

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

2:00 P.M.

AUGUST 28, 2001

PRESENT:

Jim Shaw, Chairman
Pete Sferrazza, Vice Chairman
Joanne Bond, Commissioner
Jim Galloway, Commissioner
Ted Short, Commissioner

Amy Harvey, County Clerk
Nancy Parent, Chief Deputy 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 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:

Chairman Shaw called for a moment of silence to honor slain Reno Police Officer John Bohach.

01-912 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Shaw ordered that the agenda for the August 28, 2001, meeting be approved.

PUBLIC COMMENTS

Sam Dehne, local resident, expressed his views regarding the Public Comment disclaimer, the new courthouse, and the Washoe County Airport Authority.

Gary Schmidt, area resident, discussed his experiences in not being able to obtain copies of public records from County offices.

01-913 ENERGY REBATE – SIERRA PACIFIC POWER COMPANY

Tom Gadd, General Services Director, reminded the Board of the contract with e3 to perform energy conservation retrofits at certain County facilities, and reported that Sierra Pacific Power Company has notified the County of a \$25,000 rebate resulting from the retrofit project.

Jeff Ceccarelli, President, Sierra Pacific Power Company, presented a rebate check for \$25,000 to Chairman Shaw and congratulated the Commissioners for their actions, which will yield significant benefits to the taxpayers of approximately \$150,000 per year and enough energy to power 200 homes.

Bob Balzar, Sierra's Director of Energy Efficiency and Conservation, also commended the Board and County for taking advantage of this energy saving program and briefly discussed some of the retrofits.

Karen Foster, President, Truckee Meadows Tomorrow, added her appreciation that the County is trying to improve the natural environment and conserve energy in the region.

Upon recommendation of Darrell Craig, Facilities Superintendent, and Kathy Carter, Community Relations Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried, Chairman Shaw ordered that the \$25,000 energy rebate from Sierra Pacific Power Company be accepted with the Board's gratitude.

01-914 ACCEPTANCE OF DONATIONS – SOCIAL SERVICES

Alice LeDesma, Social Services, introduced Lila Holmby, Chairman of the Charmanta Auxiliary, Assistance League of Reno-Sparks, and stated the organization has been very supportive and has donated over \$7,800 to Kids Kottages since 1999.

Ms. Holmby advised their members are dedicated to helping and giving service back to the community, and it is very nice to be recognized. She also stated they have obtained 90 special backpacks from the Laura Schlessinger Foundation for the children at the Kids Kottages, which will be arriving soon.

Ms. LeDesma then introduced Don Klasic from the Kiwanis Club, and said, besides their donations, the Kiwanis has been very helpful with birthday parties and special occasions for the children. Mr. Klasic said they appreciate the recognition.

On behalf of the Board and Washoe County, Chairman Shaw thanked Ms. Holmby and Mr. Klasic for the generosity and assistance provided by their organizations.

Upon recommendation of Mike Capello, Director, Social Services Department, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Shaw ordered that the following cash donations, in the amount of \$3,141.73, to be used to assist the children in emergency shelter care and families who are clients of Washoe County Department of Social Services, be accepted:

- \$1,606.00 from Charmanta Auxiliary
- \$ 700.00 from Kiwanis
- \$ 835.73 from Kids Kottage Art Auction

MINUTES

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that the minutes of the regular meeting of August 14, 2001, be approved.

01-915 PROCLAMATION – LIBRARY CARD SIGN-UP MONTH

On motion by Commissioner Bond, seconded by Commissioner Short, which motion duly carried, it was ordered that the following Proclamation, designating the month of September as “Library Card Sign-Up Month,” which was read by Chairman Shaw, be adopted and the Chairman be authorized to execute on behalf of Washoe County:

PROCLAMATION

WHEREAS, The Washoe County Library System, serving Nevada communities since 1904, will be celebrating “Library Card Sign-Up Month,” September, 2001; and

WHEREAS, The Washoe County Library System provides citizens the opportunity to access resources that can give every person the chance to learn and gain knowledge; and

WHEREAS, The Washoe County Library System in conjunction with the Washoe County School District will remind all citizens that children should be given the most important school supply of all—one available free to every child—a library card; and

WHEREAS, The Washoe County Library System wishes to make known the vast resources available free to library card holders including books, magazines, reference resources, videotapes, computers, Internet connections, etc. that can give every citizen the tools for learning; now, therefore, be it

PROCLAIMED, By the Washoe County Board of Commissioners that September 1-30, 2001 is designated as “Library Card Sign-Up Month” and the Board urges all residents of the Truckee Meadows to take advantage of the resources available to them at the Washoe County Libraries by signing-up for a library card.

