Washoe County did receive a petition to reconvey a portion of property dedicated to Washoe County. The property is located easterly of and adjacent to Spring Creek Subdivision Unit 2G situate in a portion of Section 21, T20N, R20E, MDB&M, Washoe County, Nevada, and

WHEREAS, pursuant to NRS244.290 the County of Washoe has the power to reconvey the subject property, and

WHEREAS, upon the evidence presented by the County Engineer and other interested persons, the Board of County Commissioners finds that the reconveyance is in the best interests of the County, and

WHEREAS, the Board of County Commissioners of Washoe County ordered on February 17, 1998 the reconveyance of the above mentioned property.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY that the following described property be reconveyed:

All that certain tract, piece or parcel of land situate in the Northeast one-quarter (NE1/4) of Section 21, T.20N, R.20E, MDB&M being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 23, Block "C" Spring Creek Subdivision Unit 2G filed September 3, 1993 in the Office of the Washoe County Recorder, Reno, Nevada, Document No. 1709469; thence S.00§29'26"E. a distance of 120.00 feet to a point; thence N.89§30'34"E. a distance 16.00 feet to a point; thence N.00§29'26"W. a distance of 104.00 feet to a point; thence N.45§29'26"W. a distance of 22.63 feet to the TRUE POINT OF BEGINNING and containing an area of 1792 sq. ft. more or less.

98-155 COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CPA-98-SWTM-1 (STEAMBOAT SPECIFIC PLAN)

9:30 a.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on February 6, 1998, to consider the Washoe County Planning Commission recommendation to amend the Southwest Truckee Meadows Area Plan, being a part of the Washoe County Comprehensive Plan, by adopting the Steamboat Specific Plan, and related changes to the area plan. The Steamboat Specific Plan covers approximately 687 acres of the Southwest Truckee Meadows planning area and is being planned for a variety of general commercial, tourist commercial and industrial uses. The Specific Plan Area is located at the intersection of the Mt. Rose Highway and South Virginia Street, to the west of South Virginia Street. The Specific Plan Area includes the following Assessor's Parcel Numbers: 49-230-11, 49-230-18, 49-384-1, 49-384-2, 49-385-1, 49-385-2, 49-385-3, 49-385-4, 49-385-5, 49-385-6, 49-391-11, 49-391-12, 49-392-4, 49-392-5, 49-392-6, 49-392-11, 49-392-12, 49-392-13, 49-393-1, 49-393-2, 49-450-2, 49-450-5, 49-450-6, 49-450-7, 49-450-8, 49-450-10, 49-450-11, 49-450-44, 49-450-47, 49-450-51, and 49-450-52. The parcels are in Sections 20, 21, 28, 29, 32 and 33, T18N, R20E, MDM. Washoe County, Nevada. Administrative changes to the area plan are necessary to reflect the

adoption of the Steamboat Specific Plan, including new text describing the specific plan, a revised Public Services and Facilities Map, a revised Development Suitability Map, and a revised table of land use acreage. The Steamboat Specific Plan is in the South Truckee Meadows Hydrographic basin. The parcels are designated as "Suburban" on the Truckee Meadows Regional Plan land use diagram, therefore a Regional Plan Amendment should not be required as a part of the findings for conformance.

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

Dean Diederich, Department of Community Development, provided background information and an analysis of the major issues displaying maps and charts on the overhead projector. A proposed Table of Land Uses, including allowable uses and uses that will require special use permits, was reviewed in detail. Mr. Diederich also answered questions of Board members; and, in response to Commissioner Camp, stated that the group was aware that some of their proposed regulations are more stringent than what is required in the Development Code.

Commissioner Camp noted that the people of the community worked on this plan for over 2 years holding over 40 meetings and did come up with a plan for their area and then the Planning Commission changed part of it.

Chairman Bond opened the public hearing by calling on those wishing to speak concerning this matter.

