

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

1:30 P.M.

MAY 23, 2000

PRESENT:

Ted F. Short, Chairman

Jim Shaw, Vice-Chairman

Joanne Bond, Commissioner

Pete Sferrazza, Commissioner

Jim Galloway, Commissioner

Amy Harvey, County Clerk

Katy Singlaub, County Manager

Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada and conducted the following business:

00-441 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that the agenda for the May 23, 2000, meeting be approved with the following changes: **Delete Item 5I** Budget Adjustments to General Fund Equipment Services Billing; and **Add 5R** Interlocal Agreement between Washoe County and the Reno-Sparks Convention Visitors Authority providing for the prosecution of a condemnation action on behalf of Washoe County, which was properly noticed as an addendum.

PUBLIC COMMENTS

Guy Felton, area resident, expressed his concern regarding the public comment policy and stated that Sheriff Kirkland should be replaced by a vote from the people not by appointment of the Board.

Sam Dehne, area resident, expressed his concern regarding the proposed parking for the expansion at the Reno-Sparks Convention & Visitors Authority.

Tom Kearns, area resident, expressed his dislike for the way the local governmental entities are conducting their business.

Commissioner Galloway requested that Madelyn Shipman, Legal Counsel, provide clarification to the Board regarding public comment procedures at the next Commission meeting.

MINUTES

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the minutes of the regular meeting of May 9, 2000 be approved.

00-442 PROCLAMATION – NATIONAL PUBLIC WORKS WEEK – MAY 22-26, 2000

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following proclamation be adopted and Chairman Short be authorized to execute:

WHEREAS, Public Works services provided in our community are an integral part of our citizens' everyday lives; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as streets and highways and public buildings; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design and construction is vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform; now, therefore, be it

PROCLAIMED BY THE BOARD OF COMMISSIONERS OF WASHOE COUNTY, NEVADA, that May 22-26, 2000, is designated as "NATIONAL PUBLIC WORKS WEEK" in the County of Washoe, and we call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contribution which public works officials make every day to our health, safety, comfort and quality of life.

00-443 PROCLAMATION – STAND FOR CHILDREN DAY – JUNE 1, 2000

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following proclamation be adopted and the Board of County Commissioners be authorized to execute:

WHEREAS, On June 1, 2000, Americans from all backgrounds will come together in their communities to take a Stand for Children and renew their community's commitment to improving the quality of our children's lives by building safer and healthier communities; and

WHEREAS, On "Washoe County's Stand for Children Day" and beyond, families, members of religious congregations, schools, community-based organizations, businesses, and political and cultural groups will join together as a local and national community to recognize our children's unmet needs and re-dedicate ourselves to addressing them; and

WHEREAS, Caring for children must be our families, community's, and nation's first priority; and

WHEREAS, This commitment must begin at the local level, where children and families live and work and have the potential to thrive, and where all citizens working together, can make a difference in our children's lives; now, therefore, be it

PROCLAIMED, That the Board of Washoe County Commissioners urges all citizens to support June 1, 2000 as "Stand for Children Day" by dedicating themselves to the task of improving the quality of life for all our children from this day forward.

00-444 JOINT RESOLUTION – BILL HILKE – WASHOE COUNTY COMMISSION AND PLANNING COMMISSION

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following proclamation be adopted and Chairman Short be authorized to execute:

JOINT RESOLUTION OF THE WASHOE COUNTY COMMISSION AND THE WASHOE COUNTY PLANNING COMMISSION EXPRESSING APPRECIATION TO BILL HILKE FOR HIS SERVICE

WHEREAS, BILL HILKE has, since his appointment by the Washoe County Commissioners on August 19, 1987, been an active and interested member of the planning movement of Washoe County, serving on the Board of Adjustment with dedication and distinction;

WHEREAS, BILL HILKE has maintained and manifested a sincere interest in the furtherance of good planning principles, and their application to quality neighborhood design and the resolution of project impacts, as well as the comprehensive planning program of Washoe County;

WHEREAS, BILL HILKE served the Washoe County Board of Adjustment as its Chair on numerous occasions, including his most recent service from July 1999 to June 2000, receiving the gratitude of his fellow Commissioners and the public in the efficient operation of meetings, setting an example for those who have and will serve after him; and

WHEREAS, BILL HILKE, as a member of the Board of Adjustment, has helped to implement the Washoe County Comprehensive Plan and the Washoe County Development Code in a fair and impartial manner, allowing all residents and property owners the opportunity to appropriately develop their property while protecting the public interest.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners and the Washoe County Planning Commission do hereby express their deep appreciation to **BILL HILKE** for his extraordinary years of service to the improvement of Washoe County’s welfare through the application and administration of Washoe County’s planning programs; and

BE IT FURTHER RESOLVED that the Board of County Commissioners and the Washoe County Planning Commission will miss the contributions of **BILL HILKE** and extend their best wishes for a happy and prosperous future.

00-445 RESOLUTION – PEOPLE AGAINST VIOLENT ENTERTAINMENT MEDIA

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following resolution be adopted and Chairman Short be authorized to execute:

RESOLUTION

WHEREAS, The Board of Commissioners of Washoe County is committed to creating a better quality of life for all its residents; and

WHEREAS, Violent juvenile crime is on the rise and violence in our community affects all of us either directly or indirectly; and

WHEREAS, At-risk youth, youngsters from broken homes or disadvantaged environments are particularly susceptible to the negative influences of media; and

WHEREAS, Violent media is consistently linked with increased aggression, rising suspicion of others, and desensitization to real-life violence; and

WHEREAS, There are over 1,000 studies that link real violence to media violence, and juveniles are the target audience for much entertainment media; and

WHEREAS, Youth are our greatest resource and hold the key to our future; and

WHEREAS, We, as adults, have a responsibility to provide for them an environment that gives them the best chance for success; and

WHEREAS, It is imperative that we address and encourage positive changes that will help counteract the increasing spiral of violence, negativity, and lack of civility that has been a discouraging hallmark of the past two decades;

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF WASHOE COUNTY, NEVADA,

1. Recognize that no person or entity is exempt from the responsibility for creating a safe, positive environment for our children;
2. Add our names to the list of signers of "An Appeal to Hollywood," a national document calling for responsibility on the part of entertainment producers and executives;
3. Support the goals and efforts of People Against Violent Entertainment Media as they work to raise awareness and encourage responsibility on the part of parents and retailers; and be it further

RESOLVED, That the Board of Commissioners of Washoe County encourages the community to recognize video stores, music stores and other businesses, through awards and other methods, that voluntarily establish policies that create a "family friendly environment" and restrict youth access to violent and adult material that is rated as inappropriate for certain ages by nationally established ratings boards; we affirm that such efforts will undoubtedly result in a better educated, more compassionate and responsible society; and we declare our commitment to working with local businesses and community groups on this issue.