01-916 ACCEPTANCE OF DONATION – SCHOLARSHIP FUND – KATY SINGLAUB

Upon recommendation of Joanne Ray, Human Resources Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, the Board accepted, with special appreciation, a \$2,000 donation to the County Scholarship fund from County Manager Katy Singlaub.

**01-917 ACCEPTANCE OF FEDERAL SURPLUS PROPERTY –
DISTRICT ATTORNEY**

Upon recommendation of Madelyn Shipman, Assistant District Attorney, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that certain federal surplus property (clothing and miscellaneous equipment), with a fair market value of \$1,554.28, acquired by the District Attorney's Office pursuant to the DRMO (Demilitarization Reutilization Marketing Organization) program, be accepted on behalf of Washoe County.

**01-918 QUITCLAIM DEED – MONTREUX JOINT VENTURE - SEWER
LIFT STATION SITE – UTILITY DIVISION**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the Quitclaim Deed between Washoe County and Montreux Joint Venture for a sewer lift station site be accepted and that the Utility Services Division Manager be directed to record same. It was noted that this sewer lift station was constructed to serve the Montreux Subdivision as well as other lots within the Mt. Rose area.

**01-919 AWARD OF BID – RANCHO SAN RAFAEL PAGODA PARKING
LOT PAVING – PUBLIC WORKS**

Upon recommendation of Anthony McMillen, P.E., through Rodney Savini, Capital Projects Manager, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the contract for the “Rancho San Rafael Pagoda Parking Lot Paving” project be awarded to the low, responsive, responsible bidder, Earl E. Games, Inc., in the amount of \$57,452.00, and that Chairman Shaw be authorized to execute the contract documents upon presentation.

It was noted that the scope of work includes over excavation, base, and paving of a 22,000 s.f. parking lot adjacent to the Pagoda Picnic area; that the engineer’s estimate was \$58,000; and that the following bids were received in response to an informal solicitation on August 9, 2001: Atlas Contractors-\$68,185.00, Gradex Construction-\$61,110.00, and Games Construction-\$57,452.00.

**01-920 RESOLUTION – ESTABLISH COPY CHARGE POLICY –
FINANCE**

Gary Schmidt, Mt. Rose resident, stated the County has been illegally overcharging for copies of records; that in 1977 an ordinance was adopted setting the copy costs at 15-cents, but for the next 20 years, the County charged 50-cents, in defiance of its own Code; and that in July, 1999, a new State law went into effect providing that the charges could not exceed actual costs, and the County then went back to the 15-cents. He said the study is finally complete, which says the actual cost of a copy is 4-cents, and

there is a staff recommendation that the County not charge anything because of the cost of collecting the 4-cents. Mr. Schmidt stated he does support the resolution in principle, but would like to suggest the following modification: The amount of copies provided free should be limited to 249 and anyone requesting 250 copies or more should be charged for all the copies. He said that should eliminate voluminous, frivolous requests for mass amounts of copies. In response to Commissioner Galloway, Mr. Schmidt stated the 249 would apply to each request. He stated the resolution provides for no charge at anytime and he believes there should be a maximum limit on the number of free copies a person can receive.

Commissioner Galloway said this would not apply to people requesting things in advance of when they are issued or to blanket requests, and would apply only to people willing to pick their copies up at the appropriate department of the County. Mr. Schmidt stated that would be in accordance with State law.

Commissioner Galloway asked if the resolution would need to be amended to incorporate Mr. Schmidt's suggestion. Darin Conforti, Senior Fiscal Analyst, said there is a distinction between requesting a record and the amount charged for copying the record; when talking about blanket requests for copies, what needs to be determined is what are people asking for in terms of a public record; and that issue will be addressed by the policies and procedures for accessing public records staff is also currently working on.