Roy Hibdon, Civil Engineer, and Douglas Clark, attorney, representing Steamboat Properties, Dorothy Towne, urged the Board to approve the original plan as designed by the people. Mr. Hibdon stated that the group really looked at every item in the land use table and decided what uses should be allowed, what uses should require special permits, etc., and established specific design and development standards and criteria that they want in their area so that special use permits would not be necessary.

Larry Beck, representing Far West Capital/Reno Energy, stated that he wanted to put emphasis on the process because in this particular Specific Plan, the process worked very well; that the different interests did reach a consensus; and that the design guidelines they have proposed should address any and all necessary mitigation for development impacts. He also stated that as far as geothermal energy production, there are 14 different State and Federal agencies that review everything they do.

Rebecca Wagner, representing Ron Birch, an area property owner, urged the Board to approve the original plan stating that they liken it to a pre-approved home loan; that people know in advance what is required; and that they are not trying to circumvent anything, just attempting to make development a little easier with everything laid out in advance.

Chuck Weller, attorney representing Fleetwood Corporation, stated that he thinks a special use permit should still be required if anyone does ever attempt mineral extraction from the geothermal resource as that is an area that no one knows much about.

He stated that there are three areas that he would request be changed; that one is the notification process in which notices now go out to property owners according to the Assessor's records; that since his client leases this property he does not receive notices although he does have a vested interest in the area; that he believes special use permits should still be required; and that the frontage on the 395 corridor should be Tourist Commercial instead of Industrial since it is the gateway to the community.

Jay Woodworth, President, Fleetwood Corporation, also urged the Board to keep the special use permit process in place for industrial development so that full Board review will still occur in full public view as the industrial projects proposed for the area are going to be big projects.

Bill Price, Plant Manager, Steamboat Geothermal Plant, stated that the reason for the mining regulations is because the State of Nevada considers them a mining operation and they just wanted to be consistent; and that their operation also falls under the scrutiny of the Department of Minerals and the Nevada Division of Environmental Protection.

Several of these gentlemen spoke again rebutting comments made by their opponents and reiterating their previous comments.

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

Mr. Deiderich responded to issues raised and Board members questions stating that administrative permits and appeals of zoning administrator actions go directly to the Board of Adjustment and their action is final with no appeal process available before the County Commissioners on those items; that Article 328 was provided to the Board so they could see that the criteria for reviewing geothermal development set out in the Specific Plan is identical to the criteria in Article 328, without making applicants go through the special use permit process; and that this procedure would streamline the process and at the same time allow the Citizen Advisory Board to identify mitigation measures to be included in the appropriate State agency public record, since it is the State who would ultimately be permitting any geothermal development. He also stated that the issue of notifying leaseholders about these public hearings has been raised many times before; that staff must have a constant source to go by, which source is the Assessor's records of property ownership; and that staff usually suggests to people that there are other avenues for learning about public hearings including requesting to be on the mailing lists for agendas.

A discussion ensued concerning the 35-foot building height limitation in the Tourist Commercial area and Commissioner Mouliot expressed his concern that if that is not raised, the most predominant thing in the area will be the new freeway when it is completed. He asked that staff take a look at that in the future.

Commissioner Camp stated that the area residents put a lot of effort into developing a plan for their specific area and that plan is what should be approved. She asked if they changed it back to what was originally submitted to the Planning Commission whether it would have to go back to the Planning Commission again. Legal Counsel Shipman stated that it would only have to go back as a report to notify the Planning Commission of this Board's action; that the County Commissioners could request comments from the Planning Commissioners, or not, if they so chose; and that it would not be subject to another public hearing at that level.

The land use chart with allowed uses versus permitted uses displayed on the overhead projector was then discussed at length and the Board decided to put the uses back to the way the citizens presented it to the Planning Commission. One of the issues of contention was whether "mining" should require a special use permit and Mr. Deiderich stated that the only thing that might someday be mined are the by-products of the heat extraction and energy production, which would be like the deposits left behind in a hot water tank or pipes, if there is any value to that material.