00-446 RESOLUTION – ACQUISITION OF REAL PROPERTY - RENO-SPARKS CONVENTION AND VISITORS AUTHORITY (RSCVA)

Sam Dehne, area resident, stated that they are wasting citizens dollars to buy this property and that permits have not even been approved for this property to be used as a parking lot.

Tom Kearns, area resident, expressed his concern about the RSCVA putting this project on the fast track.

Gary Schmidt, area resident, expressed his concern about the safety of people parking at the proposed parking lot and walking across the street to the RSCVA and commented that the Atlantis Casino has a pedestrian overpass, there are still employees who run back and forth across Virginia Street causing a safety hazard.

On motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following resolution be adopted and Chairman Short be authorized to execute:

RESOLUTION NO. 446

A RESOLUTION CONCURRING WITH THE RENO-SPARKS CONVENTION AND VISITORS AUTHORITY TO ACQUIRE BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN CERTAIN REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PECKHAM LANE AND KIETZKE LANE; DEEMING THE ACQUISITION OF SUCH REAL PROPERTY NECESSARY FOR THE PURPOSES OF THE RENO-SPARKS CONVENTION AND VISITORS AUTHORITY UNDER NRS 244A.597 TO 244A.655, INCLUSIVE; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the Board of Directors of the Reno-Sparks Convention & Visitors Authority (respectively, the "Authority Board" and the " Authority") of Washoe County,

Nevada (the "County") is authorized pursuant to NRS 244A.619 to acquire real property upon behalf of the County; and

WHEREAS, the Authority proposed (subject to the approval of the Board of County Commissioners of the County (the "County Board") pursuant to NRS 244A.627), to acquire certain real property located at the northwest corner of the intersections of Peckham Lane and Kietzke Lane, within the County designated as Assessor Parcel Numbers 020-255-06, 020-255-07, 020-255-08 and 020-255-09 (the "Property") pursuant to a real estate purchase agreement (the "Agreement") with Stanharrah, a Nevada corporation ("Stanharrah") approved by the Authority Board on March 23, 2000, and approved by the County Board on March 28, 2000; and

WHEREAS, the Authority has extended an offer to Stanharrah to purchase the Property pursuant to the Agreement, which has not been accepted by Stanharrah; and

WHEREAS, the Authority and Stanharrah have entered into a Letter of Understanding (the "Letter") which was approved by the Authority Board on April 7, 2000, and approved by the County Board on April 18, 2000; and

WHEREAS, the Letter provides that the appraiser selected by the Authority and the appraiser selected. by Stanharrah shall each determine the fair market value of the property and in the event there is a difference of opinion between the two appraisers, those appraisers shall meet and reach a consensus as to the fair market value; and

WHEREAS, the appraisers have each written letters dated May 11, 2000, compromising their appraisals to a value of \$5,205,000 for the Property, and Stanharrah, through its counsel's letter dated May 15,2000, has stipulated to the value of the Property "based upon a voluntary friendly condemnation will be \$5,205,000"; and

WHEREAS, the Letter also provides that the Authority shall pay to Stanharrah monthly rent in the amount of \$33,533.33 until the closing on the sale of the Property, if the acquisition is based upon a purchase and sales agreement, or upon entry of a court ordered right of entry in a condemnation proceeding; and

WHEREAS, the Authority desires to acquire the Property as soon as possible for the purpose of providing parking for the Convention Center; and

WHEREAS, NRS 244A.619(4) provides that in order to acquire the Property by the exercise of the power of eminent domain, the Authority must direct the County Board, with the concurrence of the County Board, to acquire the Property by the exercise of such power; and

WHEREAS, the Authority has directed the County Board to acquire the Property by the exercise of eminent domain.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA:

Section 1. All actions, proceedings, matters and things heretofore taken, had and done by the Authority and the County , and the officers thereof (not inconsistent with the provisions of this resolution) directed toward the acquisition of the Property, be and the same hereby are, ratified, approved and confirmed.

Section 2. The County Board hereby concurs with the direction of the Authority Board to acquire by the exercise of the power of eminent domain the Property; approves the compromised appraisal of \$5,205,000 for the Property; and hereby determines and deems the Property necessary for the Authority's purposes under NRS 244A.597 to 244A.655, inclusive.

Section 3. The interlocal agreement setting forth the rights, obligations and responsibilities, financial and otherwise, of the County and the Authority relative to eminent domain proceedings concerning the Property attached as Exhibit I hereto (the "interlocal Agreement") is hereby approved and adopted.

Section 4. The County Manager is authorized to execute the Agreement in substantially the form attached as Exhibit I hereto, with such changes and modifications as deemed necessary by the County Manager or which in the discretion of the: County Manager may be reasonably required by the Authority Board, and the Agreement shall be effective upon approval by the Authority Board.

Section 5. The officers of the County are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

Section 6. All resolutions, or parts thereof, in conflict with the provisions of this resolution, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution, or part thereof, heretofore repealed.

Section 7. If any section, paragraph, clause or other provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this resolution.

Section 8. This resolution shall become effective and be in force immediately upon its adoption.

00-447 INTERLOCAL AGREEMENT – PROVIDING FOR PROSECUTION OF A CONDEMNATION ACTION – RENO SPARKS CONVENTION AND VISITORS AUTHORITY (RSCVA)

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the Interlocal Agreement between Washoe County and the Reno-Sparks Convention & Visitors Authority providing for the prosecution of a condemnation action on behalf of Washoe County, be approved and Chairman Short be authorized to execute.