Katy Singlaub, County Manager, added there was a request for copies of a very voluminous document recently, and perhaps there should be a procedure by which individuals would have to make such requests in advance. Mr. Conforti further advised that State law does allow the County to set rates for extra-ordinary requests.

Following further discussion, on motion by Commissioner Sferrazza, seconded by Commissioner Short, which motion duly carried, it was ordered that adoption of the resolution establishing a policy regarding charges for copies be continued and staff be directed to amend the resolution to include charges for excessive copies.

**01-921 RESOLUTION – SPECIAL ASSESSMENT DISTRICT NO. 31
(SPEARHEAD WAY-RUNNING BEAR DRIVE) – CONTINGENCY
TRANSFER – PUBLIC WORKS**

Upon recommendation of Anna Heenan, Senior Fiscal Analyst, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following resolution be adopted, that Chairman Shaw be authorized to execute, and that the Comptroller be directed to transfer \$15,000 from the General Fund Contingency Account, #001-1890-7328, to the General Fund Public Works /Engineering Account, #001-1666-7140, to pay the costs of preliminary engineering work for the District:

RESOLUTION NO. 01-921
(of Washoe County, Nevada)

A RESOLUTION DIRECTING THE ENGINEERS ON BEHALF OF THE COUNTY TO PREPARE AND FILE WITH THE COUNTY CLERK PRELIMINARY PLANS AND AN ASSESSMENT PLAT IN CONNECTION WITH A PROPOSED STREET PROJECT IN SPECIAL ASSESSMENT DISTRICT NO. 31 (SPEARHEAD WAY-RUNNING BEAR DRIVE), FOR THE ACQUISITION AND IMPROVEMENT OF A STREET PROJECT IN WASHOE COUNTY PURSUANT TO THE CONSOLIDATED LOCAL IMPROVEMENT LAW, AND ALL LAWS AMENDATORY THEREOF AND SUPPLEMENTAL THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF.

WHEREAS, the Board of County Commissioners (herein "Board") of the County of Washoe (herein "County") in the State of Nevada is of the opinion and has determined and does hereby declare that the interest of the County of Washoe requires the acquisition and improvement of a street project as defined in NRS 271.225 (the "Project"); and

WHEREAS, for the purpose of designation and identification it is desirable that the hereinafter described Project be known and identified as "Washoe County, Nevada, Special Assessment District No. 31 (Spearhead Way-Running Bear Drive)" (the "Improvement District" or "District").

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

Section 1. The County Engineer (the "Engineer") is hereby directed to prepare, and file with the County Clerk preliminary plans showing a typical section of the contemplated improvements, the type or types of material, approximate thickness and wideness, and a preliminary estimate of the total cost (including all incidental cost), and a preliminary estimate of the portion of the total cost to be assessed for the acquisition and improvement of the Project, which is more particularly described as follows:

Spearhead Way from Indian Lane approximately 0.25 mile north to Running Bear Drive;
and
Running Bear Drive from Spearhead Way approximately 0.25 mile east to Wigwam Way.

Section 2. Except as shown on said preliminary plans for the District, the character of such improvements shall be described more particularly as the importation of structural fill/Aggregate Base and grading for the construction of road subgrade, construction of 22 foot wide AC paving with 2 foot minimum gravel shoulders on both sides, and incidental roadside drainage ditches, culverts, headwalls, and rip-rap, signage and surveying. The pavement structural section is to be a minimum of 3 inches of asphalt over 6 inches of aggregate base (or an equivalent section) with the final structural section to be determined based upon the strength properties of existing soils and anticipated traffic loading. The grading, paving, drainage, signing and survey monumentation are to be in accordance with the Standard Details and Specifications for Public Works Construction.

Section 3. Except as shown on the preliminary plans to be filed by the Engineer in the office of the County Clerk, the character and location of the Project shall be as described in Sections 1 and 2 hereof.

Section 4. The Engineer is hereby directed to estimate the cost of each type of construction in a lump sum or by unit process, as to such Engineer may seem most desirable for the construction, acquisition, improvement and installation of the improvements designated above. Such preliminary estimate of costs shall also include, without limiting the generality of the foregoing, the advertising, appraising, engineering, legal, printing and such other expenses as in the judgment of such Engineer are necessary or essential to the completion of such work or improvement attributable to the costs in the improvement district and the payment of the cost thereof. The entire cost of the Project is of special benefit and shall be paid by special assessment against the tracts benefited.