Following further discussion, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that Comprehensive Plan Amendment Case No. CPA98-SWTM-1, Steamboat Specific Plan, and related amendments to the Southwest Truckee Meadows Area Plan, be approved as amended by the County Commissioners, specifically to change the table of allowed uses back to the material presented to the Washoe County Planning Commission by the property owners and staff with the only mining permitted being heat and mineral extraction from the geothermal resources. It was further ordered that staff forward this comprehensive plan amendment to the Regional Planning Commission if there are no comments from the Planning Commission. This motion is based on the following findings:

1. The proposed amendment to the Southwest Truckee Meadows Area Plan is in substantial compliance with the policies and action programs of the Comprehensive Plan. The amendments encourage development consistent with natural constraints (LUT.1.1).
2. The proposed amendment to the Southwest Truckee Meadows Area Plan will provide for land uses compatible with adjacent existing and planned land uses (LUT.1.14), and will not adversely impact the public health, safety or welfare (POP.1.5).
3. The proposed amendment to the Southwest Truckee Meadows 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.
4. The proposed amendment to the Southwest Truckee Meadows Area Plan will not adversely affect the desired pattern for the orderly physical growth of the County or significantly impact development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
5. The proposed amendment to the Southwest Truckee Meadows Area Plan is the first amendment to the plan in 1998, and therefore does not exceed the three permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.

6. The Washoe County Planning Commission public hearing, prior to the adoption of the proposed amendment to the Southwest Truckee Meadows 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(1).

7. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

8. 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.

98-156 LAZY 5 REGIONAL PARK MASTER PLAN AND CONTRACT FOR DESIGN OF PHASE I - DESIGN CONCEPTS WEST - PARKS AND RECREATION DEPARTMENT

Pursuant to questions at Caucus, Karen Mullen, Parks and Recreation Director, provided additional information concerning costs expended in design fees for other parks compared to the construction costs, explained the variations and answered other questions of the Board. She also stated that there are always phases of park projects lined up for the future, but the funding is not set aside for future years; that the 1987 legislature changed the way they can use the Park Construction Tax funds; and that they would like to re-address this with the next legislature.

Following further discussion, upon recommendation of Ms. Mullen, on motion by Commissioner Mouliot, seconded by Commissioner Shaw, which motion duly carried, it was ordered that:

- 1. The Lazy 5 Regional Park Master Plan be approved; and
- 2. A contract between Design Concepts West and Washoe County, concerning the design of Phase I, the neighborhood park elements, of the Lazy 5 Regional Park in Spanish Springs, in the amount of \$106,300, be approved and Chairman Bond be authorized to execute.

98-157 AGREEMENT - EAGLE CANYON DEVELOPMENT A, INC. - SEWER CONNECTION FEES FOR EAGLE CANYON UNIT 3 - IRREVOCABLE LETTER OF CREDIT

Upon recommendation of John Collins, Manager, Utility Services Division, Department of Water Resources, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that a Sewer Facility Fee Payment Agreement between Eagle Canyon Development A., Inc., and Washoe County, concerning deferring payment of sewer connection fees for Eagle Canyon Unit 3, be approved; that Chairman Bond be authorized to execute the agreement on behalf of Washoe County; that Washoe County accept an Irrevocable Letter of Credit from Comstock Bank in the amount of \$1,347,800 to secure payment of sewer facility hook-up fees; and that the Manager of the Utility Services Division be directed to record the agreement with the County Recorder's office.

98-158 AWARD OF BID - CONSTRUCTION OF SPRING CREEK WATER SYSTEM TRANSMISSION MAIN EXTENSION, PHASE I - UTILITY DIVISION

This was the time to consider award of bid, Notice to Contractors for receipt of sealed proposals having been published in the Reno Gazette-Journal on January 5, 8, 12, 14, 16, and 20, 1998, for construction of Spring Creek Water System Transmission Main Extension, Phase I, for the Utility Services Division of the Water Resources Department. Proof was made that due and legal Notice had been given.