00-448 RESOLUTION – SOUTH VALLEYS AREA PLAN – CPA99-SV-4 AND CPA99-SV-6

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following resolution be adopted and Chairman Short be authorized to execute:

RESOLUTION ADOPTING THE AMENDED SOUTH VALLEYS AREA PLAN (CPA99-SV-4 AND CPA99-SV-6), A PART OF THE WASHOE COUNTY COMPREHENSIVE PLAN

WHEREAS, Section 278.150 and 278.210, Nevada Revised Statutes, specifies that the Washoe County Planning Commission may prepare, adopt and amend a master (comprehensive) plan for all or any part of the County, subject to County Commission approval;

WHEREAS, The Washoe County Planning Commission has found that the SOUTH VALLEYS AREA PLAN, a part of the Washoe County Comprehensive Plan, and the most recent amendment, provides a long-term general plan for the development of the County including the subject matter currently deemed appropriate for inclusion in the Comprehensive Plan;

WHEREAS, Section 278.220, Nevada Revised Statutes, specifies that the Board of County Commissioners of Washoe County, Nevada, may adopt and endorse plans for Washoe County, as reported by the Planning Commission, in order to conserve and promote the public health, safety and general welfare;

WHEREAS, A public hearing on the adoption of the Washoe County Comprehensive Plan, including the SOUTH VALLEYS AREA PLAN, was held on May 21, 1991, with the most recent amendments to the SOUTH VALLEYS AREA PLAN being held on March 14, 2000 and April 11, 2000, by the Board of County Commissioners of Washoe County, Nevada;

WHEREAS, At the conclusion of the public hearing, the Board of County Commissioners endorsed the amendment to the SOUTH VALLEYS AREA PLAN, a part of the Washoe County Comprehensive Plan, pursuant to Section 278.0282, Nevada Revised Statutes, for conformance review with the Truckee Meadows Regional Plan;

WHEREAS, A public hearing for the review of conformance of the Washoe County Comprehensive Plan, including the SOUTH VALLEYS AREA PLAN, was first held

on October 23, 1991, with the most recent amendment to the SOUTH VALLEYS AREA PLAN being held on May 10, 2000, by the Truckee Meadows Regional Planning Commission, at which time the plan was deemed in conformance with the Truckee Meadows Regional Planning Commission, at which time the plan was deemed in conformance with the Truckee Meadows Regional Plan; and

WHEREAS, The amendment to the SOUTH VALLEYS AREA PLAN, a part of the Washoe County Comprehensive Plan, which is in conformance with the Truckee Meadows Regional Plan, has completed all the necessary requirements for adoption as specified in the Nevada Revised Statutes and Article 820, Amendment of Comprehensive Plan, of the Washoe County Development Code; now, therefore, it is hereby

RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, That the Board does hereby adopt and endorse the amended SOUTH VALLEYS AREA PLAN, a part of the Washoe County Comprehensive Plan, to serve as a guide for the orderly growth and development of Washoe County, Nevada.

00-449 VIOLENCE INTERVENTION CENTER OF TRUCKEE MEADOWS GRANT AWARD – DISTRICT ATTORNEY’S OFFICE

Upon recommendation of Richard Gammick, District Attorney, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that grant funds, in the amount of \$75,146, from the Nevada Attorney General’s office, Violence against Women Grant Program, be accepted.

It was further ordered that the assignment of the following accounts and funds to the District Attorney’s budget for the term of this grant be authorized:

| <i>Account Number</i> | <i>Account Description</i> | <i>Increase Budget</i> |
|-----------------------|-----------------------------|------------------------|
| Revenue | | |
| 10666G-4301 | Federal Contribution | \$75,146.00 |
| Expenditures | | |
| 10666G-7321 | Contracts – Project Manager | \$54,896.00 |
| 10666G-7260 | Travel | \$ 5,000.00 |
| 10666G-7250 | Office Expenses | \$ 5,000.00 |
| 10666G-7237 | Computer Software | \$ 5,250.00 |
| 10666G-7385 | Training for SART personnel | \$ 5,000.00 |

It was noted that the grant will expire on January 30, 2001 and that the funds are budgeted for a project manager to assist in the development of the Violence Intervention Center of Truckee Meadows (VICTM) and the purchase of equipment and supplies for the Sexual Assault Response Team (SART) program.

00-450 UNBUDGETED CAPITAL OUTLAY PURCHASE – ELECTRONIC AUDIOVISUAL EQUIPMENT – SHERIFF’S DEPARTMENT

Upon recommendation of Dennis Balaam, Undersheriff, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the purchase of unbudgeted audiovisual equipment to be utilized for briefings, operational planning and training, in the amount of \$14,630.00, be approved.

It was noted that the Sheriff’s Office conducts six briefings of personnel each day; that during those briefings information concerning the safety of personnel and the community, liability issues, training and policy updates are disseminated; and that in addition to briefings, one hundred and seventy in-house training classes were conducted during the first quarter of this year.

00-451 INTERFUND TRANSFER – GENERAL FUND CONTINGENCY ACCOUNT TO EQUIPMENT SERVICES FUND – FINANCE

Upon recommendation of Anna Heenan, Senior Administrative Analyst, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the inter-fund transfer of \$15,371 from the General Fund Contingency account to the Equipment Services Fund and an inter-fund transfer from General Services to the Equipment Services fund for \$19,000, be approved. It was further ordered that the Comptroller be directed to make appropriation adjustments listed below and any other accounting adjustments needed to complete this transaction:

| | <i>Decrease</i> | <i>Increase</i> |
|--|-----------------|-----------------|
| <i>Fund 001 General Fund</i> | | |
| Expense Account: | | |
| 1890-7328 Contingency | \$15,371.00 | |
| 1616-7851 Vehicle | \$19,000.00 | |
| Uses Transfer Account: | | |
| 1885-8169 Transfer to Equipment Services Fund | | \$34,371.00 |
| <i>Fund 069 Equipment Services Fund</i> | | |
| Expense Account: | | |
| 6901-7851 Vehicles | | \$34,371.00 |

Resources Transfer Account:

6901-6901 Transfer from the General Fund

\$34,371.00

00-452 CAPITAL OUTLAY PURCHASE – VACUUM STREET SWEEPER FOR ROADS DIVISION – FINANCE

Upon recommendation of Anna Heenan, Senior Administrative Analyst, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the purchase of a Vacuum Street Sweeper be approved and the Comptroller be directed to make the following adjustments:

| | <i>Decrease</i> | <i>Increase</i> |
|------------------------------------|-----------------|-----------------|
| 1652-72683 Asphalt | \$75,319.00 | |
| 1652-72684 Sealing Materials | \$16,681.00 | |
| 1653-70185 Assignment Differential | \$11,000.00 | |
| 1652-7801 Machinery and Equipment | | \$103,000.00 |