Section 5. The Engineer is hereby directed to prepare and file with the County Clerk an assessment plat showing the area to be assessed, the market value and a description of each tract, the name and address of each owner, and the amount of estimated maximum benefits to be assessed against each tract based on proximity to the pavement, i.e., assessments are to be levied against each tract or parcel of land within the boundaries of the District based on proximity to the pavement. Such estimated benefits may be shown by an attached addendum to the plat which may be designated as the preliminary assessments roll or tabulation of parcels. An equitable adjustment will be made for assessments to be levied against wedge or V or other irregularly shaped lots or lands, if any, and for any tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. In any event, the assessments shall be against all lots benefited by the Project proportionally to benefits received. Such basis of assessments is hereby designated by the Board.

Section 6. The boundaries of the District shall be the street to be improved as designated above and the parcels of land (identified by Assessment Parcel numbers) shown on Attachment No. 1.

Section 7. In order to permit the County to reimburse itself for prior expenditures relating to the Project with the proceeds of bonds, the Board hereby determines and declares as follows:

- a. The County reasonably expects to incur expenditures with respect to the Project prior to the issuance of bonds for financing the Project and to reimburse those expenditures from the issuance of bonds; and
- b. The maximum principal amount of bonds expected to be used to reimburse such expenditures is \$243,600.

Section 8. The Board hereby directs the Comptroller to process a transfer of \$15,000 from the General Fund Contingency Account #001-1890-7328 to the General Fund Public Works/Engineering account #001-1666-7140 to pay the costs of preliminary engineering for the District.

Section 9. The officers of the County are directed to effectuate the provisions of this resolution. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such inconsistency.

Section 10. The invalidity of any provisions of its resolution shall not affect any remaining provisions hereof.

Section 11. The Board of County Commissioners has determined, and does hereby declare, that this resolution shall be in effect after its passage in accordance with law.

01-922 AGREEMENT – ECO:LOGIC, LLC – EMERGENCY WATER SUPPLY – WATER RESOURCES DEPARTMENT

This item was continued from the August 14, 2001, meeting. Jim Smitherman, Water Management Planner Coordinator, responded to questions advising that the average daily demand is the total annual demand divided by 365 and it does include outdoor watering. He said the issue is whether the emergency water supply should cover indoor use only or should it include some portion of outdoor use as well. Commissioner Sferrazza asked what the average per user or per household would be. Mr. Smitherman stated they did not break it down that far because the idea is to supply the region with water in the event there was an emergency making the Truckee River unavailable for a period of time.

Mr. Smitherman explained this contract will provide the County with an analysis of various alternatives by some of the area's best water experts, which will include a complete technical evaluation of a recommended facility, as well as what would be required to build and operate such a facility. The report will also include planning, cost estimates and allocations, funding opportunities, and an implementation plan.

Commissioner Galloway and Mr. Smitherman discussed a turbidity event, which occurred in the Truckee River in July 1992, during which people were asked to stop outdoor watering. The demand did not go down to the indoor use level and gradually went back up even though the event was not over. Commissioner Galloway asked what the levels were. Mr. Smitherman replied the demand went down from 136 mgd (million gallons a day) to 45 mgd. Commissioner Galloway stated those numbers demonstrate fairly good cooperation, but it went back up because of automatic sprinkler systems and people not complying. Commissioner Galloway also noted 45 mgd is less than the amount that can be supplied by wells.

Commissioner Galloway asked if the consultants will also look at compatibility of this project with any flood control projects. Mr. Smitherman responded there will be a full analysis of all alternatives and that alternative is on the table.

Chairman Shaw requested the Board receive periodic updates of the project.

Commissioner Short asked if \$60,000 will be the total cost. Mr. Smitherman stated that amount would result in the deliverables as he explained before. He does not anticipate needing any additional money for the study.