The following is a summary of the bids received:

Engineer's Estimate	\$188,300.00
Mike's Trenching	\$ 98,615.00
Dossey Construction	\$134,879.40

R.O. Peterson Construction Co.	\$139,931.00
TW Construction	\$140,180.00
Gerhardt & Berry, Inc.	\$149,912.00
Peavine Construction	\$155,155.00
Interstate Utility Constructors, Inc.	\$163,921.00
Marv McQueary Excavation	\$166,479.00
A&K Earthmovers	\$167,616.00
Canyon Creek Construction Co.	\$169,373.00
Schauer Excavation, Inc.	\$175,533.00
Hall's Excavation, Inc.	\$206,620.00

Upon recommendation of John Collins, Manager, Utility Services Division, Department of Water Resources, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the contract for construction of Spring Creek Water System Transmission Main Extension, Phase I, for the Utility Services Division of the Water Resources Department be awarded to Mike's Trenching, Inc., the lowest, responsible, responsive bidder, in the amount of \$98,615.00; that Chairman Bond be authorized to execute the contract documents upon their receipt; and that the Utility Services Manager be authorized to issue the Notice to Proceed.

98-159 AWARD OF BID - TIRES AND TIRE SERVICES - BID NO. 2049-98 - WASHOE COUNTY JOINDER BID

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 December 23, 1997, for tires and tire services for Washoe County in joinder with the City of Reno and the Reno-Sparks Convention and Visitors Authority (RSCVA). 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:

D & D Tire Inc.
Purcells Western States Tire
Redburn Tire Co.
Reno Vulcanizing Works, Inc.
Silver State Tire & Retreading
Tire Centers Inc.
Tyres International, Inc.

Eighteen potential bidders 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 Shaw, which motion duly carried, Chairman Bond ordered that Bid No. 2049-98 for tires and tire services for Washoe County in joinder with the City of Reno and the RSCVA be awarded as follows for a 23-month period commencing on the date of bid award and ending December 31, 1999, with a provision for an extension of any resultant award from this Invitation to Bid for calendar year 2000 provided prices do not increase and service is satisfactory:

Reno Vulcanizing Works:

Category #1 - New Auto and Light Truck Tires, Tire Repair and Service

Bid item #1 through bid Item #11.3

Category #5 - Disposal of used tires

Bid item #37.1 through bid item #39.10

D & D Tire Inc.:

Category #2 - New Police Tires, Tire Repair and Service

Bid item #12 through bid item #14.3

Category #5 - Disposal of used tires

Bid item #37.1 through bid item #39.10

Purcell's Western States Tire:

Category #3 - New Heavy Truck & Grader Tires, Tire Repair and Service

Bid item #15 through bid item #26.4.1

Category #4 - Heavy Truck Tire Service, Tire Recapping, & Heavy Truck and Equipment Recapped Tires

Bid Item #27 through bid item #36.3

Category #5 - Disposal of used tires

Bid Item #37.1 through bid item #39.10

It was noted that this award shall be for an indeterminate amount as these are vehicle and equipment repair and maintenance items for which future requirements are unknown and that the estimated annual value of the award for Washoe County is approximately \$200,000.00.

98-160 AWARD OF BID - DOCUMENT PROCESSOR - BID NO. 2052-98 - TREASURER

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 December 12, 1997, for a document processor for the Washoe County Treasurer. 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:

Wausau Financial Services

BancTec USA, Inc.

The bid from TWS Systems, Inc. was received late and Unisys Corporation failed to respond to the invitation to bid.

Mike Sullens, Purchasing, was present and responded to Board members questions; and the Board stated that they would like to see more justification in the future.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Bid No. 2052-98 for a document processor for the Washoe County Treasurer be awarded to the lowest responsive and responsible bidder, Wausau Financial Systems, in the amount of \$148,135.00.

98-161 AWARD OF BID - UPGRADE OF NEC2400 SIM PHONE SYSTEM - BID NO. 2053-98 - TELECOMMUNICATIONS DEPARTMENT AND DISTRICT ATTORNEY--FAMILY SUPPORT

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 December 25, 1997, for the upgrade of the NEC2400 Sim phone system with complete voice mail integration on behalf of the Telecommunications Division of the General Services Department, with the phone system being used by the Family Support Division of the District Attorney's Office. 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:

Vision Communications Services, Inc.
Com-Aid, Inc.