00-453 APPROPRIATION TRANSFERS – ROADS DIVISION – FINANCE

Upon recommendation of Anna Heenan, Senior Administrative Analyst, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the following appropriation transfers representing charges from the Equipment Services Fund that were not budgeted, be approved and the Comptroller be directed to make the following adjustments:

| <i>RENO ROADS</i> | | |
|--------------------------------------|-----------------|-----------------|
| <i>ACCOUNT</i> | <i>DECREASE</i> | <i>INCREASE</i> |
| 001-1652-700112 Salaries Operations | \$30,380.00 | |
| 001-1652-76101 Preventable Repairs | | \$16,680.00 |
| 001-1652-76102 Special Modifications | | \$13,700.00 |

00-454 PARKS AND RECREATION DEPARTMENT'S YEAR 2000 FEE SCHEDULE

Upon recommendation of Doug Mullens, Recreation Superintendent, through Karen Mullen, Parks & Recreation Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the addition of the fees and pricing policies listed below to the Parks and Recreation Department's Year 2000 Fee Schedule, be approved.

**WASHOE COUNTY PARKS AND RECREATION
2000 ADDITIONS TO PARKS DEPARTMENT FEE SCHEDULE**

| | <i>2000 Current Fee</i> | <i>2000 Proposed Fee</i> | <i>Variance</i> |
|-----------------------------|-------------------------|--------------------------|-----------------|
| Summer/Holiday Camps | | | |
| Daily Rate | | | |
| <i>No Field Trip</i> | None | \$15.00 | New fee |
| <i>With Field Trips</i> | None | \$22.50 | New fee |
| Youth Sports Camp | None | \$50.00 | New fee |

00-455 EXPENDITURE OF FUNDS – VOLUNTEER APPRECIATION EVENT JUNE 20, 2000 – COMMUNITY RELATIONS

Upon recommendation of Kathy Carter, Community Relations Director, through Katy Singlaub, County Manager, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the expenditure of funds for a volunteer appreciation event, in an amount not to exceed \$2,500.00, be approved.

00-456 ACKNOWLEDGE – AT&T BROADBAND AND INTERNET SERVICES FOR WASHOE COUNTY INCLUDING NORTH SHORE OF LAKE TAHOE – PURCHASING DEPARTMENT

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the rate filings submitted by AT&T Broadband and Internet Services for Washoe County, including the North Shore of Lake Tahoe (Incline Village and Crystal Bay), as submitted in their FCC forms 1205 and 1240 for the period of June 1, 2000 through May 31, 2001, be acknowledged.

00-457 CHANGE ORDER NO. 1 – REPLASTERING OF SUN VALLEY SWIMMING POOLS – PARKS DEPARTMENT

It was noted that upon starting the original project of replastering, tile replacement and repairs to surrounding pool surfaces, (00-199), it was discovered that an additional ninety-two coping stones were either pitted and/or cracked and staff believed it was most convenient and economical to replace these stones while the pool was drained and being replastered.

Upon recommendation of Gregg Finkler, Park Operations Superintendent, through Karen Mullen, Parks & Recreation Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that Change Order No. 1 to the contract with Ronald L. Jacoboni Plastering, Inc., for the replastering of the Sun Valley swimming pools in the amount of \$5,309.80, be approved.

00-458 QUITCLAIM MONTREUX WATERLINE EASEMENT – ENGINEERING DEPARTMENT

Upon recommendation of Kimble Corbridge, Engineering Division, through Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered as follows:

1. The approvals of the Washoe County Planning Commission of March 7, 2000, and December 7, 1999, be upheld;
2. Chairman Short be authorized to execute the waterline easement quitclaim; and
3. That staff be directed to record the executed Quitclaim.

00-459 CORRECTION OF FACTUAL ERRORS ON TAX ROLLS – ASSESSOR

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Galloway, seconded by Commissioner Bond, 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 Short be authorized to execute on behalf of the Commission.

| | | | |
|-------------------------------------|--------------------|---------------------|--------------|
| Robert A. & Matilda M. Elwinger, TR | Parcel #015-181-09 | (1997 Secured Roll) | [\$49.91] |
| Robert A. & Matilda M. Elwinger, TR | Parcel #015-181-09 | (1998 Secured Roll) | [\$51.41] |
| Robert A. & Matilda M. Elwinger, TR | Parcel #015-181-09 | (1999 Secured Roll) | [\$48.32] |
| Betty L. Fountain, TR | Parcel #015-183-02 | (1999 Secured Roll) | [\$2,733.76] |

00-460 AWARD OF BID – PROPANE POWERED FORKLIFTS – BID NO. 2234-2000 – EQUIPMENT SERVICES DIVISION

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 April 13, 2000, for new Propane Powered Forklifts, on behalf of the Equipment Services 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:

- Hyster Sales Company
- Clarklift Teampower
- Sierra Nevada Equipment

Cate Equipment Company submitted a "no bid" response, and Reno Forklift Inc., and K & K Equipment failed to respond to the invitation to bid.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that Bid No. 2234-2000 for three replacement Propane Powered Forklifts, on behalf of the Equipment Services Division, be awarded to the lowest responsive, responsible bidder, Hyster Sales Company, in the amount of \$29,843.66 each, plus \$800 each for a five year extended warranty, for a total of \$91,930.98. It was further ordered that the County retain the right to procure additional propane powered forklifts from the Hyster Sales Company through December 31, 2000, provided there is no increase in price offered, and capital outlay requests have been approved.

It was noted that Hyster Sales Company will provide a performance bond guaranteeing to buy-back the equipment from the County at the end of five years for \$12,530.00 each for a total of \$37,590.00; that the total net cost of the equipment after the buy-back is \$54,340.98; that under the terms of this award Hyster Sales Company will provide a warranty on all major components thereof, including providing loaner units if required, for a period of five years; and that ownership costs to the County during the five year period averages \$288.56 per unit, per month, for state of the art, fully warranted equipment.

00-461 AWARD OF BID – NORTH ENTRY CONCRETE WALKWAY REPLACEMENT – COUNTY ADMINISTRATIVE COMPLEX – BID NO. 2242-2000 – FACILITIES MANAGEMENT DIVISION

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 April 19, 2000, for the North Entry Concrete Walkway Replacement at the Washoe County Administrative Complex, on behalf of the Facilities Management 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:

- Anchor Concrete
- Lucky Concrete
- Valley Concrete Company, Inc.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that Bid No. 2242-2000 for the North Entry Concrete Walkway Replacement at the Washoe County Administrative Complex, on behalf of the Facilities Management Division, be awarded to the lowest responsive and responsible bidder, Anchor Concrete, in the net amount of \$41,657.00. It was further ordered that the Purchasing and Contracts Administrator be authorized to execute an agreement with Anchor Concrete to perform the work.