Commissioner Galloway requested the Water Resources Director provide a report to the Board concerning all future projected studies so the Board can see where this study fits in the whole scheme. He said it seems like there has been study after study of the Truckee River, and other things, and it always seems like there is another study. Mr. Smitherman advised the Regional Water Plan identifies this project as an important, significant hole that needs to be plugged. Commissioner Galloway said with a "big picture" review, the Board will know what has been done, what has not been done, what remains to be done, what it will cost, etc.

Commissioner Sferrazza said he wants to make sure this will not be used as an excuse to revive the Honey Lake project, or anything like that. He asked if any importation was being considered. Mr. Smitherman stated staff will leave the door open for the consultant to come up with additional alternatives, but importation is not an alternative that has been considered.

Upon recommendation of the Regional Water Planning Commission, on motion by Commissioner Short, seconded by Commissioner Bond, which motion duly carried, it was ordered that an Agreement for Consulting Engineering Services between the County of Washoe and ECO:LOGIC, LLC, concerning analyzing projects and making a recommendation for an emergency water supply to the Truckee Meadows should the Truckee River become unavailable, in an amount not to exceed \$60,000, be approved and Chairman Shaw be authorized to execute on behalf of Washoe County.

01-923 AGREEMENT – GREAT RENO BALLOON RACE – PARKS DEPARTMENT

Upon recommendation of Gregg Finkler, Parks Operations Superintendent, through Karen Mullen, Parks and Recreation Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that an agreement between the County of Washoe and The Great Reno Balloon Race, Inc., concerning an event to be held at Rancho San Rafael from September 4-9, 2001, be approved and Chairman Shaw be authorized to execute on behalf of Washoe County.

MANAGER’S/COMMISSIONERS’ COMMENTS

Commissioner Bond noted there are declining water levels all over Washoe County, especially in Lemmon Valley and Silver Knolls, and suggested all the water people need to get together to try to figure out why, other than the drought, this is happening. She requested a comprehensive report and overview of the situation including changes made in delivery of water, new wells, etc.

01-924 APPEARANCE – MALYN MALQUIST, GENERAL MANAGER, TRUCKEE MEADOWS WATER AUTHORITY

Malyn Malquist, General Manager, Truckee Meadows Water Authority (TMWA), provided a progress report and update concerning getting TMWA started. He stated they officially began business on July 11, 2001; that \$452-million in bonds were sold; and the extra funds were needed to finance future construction projects and for capital, as there were no start-up funds. He described the system the entities purchased and said 120 employees, who know the system and the business, transferred from Sierra Pacific Power Company. Mr. Malquist discussed some of the problems they have experienced and how they were handled, such as leaks, line breaks, and the turbidity level in the water caused by runoff from the Martis fire burn area.

Commissioner Short noted the drought and the low water levels and asked what is being done as far as planning for additional water sources for the area. He stressed that he was not talking about reviving the Honey Lake project.

Mr. Malquist advised they are always drilling new wells and will continue to do so, and everyone needs to work together to develop new resources. He added that the amount of water that can be taken out of the Truckee River is a fixed number; that when the Truckee River Operating Agreement is finalized, there should be more storage availability upstream; and that he does believe overall the region is in good shape, except he is very concerned about the water situation in Stead and Lemmon Valley.

Commissioner Sferrazza asked if the flat rate customers are really paying their fair share. Mr. Malquist stated they are not and cited usage figures. Commissioner Sferrazza stated the flat rate charge was supposed to be recalculated every year based on

total usage divided by total unmetered customers and expressed his dissatisfaction that Sierra Pacific did not follow through on that and on the meter retrofit program.

Commissioner Sferrazza also noted the excess dedication of water rights from 1981 to 1995 and asked what has happened with the extra water. Mr. Malquist stated they do have all the rights that have been dedicated to the system by the customers and those will accrue to the benefit of all the water users. Commissioner Sferrazza said that is very unfair to those who dedicated the excess water and they should either be compensated or everyone should be required to dedicate the same amount.

Commissioner Sferrazza and Mr. Malquist discussed the water restrictions and the two days per week limitation.