CMS Communications, Inc., NEC Business Communications, and Sierra Telephone Systems failed to respond to the invitation to bid.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Mouliot, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that Bid No. 2053-98 for the upgrade of the NEC2400 Sim phone system with complete voice mail integration on behalf of the Telecommunications Division of the General Services Department be awarded to the low bidder, Vision Communication Services, Inc., in the amount of \$36,650.00.

98-162 AWARD OF BID - JANITORIAL SERVICES - LONGLEY LANE COMPLEX - BID NO. 2054-98 - GENERAL SERVICES DEPARTMENT

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 January 12, 1998, for janitorial services for the Longley Lane Complex (Animal Control, Buildings and Grounds, Equipment Services, General Services, Telecommunications, and Roads, 3021 Longley Lane) on behalf of the Buildings and Grounds Division of the General Services 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:

Qual-Econ U S A Inc.
Universal Building Maintenance Inc.

The bid from A-Jack's Office Cleaning was disqualified because no bid surety was included with the bid documents and that was a requirement of the Bid. Best Janitorial, McNeil's Cleaning Service, Sun West Building Services of Nevada, Inc., and Paul Neef, Jr. (Mr. Clean Commercial & Residential Cleaning) submitted "no-bid" responses.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Camp, seconded by Commissioner Shaw, which motion duly carried, Chairman Bond ordered that Bid No. 2054-98 for janitorial services for the Longley Lane Complex (Animal Control, Buildings and Grounds, Equipment Services, General Services, Telecommunications, and Roads, 3021 Longley Lane) on behalf of the Buildings and Grounds Division of the General Services Department be awarded to the lowest responsive and responsible bidder meeting bid specifications, terms and conditions, Universal Building Maintenance, Inc., in the amount of \$104,400 for a two-year period.

It was further ordered that the Purchasing and Contracts Administrator be authorized to enter into a two-year agreement with the specified vendor commencing February 18, 1998 through February 17, 2000, with one 2-year renewal option. It was noted that prices are to remain firm for the duration of the original agreement and that pricing for any renewal agreement shall be subject to renegotiation.

98-163 AWARD OF BID - AUTOMOTIVE AND MOTORIZED EQUIPMENT FILTERS - BID NO. 2056-98 - WASHOE COUNTY JOINDER BID

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 January 6, 1998, for automotive and motorized equipment filters for Washoe County in joinder with the City of Reno and the Reno-Sparks Convention and Visitors Authority (RSCVA). 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:

Auto Diesel Electric
Cummins International
Ferrous Supply Inc.

Rally Auto Supply
Truck Parts & Equipment

Interstate Oil Company, Komatsu Equipment Co., RWG Enterprises, W.W. Grainger, and Vantage Parts submitted "no-bid" responses; and 22 potential bidders failed to respond to the invitation to bid.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that Bid No. 2056-98 for automotive and motorized equipment filters for Washoe County in joinder with the City of Reno and the RSCVA be awarded as follows:

Primary Vendor - Rally Auto Parts

Award shall be for WIX - BIG A brand filters. Discounts for Washoe County and participating joinder agencies shall be applied at 50 percent off jobber price list, using price sheets dated October 1, 1997.

Secondary Vendor - Truck Parts and Equipment Co.

Award shall be for Baldwin brand filters. Discounts for Washoe County and participating joinder agencies shall be applied at 34 percent off distributor list price, using price sheets dated January 18, 1998.

It was noted that discounts, prices and exceptions as stated in the Invitation to Bid shall be honored and adhered to until December 31, 1999, with a provision for two 1-year extensions of any resultant agreement as long as the successful bidders agree not to increase prices during the award period. It was also noted that the estimated value of this award for Washoe County is approximately \$25,000 per year.

98-164 REQUEST TO INCREASE PURCHASE OF SERVICE CONTRACT - DICKSON, O'BRYAN, DUGAN & ASSOCIATES - SOCIAL SERVICES DEPARTMENT

Mike Capello, Director of Children Services, was present and responded to questions of the Board stating that if the people can pay something for the professional services they receive, they do and the County pays the balance; and that if people cannot pay anything, the County pays for the services. The Board discussed a tracking and evaluation process for measuring the success of the program and requested a report from staff concerning the number of families using these services and the length of time.