00-462 AWARD OF BID – 1999/2000 SLURRY SEAL OF SELECTED STREETS IN THE TRUCKEE MEADOWS AND INCLINE VILLAGE AREAS – PWP-WA-2000-479 – PUBLIC WORKS

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 April 26 and May 3, 2000, for the 1999/2000 Slurry Seal of Selected Streets in the Truckee Meadows & Incline Village Areas, Washoe County, Nevada, on behalf of the Public Works 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:

| | |
|--|-------------------|
| | CONTRACTOR |
|--|-------------------|

| | ISS INC. | VALLEY | CPM |
|------------------------------|-----------------------|-----------------------|-----------------------|
| <i>Base Bid</i> | \$ 890,400.00 | \$1,061,893.00 | \$1,569,603.50 |
| <i>Add Alt' No. 1</i> | 65,999.95 | 66,330.60 | 80,467.50 |
| <i>Add Alt' No. 2</i> | 83,921.00 | 109,041.00 | 127,618.60 |
| <i>Add Alt' No. 3</i> | 58,976.00 | 68,410.00 | 98,247.60 |
| <i>Total Bid</i> | \$1,099,296.95 | \$1,305,674.60 | \$1,875,937.20 |

Upon recommendation of Greg Belancio, Engineering Division, through Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that Bid No. PWP-WA-2000-479 for Slurry Seal of Selected Streets in the Truckee Meadows & Incline Village Areas, Washoe County, Nevada, on behalf of the Public Works Department, be awarded to the lowest responsive, responsible bidder, ISS Inc., for the Base Bid and Alternates 1, 2 and 3, in the amount of \$1,099,296.95. It was further ordered that Chairman Short be authorized to execute the contract documents upon presentation.

00-463 AGREEMENT – TESTING AND INSPECTION SERVICES – SUMMIT ENGINEERING CORPORATION – PWP-WA-2000-479 – PUBLIC WORKS

Upon recommendation of Greg Belancio, Engineering Division, through Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the agreement for Testing and Inspection Services between Washoe County and Summit Engineering Corporation Inc., in an estimated amount of \$63,582.00, for the 1999/2000 Slurry Seal of Selected Streets in the Truckee Meadows & Incline Village Areas, Washoe County, Nevada, PWP-WA-2000-479, be approved and Chairman Short be authorized to execute the original agreement when presented.

00-464 APPEARANCE – VERDI NATURE CENTER/LIBRARY PROJECT STEERING COMMITTEE

Art Carling, Principal, Verdi Elementary, briefly explained the status of the proposed project and introduced several people who are in attendance today and who support this project.

Terrence Melby, Representative, Verdi Nature Center/Library Project Steering Committee, using the projection screen, informed the Board of the progress on the project. Mr. Melby stated that the community has worked very hard to get this project moving; that they have raised almost half of the funds needed to build the project; and that at a later date they will come back to the Board with amounts raised, projected costs, etc.

Commissioner Bond commented she had become involved in this project last year and supports this project. She stated that she hoped other individuals would be able to use the center as well as Verdi residents.

Commissioner Galloway recommended that the Steering Committee should look for sponsorship of matching funds and stated that he was excited about this project.

Commissioners Shaw, Sferrazza and Short complimented the Steering Committee on their fund raising efforts, volunteerism and stated that they supported this project.

00-465 REFUND OF TAXES ON REAL PROPERTY – NORTHWEST PARTNERS, LP – DISTRICT ATTORNEY

Upon recommendation of Ann P. Wilkinson, Deputy District Attorney, as stated in DA Opinion No. 6387, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following Resolution be adopted and Chairman Short be authorized to execute on behalf of Washoe County:

RESOLUTION—Directing the County Treasurer to Refund Taxes

WHEREAS, the Board of Commissioners of Washoe County, pursuant to NRS 354.220-354.240, has the authority to direct the County Treasurer to refund money paid into the County Treasury; and

WHEREAS, Northwest Partners, LP, (Taxpayer), made application for the refund of real property taxes for the 1999-2000 tax year because the Taxpayer's property, APN 039-170-08, was tax-exempt; and

WHEREAS, Northwest Partners, LP, has overpaid taxes for 1999-2000 fiscal year in the amount of \$76,108.14; and

WHEREAS, it is the opinion of the Board of Commissioners of Washoe County that the applicant has just cause for making such application and that the granting of such refund would be equitable.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF WASHOE COUNTY AS FOLLOWS:

1. That the Treasurer of Washoe County is authorized and directed to refund to Northwest Partners, LP, a total of \$76,108.14, that amount being the pro rated taxes overpaid by Northwest Partners, LP, for the 1999-2000 tax year on APN 039-170-08.
2. The Treasurer of Washoe County is further directed to debit the account of each governmental entity which has shared in the excess of the taxes collected in error for its pro rata share of the refund.

00-466 ALLOCATION OF LIBRARY PROPERTY TAX OVERRIDE – INCLINE VILLAGE LIBRARY – FINANCE

Norman Rosenberg, Washoe County Library Board, encouraged the Board to support this allocation for the Incline Village Library.

Upon recommendation of John Sherman, Finance Director, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that the allocation of approximately \$400,000 annually for ten years from the proceeds of the \$0.02 Library property tax override to pay back \$3 million in medium term debt to finance the Incline Village Library project, be approved.

It was noted that the Incline Village Library project was included in the promotion material for the 1994 voter approved \$0.02 Library property tax override; that in order to complete the Incline Village Library project, it will be necessary to debt finance the construction; and that the recommended funding plan consists of issuing up to \$3 million in bonds for which the annual debt payment would be approximately \$400,000 for ten years.

00-467 AB 486 MOTION - GENERAL OBLIGATION (LIMITED TAX) SEWER BONDS (HORIZON HILLS)

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the Board determined that the 2000 Sewer Bond Ordinance, authorizing the issuance of the Washoe County, Nevada, General Obligation (Limited Tax) Sewer Bond (STMWRF) (Additionally Secured by Pledged Revenues), Series 2000A and Washoe County, Nevada, (Limited Tax) Sewer Bond (Horizon Hills) (Additionally Secured by Pledged Revenues), Series does not impose a direct and significant economic burden upon a business and does not directly restrict the formation, operation or expansion of a business and Chairman Short be authorized to execute the motion.