Commissioner Bond asked how many new wells have been drilled and how many wells that were not being used have been brought on line in the last couple of months. Mr. Malquist responded the well they are drilling at Mendive is the first major well this summer as the well development program was put on hold during the sale. He explained they drill two or three new wells per year, but they try to bring on wells which produce 1,000-2,000 gallons per minute, which are fairly large wells. Laurie Williams, TMWA Operations Director, discussed the well development program, the State Engineer's limits on ground water pumping, and recharging the wells. She stressed that over the last 4 or 5 years they have really limited the ground water pumping. Commissioner Bond said the Airport Authority and the Cities are also operating wells and asked who has all the information on the total pumping. Ms. Williams responded the State Engineer keeps track of all that information.

Ms. Williams explained that they are trying to put the extra water rights they are holding to good use either in upstream storage or through the recharge program by putting treated water back into the ground for underground storage. Commissioner Galloway and Ms. Williams discussed the costs and benefits of treating the water for recharge. He asked Ms. Williams to provide information concerning the cost of treating the water.

Commissioner Galloway stated he agrees with Commissioner Sferrazza concerning adjusting the flat rate amount and requested something be done about that. He also asked what the system loss is. Mr. Malquist said they believe it is close to 10 percent, which is high, but because not everyone is on a meter, they do not know the true number.

Commissioner Galloway noted that when Sierra Pacific managed the water, there was a consumer advocate for the customers and asked what avenues there are now for the public in place of that. Mr. Malquist said the fact that the meetings are now public meetings and are broadcast over SNCAT gives the public a much greater chance for input and oversight in terms of the rate setting process.

Chairman Shaw suggested TMWA presentations on a more regular basis would be very helpful to the Board and that Board members' questions could be submitted in advance. He thanked Mr. Malquist and Ms. Williams for appearing and providing a great deal of information today.

01-925 APPEARANCE – TRUCKEE RIVER WHITE WATER PROJECT
FUNDING REQUEST

Jeff Beckelman, President and Chief Executive Officer of the Reno-Sparks Convention and Visitors Authority (RSCVA), reported that the Truckee River White Water Steering Committee has been established and provided membership information. He stated the committee is designed as a partnership to direct the design and construction of the White Water Park and to secure the necessary funding.

Chris Chrystal, Media Relations Manager, Nevada Commission on Tourism, described the proposed project and stated they have started the initial design phase of the project. She said their goal is to start construction of the White Water Park in July, 2002; the project will be a long series of improvements in the river channel stretching from Verdi to Vista; they have divided the river into three sections; and the downtown Reno section will be done first, which will be a major new attraction for Reno as well as enriching the quality of life for the residents of Washoe County. She further stated the project will work directly in concert with the flood control project. Ms. Chrystal said they are seeking Washoe County participation in the project and assistance in funding the project. She distributed information concerning cost estimates and benefits.

Katy Singlaub, County Manager, advised there was a request for a Washoe County representative to attend a committee meeting; that, because she could not go, she asked Water Resources Director Steve Bradhurst to attend on behalf of the County; and that, if the Board desires, someone else could be appointed to the Steering Committee. She pointed out that one of the benefits of having a representative on the committee is to make sure the project ties in with the flood control and river restoration projects, as there may be an ability to leverage associated funding. Commissioner Sferazza stated he feels both Mr. Bradhurst and the Chairman of the County Commission should be on the committee.

Commissioner Galloway said he thinks this is one of the greatest ideas that has surfaced for rejuvenating the downtown area. He asked what the plans are, especially for funding, after the design phase. Ms. Chrystal stated they feel the project will qualify for some flood control funding, but they do not want to rely on that source alone; and they will be seeking other federal funding or reimbursements.

Sam Dehne, a Reno citizen, submitted written remarks in support of the project, which were read by the Chairman.

Following further discussion, Commissioner Bond moved, seconded by Commissioner Short, that staff be directed to identify a funding source to meet the imme-

diate needs of the minimal \$32,000 and come back to the Board with a report on potential future funding for the Truckee River White Water Project. Commissioner Galloway asked if the motion would allow the flexibility for the funds to be used for something other than design should the project obtain more funds than needed for design. Commissioner Bond stated it could. Commissioner Sferrazza asked if the motion could include appointment of Chairman Shaw and Water Resources Director Steve Bradhurst to the Truckee River White Water Steering Committee. Commissioners Bond and Short agreed to add that to the motion. Upon call for the vote, the motion carried unanimously and it was so ordered.