Upon recommendation of May Shelton, Director, Social Services Department, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, Chairman Bond ordered that a \$25,000 increase to the Dickson, O'Bryan, Dugan & Associates Purchase Order for fiscal year 1997/98 for providing psychological examinations, substance abuse evaluations, counseling and written treatment plans for clients of Washoe County Social Services be approved.

98-165 SPONSORSHIP OF WASHOE COUNTY EMPLOYEES IN THE CITY OF RENO'S CORPORATE CHALLENGE - PARKS

Upon recommendation of Karen Mullen, Parks and Recreation Director, on motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that the Board of County Commissioners sponsor Washoe County employees in the City of Reno's Corporate Challenge to support the health and wellness of County employees. It was further ordered that the \$735.00 fee be waived for the use of Rancho San Rafael Park by the City of Reno to be applied as the County's portion of the required \$1,000 sponsorship for a County team. It was noted that the remaining \$265.00 will be funded by the County employee participants.

98-166 BILL NO. 1185 - AMENDING WCC CHAPTER 40 - EXTENSION OF 1.5 PERCENT WATER BILL SURCHARGE

Legal Counsel Madelyn Shipman and Steve Walker, Water Planning Manager, advised that a change to the proposed ordinance is necessary to exclude the Gerlach area from this surcharge and additional language was suggested.

Bill No. 1185, entitled, "AN ORDINANCE AMENDING CHAPTER 40 OF THE WASHOE COUNTY CODE PROVIDING FOR THE RETROACTIVE EXTENSION OF THE 1.5 PERCENT WATER BILL SURCHARGE; ADDING NEW PROVISIONS PROVIDING FOR A SCHEDULE OF REVISIONS AND AMENDMENTS TO THE WATER PLAN, ADDING NEW PROVISIONS PROVIDING FOR CONFORMANCE REVIEW AND AN APPEAL PROCESS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO." was introduced, as amended, by Commissioner Mouliot, the title read to the Board and legal notice for final action of adoption directed.

98-167 CORRECTION OF FACTUAL ERRORS - 1998-99 SECURED TAX ROLL

Upon recommendation of Thomas Sokol, Assistant Chief Deputy Assessor, on motion by Commissioner Shaw, seconded by Commissioner Camp, which motion duly carried, it was ordered that the following Roll Change Request, correcting factual errors on tax bills already mailed, be approved for the reasons stated thereon and mailed to the affected property owner, a copy of which has been placed on file with the Clerk. It was further ordered that the Order on the roll change directing the Treasurer to correct the error be approved and Chairman Bond be authorized to execute on behalf of the Commission.

Reno Motel Investments, LLC

APN 008-191-38

ID # 2/062-077

98-168 ESTABLISH NEW EMPLOYEE CLASSIFICATION & SALARY RANGE - DIRECTOR OF BUDGET AND FINANCE - PERSONNEL

Upon recommendation of Joanne Ray, Personnel, on motion by Commissioner Camp, seconded by Commissioner Shaw, which motion duly carried, Chairman Bond ordered that a new classification and salary range (M075: \$71,364.80 - \$89,211.20) for the Director of Budget and Finance be approved and that the Budget Coordinator be reclassified to Director of Budget and Finance effective November 26, 1997.