00-468 ORDINANCE NO. 1092 BILL NO. 1268 – GENERAL OBLIGATION (LIMITED TAX) SEWER BONDS (HORIZON HILLS)

This was the time to consider adoption, as if an emergency exists, of an ordinance authorizing the issuance of general obligation (limited tax) bonds for the purpose of financing sewer projects for the County.

The chairman asked if there was anyone present who wished to speak concerning this matter. There was no response.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that Ordinance No. 1092, Bill No. 1268, entitled, "**AN ORDINANCE AUTHORIZING THE ISSUANCE BY WASHOE COUNTY, NEVADA OF ITS REGISTERED, NEGOTIABLE, GENERAL OBLIGATION (LIMITED TAX) SEWER BOND (STMWRF) (ADDITIONALLY SECURED BY PLEDGED REVENUES) SERIES 2000A AND GENERAL OBLIGATION (LIMITED TAX) SEWER BOND (HORIZON HILLS) (ADDITIONALLY SECURED BY PLEDGED REVENUES) SERIES 2000B FOR THE PURPOSE OF FINANCING SEWER PROJECTS FOR THE COUNTY; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BOND; AND PROVIDING FOR ITS ADOPTION AS IF AN EMERGENCY EXISTS; AND PROVIDING OTHER MATTERS RELATING THERETO**" be approved, adopted as if an emergency exists, and published in accordance with NRS 244.100.

00-469 DISCUSSION – CHANGING COUNTY COMMISSION MEETING TIME FROM 1:30 P.M. TO 2:00 P.M.

Following discussion, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that the Washoe County Commission Meetings, on a trial basis, will start at 2:00 p.m. with public hearings to be scheduled for 5:30 p.m., commencing June 13, 2000.

00-470 DISCUSSION AND APPOINTMENT OF ACTING SHERIFF

On motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that Dennis Balaam be appointed as Acting Sheriff, commencing June 1, 2000, until the position is filled.

3:15 p.m. The Board took a recess.

5:00 p.m. The Board reconvened with all members present except Commissioner Galloway who arrived at 5:09 p.m.

00-471 WATER RIGHTS CHANGE APPLICATION 66122 – RECOMMENDATION TO NEVADA STATE ENGINEER – WATER RESOURCES

5:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on May 5, 12, and 19, 2000, to review Water Rights Change Application 66122 filed by the Incline Village General Improvement District (IVGID) and authorize the Chairman to formally recommend approval of subject application to the Nevada State Engineer.

Chairman Short opened the public hearing by calling on anyone wishing to speak concerning this matter. There being no response, the public hearing was closed.

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that Chairman Short be authorized to formally recommend approval of Water Rights Change Application 66122 to the Nevada State Engineer.

00-472 WASHOE COUNTY, NEVADA, DISTRICT NO. 24 – GROUNDWATER REMEDIATION – BOUNDARY AMENDMENTS, EXCLUSION LISTS & 2000-2001 FEES – WATER RESOURCES

5:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on May 6, 2000, to consider proposed amendments to the boundaries of Washoe County, Nevada, District No. 24 (Groundwater Remediation) and make such adjustments to the proposed boundary amendment as appear to be necessary when adopting the appropriate ordinances (see next two items).

Chairman Short opened the public hearing by calling on anyone wishing to speak concerning this matter. There being no response, the public hearing was closed.

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Commissioner Galloway arrived at the meeting.

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00-473 BILL NO. 1269 - AMENDING ORDINANCE 1000 – WASHOE COUNTY, NEVADA DISTRICT NO. 24 – GROUNDWATER REMEDIATION BOUNDARIES

Bill No. 1269, entitled, "**an ordinance amending ordinance no. 1000 creating the washoe county, nevada district no. 24 (groundwater remediation) in order to change the boundaries of the district; ratifying approving and confirming all action previously taken directed thereto; and providing the effective date hereof**" was introduced by Commissioner Bond, the title read to the Board and legal notice for final action of adoption directed.

00-474 BILL NO. 1270 – WASHOE COUNTY, NEVADA, DISTRICT NO. 24 – GROUNDWATER REMEDIATION - FEES

Bill No. 1270, entitled, "**an ordinance concerning the washoe county, nevada district no. 24 (groundwater remediation); providing for the payment of a portion of the costs of developing and carrying out a plan for remediation; imposing a fee to pay such costs on the parcels of land in such district no. 24; describing the manner for the collection and payment of the fee; ratifying, approving and confirming all action previously taken directed toward those purposes; and prescribing other matters relating thereto,**" was introduced by Commissioner Bond, the title read to the Board and legal notice for final action of adoption directed.

00-475 ABANDONMENT CASE NO. AB0002-007 – ROBERT RUF – APPEAL (APN: 009-092-01)

5:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on May 12, 2000, to consider the appeal of Robert Ruf resulting from the Planning Commission's decision to deny Abandonment Case No. AB0002-007 which is a request to abandon a 15-foot portion of a 30-foot equestrian easement on the north and east sides of 4201 Palomino Circle, also known as Lot 21, Block E, Juniper Hills Subdivision. The ±1.21-acre parcel is zoned Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan within County Commission District 2, and is situated in a portion of Section 20, T19N, R19E, MDM, Washoe County, Nevada. Proof was made that due and legal Notice had been given.

Katy Singlaub, County Manager, advised that the applicant/appellant has submitted a written request that this be continued so that he can attempt to work out a resolution with his neighbors. She further noted that the appellant did reserve the right to reopen the appeal within 120 days and that if it does come back to the Board, it will be

renoticed.

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

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the public hearing concerning the appeal of Abandonment Case No. AB0002-007 by Robert Ruf be continued for no more than 120 days.