98-169 PROGRESS REPORT - RETROFIT OF COMMISSION CHAMBERS FOR AUDIO VISUAL AND VIDEO BROADCASTING

Mary Henderson, Public Affairs Director, updated the Board regarding the retrofit of the chambers for installation of the audio/video and television broadcasting equipment necessary for the meetings to be telecast discussing cost figures, the construction timetable, relocation of the meetings during construction, the plans for media training and staff training, etc., and that in June everything should be ready to do a simulated broadcast with the first live broadcast probably in July or August. She also stated that issues still needing to be resolved are whether or not the County uses SNCAT or TCI and which meetings, i.e. Planning Commission, Water Planning Commission, etc., will be broadcast. Ms. Henderson stated both Reno and Sparks use SNCAT, which presents another problem if the County also uses SNCAT; and that is that anytime there are meetings at the same time, the cities would bump the County, which means that the County meeting would be broadcast tape-delayed unless the Board wants to consider changing their meeting dates. She also advised that there is no way to do live broadcasts for Incline Village, so the meetings will have to be shown tape-delayed up there; and that staff will be coming back with recommendations for the unresolved issues for the Board's consideration.

98-170 LEGISLATIVE UPDATE

Mary Henderson, Public Affairs Director, briefed the Board concerning legislative issues noting that departments are working on their requests for the 1999 legislature; that a committee of county employees has been formed to review the departments requests; that the county is allowed 25 bill draft requests (BDR); and that she thinks it would be very important to get the BDR's into Carson City by May 1st. She stated that she has met with the other local entities and another meeting is scheduled for March 18th to look at regional issues. Ms. Henderson also discussed the on-going legislative committees and what they are working on.

98-171 PROPOSED NEWS MEDIA GUIDELINES

Mary Henderson, Public Affairs Director, presented a proposed draft of news media guidelines for the Board to consider for possible future adoption, stating that this policy has not been updated for several years.

It was noted that Ms. Henderson is terminating her employment with the County, and Chairman Bond thanked her for her years of service to Washoe County and wished her luck in her future endeavors.

98-172 COMMUNICATIONS

A. Public Notice of and Invitation to the Board of County Commissioners to a meeting of the SB253 Legislative Committee on January 27, 1998, to be held at the Wilbur D. May Museum, Double Diamond Room, Rancho San Rafael Park, 1502 Washington Street, Reno, Nevada.

B. Notice of Completion for Double Diamond Water System Well House #1 by Ford Construction Company.

C. From the Department of Transportation of Nevada, original copy of the document containing the special provisions, proposal, contract, and bond on a Contract concerning the Statewide Maintenance Facility Site and Building Lighting Improvements, Nevada, D.R. Drake & Sons, Inc., Contractor.

D. From the City of Sparks, a Notice of Intent to Annex Land into the City of Sparks as follows: Bill No. 2119, 17.02 acres of land on the west side of Vista Boulevard, south of Whitewood Drive and south of the Mendive Middle School, and Bill No. 2121, 879 acres of land on the east side of Vista Boulevard, north of County Ridge Subdivision, and south of Desert Highlands both requested by the administrator of the Estate of Hugo D'Andrea, deceased, as owners of record.

E. From the Dept. of Taxation of Nevada a notice that Washoe County, City of Reno, and the Truckee Meadows Fire District have requested an adjustment of the consolidated tax distribution initial year base amount pursuant to SB254, Section 366.

F. Contract Documents and Specifications for South Truckee Meadows Effluent Reuse System Effluent Storage Tank as awarded on October 14, 1997, Item No. 97-1009.

98-173 REPORTS - MONTHLY (DECEMBER, 1997)

- A. Animal Control
- B. County Clerk
- C. Court Clerk
- D. Social Services
- E. Treasurer

98-174 QUARTERLY REPORTS - OCT., NOV., DEC., 1997

- A. Constables of the following Townships:
 - (1) Reno, (2) Sparks, and (3) Gerlach
- B. Justice Courts of the following Townships:
 - (1) Verdi, (2) Gerlach, (3) Incline Village/Crystal Bay, (4) Sparks
- C. County Clerk/Court Clerk
- D. Gerlach General Improvement District

BOARD MEMBERS COMMENTS

Commissioner Mouliot requested that the Board have a workshop concerning the recruitment and role of the next Public Affairs person.

* * * * *

2:00 p.m. The Board recessed into a closed personnel session for the purpose of discussing on-going negotiations with employee organizations and adjourned from that meeting at 2:20 p.m.

JOANNE BOND, Chairman
Washoe County Commission

ATTEST: JUDI BAILEY, County Clerk