00-476 RECONSIDERATION - COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CPA99-SETM-1 – WASHOE COUNTY SCHOOL DISTRICT & NEVADA TRI-PARTNERS - DAMONTE RANCH HIGH SCHOOL - COMMUNITY DEVELOPMENT

5:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on May 12, 2000, to reconsider Comprehensive Plan Amendment Case No. CPA99-SETM-1, a request to amend the Southeast Truckee Meadows Specific Plan (SETM SP), and the Southeast Truckee Meadows Area Plan (SETM AP), being a part of the Washoe County Comprehensive Plan (denied April 11, 2000). The amendment request would re-designate a portion of Assessor's Parcel Numbers 16-360-77, 16-350-45, and 16-360-48 from the land use categories of Medium Density Suburban (MDS/2.5) and High Density Suburban (HDS/5) to Public and Semi-Public Facilities (P/SP) to accommodate the Washoe County School Districts re-location of the Damonte Ranch High School and Elementary School. The amendment would also result in the re-designation of the currently identified school sites to MDS/3 and HDS/6 with no net increase in residential development potential. The land use changes would total ±130 acres. The parcels under consideration are located less than ±1.7 miles east of U.S. 395/1-580 and approximately ±1.2 miles north of the intersection of South Virginia and SR 431. The parcels are located within the Truckee Meadows Hydrographic Basin, in the South 1/2 of Sections 10 and 14, and portions of both the North and South of Section 15, T18N, R20E, MD&M. The parcels are designated as "Suburban" on the Truckee Meadows Regional Plan land use diagram. Proof was made that due and legal Notice had been given.

The alignment of Steamboat Parkway North formally know as Damonte Parkway North is proposed to be modified resulting in minor changes to the shape and distribution of some of the HDS residential areas. No net change in development potential should occur as a result of this new roadway alignment.

Cheryl Ryan, Planner, Department of Community Development, provided background information from the Washoe County Planning Commission hearing on March 21, 2000, and the Board of County Commissioners previous hearing on April 11, 2000. She advised that the Planning Commission recommended approval of all of the applicant's requests **except** that the requirement for a special use permit be removed from the Public/Semi-Public (P/SP) land use designation; that comprehensive plan amendments cannot be conditioned, but construction of a high school will require a special use permit, which can and will be conditioned by the Planning Commission; that, if the special use permit is appealed to the County Commissioners, the Board could then add additional conditions if necessary; and that any agreements made at this juncture would be acted on in good faith. She then responded to questions from Board members stating that the primary issue at the April 11th hearing was increased traffic on Mira Loma Road; that only new information should be presented at this hearing; and that the Board would need to determine whether the issues regarding Mira Loma Road have been resolved.

Chairman Short opened the public hearing by calling on anyone wishing to speak concerning this matter, noting that all of the documentation and testimony from the April 11th hearing is also a part of this record.

Perry DiLoreto, Nevada Tri Partners, stated that the land use change is just the beginning of the process; that conditioning the special use permit is the part of the process where the citizens concerns are addressed; and that the most significant new information he has to offer at this time is a plausible solution to traffic on Mira Loma Road. He explained that Mira Loma Road is a north-south, private dirt road that exists by virtue of easements; that besides the residents that live there, the Sage Hill Gun Club uses the road and is probably the biggest generator of traffic; that the residents concern was that the students would be using Mira Loma Road creating hazards, dust, etc.; and that the only reason Mira Loma should be used would be for secondary, emergency access. Mr. DiLoreto stated that the primary access to the high school will be Steamboat Creek Parkway, which ties into Damonte Ranch Parkway and, because there is a need to have a second access, they are proposing to create a secondary road, which will

be a new, fully improved County road and will eliminate the vast majority of traffic on Mira Loma. He located the proposed road on a large map. Mr. DiLoreto further stated that they will create a construction plan that will minimize the impact and inconvenience to the residents; that there will be absolutely no road closures; and that no access will be cut off.

Commissioner Bond asked what traffic mitigation would be required if the school site stayed in the original location. Mr. DiLoreto stated that they have not really studied that site and emphasized that that location was not chosen by Nevada Tri Partners. He added that all the professional planners and engineers have indicated that the new location is the best place for a high school given the development plans for the area; that the road at the other location is a major thoroughfare; and that if the school was there, a school zone would have to be put in, which would mean having a major road with certain speed standards and then slowing everyone down in front of the school.

Chairman Short asked if Steamboat Parkway would be built in such a way so that the commercial kennels would have uninterrupted access for their business. Mr. DiLoreto responded that there would be absolutely no interruption of access.

In response to Commissioner Sferrazza, Mr. DiLoreto demonstrated on the map the access that would be available to the homes both north and south of the school site and stated that they would all have equal or better access than they currently have. A lengthy discussion ensued about whether the Damonte family had offered either site for dedication to the school district and what would happen to the site if a high school was not built. Commissioner Sferrazza also asked about the property to the east of the site and whether building the high school would facilitate development of that land. Mr. DiLoreto responded that they do not control that property.

Steve Williams, Washoe County School District, discussed the bond issue emphasizing that there was no specific site named for the Southeast Truckee Meadows high school and that the bond included funds that would be needed to purchase a site for the southeast school in case there was no land dedicated to the school district. Commissioner Sferrazza asked several questions and Mr. Williams responded that it is his understanding that the original site was just sort of drawn on the plan in the middle of the development; that that site was never offered to the school district; and that it is too small as they really need approximately 62 acres for a high school. They also discussed the costs of bringing water, sewer, utilities, etc., to the new site, with Mr. Williams explaining that the school district will be participating in those costs with the Tri Partners and agreements concerning the cost-sharing still have to be negotiated.

Brad Stanley, representing the Mira Loma Homeowners Association, submitted a packet of information that he referred to during his presentation. He stated that it has been said that there are 18 households that will be impacted by building a high school at this new site; that correspondence in the packet from various people and from both the Southeast and Southwest Truckee Meadows Citizen Advisory Boards indicate that there are probably 30,000 people who are opposed to this site; and that there is a letter from Theresa Norman, who was a member of the high school rezoning committee, questioning the need for a high school in the southeast at all due to low enrollment numbers at both Wooster and Galena and the fact that all the northern high schools are overcrowded. Mr. Stanley read excerpts from each of the letters, and pointed out that the comments from the Truckee Meadows Regional Planning Agency were not positive and that the school district does have other options as identified by Mr. Williams in a report to the School Board after the previous denial by the Commissioners. Mr. Stanley then stated that what they see as the "smoking gun" is development of the property to the east of the site after the school district brings the utilities closer. He referred to a development application filed on May 15, 2000, on the Boy Scout property and an adjoining 80 acres requesting that the property be rezoned so that 500 homes can be built east of Mira Loma.

John Fisher, also representing the Mira Loma homeowners, took over the presentation to discuss the planning issues reviewing the maps and how development in general is occurring in the southeast Truckee Meadows. He stated that the original design was a good plan and has been in place since 1983; and that a lot of professional people worked on the plan. Mr. Fisher stated that relocating the high school and bringing utilities all the way across the ranch just facilitates even more development to the east of Mira Loma which is currently zoned rural.

Mr. Stanley stated that they are also questioning whether the notice of this meeting was done in accordance with the ordinance.

Philip McCauley, 3330 Guyton Drive, stated that he owns the parcels just to the north and northeast of the site; that he has written letters in support of the high school; that

he does not believe the high school will cause problems; and that as far as noticing, they have been notified of all the meetings. He also stated that, as far as utilities and such, nothing has been said to them or promised to them in that regard.

Craig Ihara, attorney representing Cuernica Enterprises, stated that his client is the holder of the 40-acre parcel immediately east on the southerly portion of the high school site, that they think this proposal is a good one; and that having a road closer to their property will allow them better access. He also stated that Mr. Stanley only read excerpts of the correspondence and urged the Board members to read the entire letters carefully. He also stated that it is true that his client will benefit by having utilities closer, but those utilities are going to be there eventually because if the high school is not built there, homes will be.

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Commissioner Shaw left the meeting at 6:35 p.m.

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There being no one else wishing to speak, Chairman Short closed the public hearing. He then read the names of the people who had submitted written comments expressing their opposition to relocating the high school site.

Commissioner Bond advised that her decision to reconsider her previous action on this request was not influenced by the school district or by the developer and that it was a decision she made at 3:00 a.m. after anguishing over the previous hearing. She further stated that she talked to the Regional Transportation Commission the next day concerning Mira Loma Road; that she did receive assurances that there is a plan for that road; that she then contacted Mr. DiLoreto and asked him what could be done in the interim to make it safe; and that that is when this loop road idea was conceived. Commissioner Bond said that between the developer, RTC, and Washoe County she believes they can solve the problems with Mira Loma Road and that, as far as other people and properties benefiting, everyone is going to benefit because they will end up with a better, safer road, as well as sewer and water lines much closer to their properties. She added that the issue of whether a high school is really needed in this area is something that will have to be decided by the Washoe County School District, but that she is going to ask them to consider making it a middle school because she feels that is what is needed.

Commissioner Galloway stated that the applicant has provided a solution to the Mira Loma Road problems by providing another road for the secondary access to the school, which probably would have been one of the conditions of the special use permit. He also stated that this site is the most suitable for a high school and that if a high school was put in the middle of the Damonte development, when other development occurs around it in a few years, the government would be criticized as being short-sighted for locating the high school exclusive to the Damonte Ranch.

Commissioner Sferrazza advised that Commissioner Shaw had written him a note before he left that he wanted read indicating that he did not want to change his original vote. He stated that both he and Commissioner Shaw would like to defer this so that the homeowners can meet with the developers to resolve the issues. Commissioner Sferrazza further stated that he has not been convinced that there is a good reason to change the high school site.

Chairman Short stated that it is not good planning to put schools on major thoroughfares. He suggested that the residents also go to the school board meetings to discuss their issues and he offered some ideas that they could take to the school board, such as requesting that the school be fenced and be a closed campus and that the school board consider making this a transition school with a junior high school.

Following further discussion, Commissioner Galloway moved that the Washoe County Planning Commission recommendation for approval of Comprehensive Plan Amendment Case No. CPA99-SETM-1 be upheld; that the proposed amendment is an appropriate change to the Southeast Truckee Meadows Area Plan; and that this action is based upon the findings listed below.

Commissioner Bond stated that she wanted the residents to be assured that she has received a commitment from Perry DiLoreto that they will continue to work with them to address the concerns and to minimize the impacts. She further stated that this project will be required to obtain a special use permit and the Board can and will place conditions on that special use permit to address the residents concerns.

Commissioner Galloway asked if he could amend his motion to include the request that the special use permit include a condition requiring a secondary access road to the school that is internal to the development.

Commissioner Bond seconded Commissioner Galloway's amended motion.

Commissioner Sferrazza attempted to amend the motion to include a request that the developer and school district meet with the residents prior to applying for the special use permit. Mr. Williams advised that they have already applied for the special use permit. Ms. Ryan advised that two charities, which are planning meetings facilitated by the County, are already scheduled.

Chairman Short called for the vote on the motion to approve the comprehensive plan amendment with the request that the special use permit include conditions relative to the provision of a secondary, emergency access to the high school that is internal to the development. The motion carried 3 to 1 with Commissioners Galloway, Bond and Short voting "yes," Commissioner Sferrazza voting "no," and Commissioner Shaw being absent.

The findings this action was based on are:

1. The proposed amendments to the Southeast Truckee Meadows Specific Plan and the Southeast Truckee Meadows Area Plan is in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.
2. The proposed amendments to the Southeast Truckee Meadows Specific Plan and the Southeast Truckee Meadows Area Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.
3. Public testimony provided during the hearing before the Washoe County Planning Commission has demonstrated that the proposed amendments to the Southeast Truckee Meadows Specific Plan and the Southeast Truckee Meadows Area Plan respond to significant changed conditions or result in a more desirable use of land.
4. The proposed amendment to the Southeast Truckee Meadows Specific Plan and the Southeast Truckee Meadows Area Plans will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element, and/or the Housing Element of the Washoe County Comprehensive Plan.
5. The proposed amendment to the Southeast Truckee Meadows Specific Plan and the Southeast Truckee Meadows Area Plans 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.
6. The proposed amendment to the Southeast Truckee Meadows Specific Plan and the Southeast Truckee Meadows Area Plan is the first amendment to the Plan in 2000, and therefore does not exceed the three permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
7. The Washoe County Planning Commission public hearing, prior to action on the proposed amendment to the Southeast Truckee Meadows Specific Plan and the Southeast 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).
8. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

9. 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 Washoe County Commission public hearings.

COMMISSIONERS’/MANAGER’S COMMENTS

Katy Singlaub, County Manager, reminded the Board that she will be out of town from Thursday, May 25, through Tuesday, May 30, 2000, and will not be able to attend the special meeting on May 30th.

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There being no further business to come before the Board, the meeting adjourned at 7:00 p.m.

TED F. SHORT, Chairman
Washoe County Commission

ATTEST: AMY HARVEY, County Clerk