01-926 EMPLOYEE AWARDS – COUNTY SUGGESTION PROGRAM

Darin Conforti, Senior Fiscal Analyst, reported the County Suggestion Program Committee met on August 7, 2001, and recommended awards be granted to the following employees for the suggestions they submitted:

Carolyn Stoffel and Kelly Hvegholm of the Finance Department

Deborah Bailey, Donna Jones, and Christine Saito of the Public Administrator's Office

Capt. Michael Haley of the Washoe County Sheriff's Office

Mr. Conforti explained each suggestion and the resulting savings. He noted that the suggestion from Capt. Haley has resulted in a net increase in revenue for the County of over \$800,000. Chairman Shaw presented Certificates of Recognition to Capt. Haley and Christine Saito, who were present, and thanked the employees for their suggestions.

Capt. Haley thanked the Board and said this award program has been very beneficial to all of Washoe County. He reported he has been notified that Congress will approve this grant again, so Washoe County will continue to receive these funds.

On motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Shaw ordered that the above employees be recognized and the recommended monetary awards for their suggestions be approved.

01-927 BILL NO. 1306 -AMENDING WCC CHAPTER 5 – COUNTY SUGGESTION PROGRAM

Bill No. 1306, entitled, "**AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY AMENDING THE PROVISIONS OF THE COUNTY SUGGESTION PROGRAM TO PROVIDE THAT THE FINANCE DEPARTMENT ADMINISTERS THE PROGRAM, TO PROVIDE FOR THE CONSTITUTION OF THE COMMITTEE AND OTHER MATTERS PROPERLY**

RELATED THERETO" was introduced by Commissioner Bond, the title read to the Board and legal notice for final action of adoption directed.

01-928 RECLASSIFY EXISTING POSITIONS – CREATE NEW CLASSES
TITLE CHANGES – HUMAN RESOURCES

Upon recommendation of Joanne Ray, Human Resources Director, on motion by Commissioner Sferrazza, seconded by Commissioner Short, which motion duly carried, Chairman Shaw ordered that the following reclassifications of positions into existing classes and proposed new classes be approved:

RECLASSIFICATION OF EXISTING POSITIONS				
Department	Current Position	Pay Grade	Recommended Class	Pay Grade
Assessor	Office Assistant II	E	Office Assistant III	G
Building & Safety	Plans Examiner	L (M)	Plans/Permits Application Aide	G
District Attorney	Legal Secretary Supervisor	K	Administrative Assistant II	L
Health	Sr. Environmental Engineer	O (P)	Environmental Engineer II	N (O)
Public Administrator	Office Assistant II (2 positions)	E	Office Support Specialist	H
Social Services	Program Assistant	K	Program Coordinator	L
CREATION OF NEW CLASSES				
Department	Position		Recommended Class	Pay Grade
Juvenile Services	New Position FY 01/02 Budget		Juvenile Services Support Specialist (new class)	G
Sheriff	New Position FY 01/02 Budget		Courthouse Security Officer Supervisor (new class)	H

It was further ordered that the current class title of Specialist Application Software be changed to Department Computer Applications Specialist.

It was noted that in a similar agenda item on July 24, 2001 (see 01-818), staff inadvertently reported an incorrect pay grade for Lead Investigator, Public Defender. The pay grade assigned to this position based upon the evaluation completed by the Job Evaluation Committee and subsequently acted upon by the Board is an N, not an M as inadvertently reported.

01-929 LETTER TO CONGRESS – PROPOSED REPEAL OF PLUMBING
EFFICIENCY STANDARDS – WATER RESOURCES

Jim Smitherman, Water Management Planning Coordinator, reported the Regional Water Planning Commission (RWPC) is requesting the Board send a letter to the U.S. House of Representatives urging defeat of H.R. 1479. He said the legislation,

proposed by Congressman Knollenberg, would remove low-flow plumbing standards from the Federal Energy Policy Act (EPACT), and that would threaten the success of the toilet retrofit rebate program, in which the County has \$1.5-million invested. He discussed other adverse impacts passage of this legislation would have on the Truckee Meadows and water conservation programs.

Bob Firth, RWPC Chairman, urged the Board to approve their request and said implementation of the low-flow toilet program was the right thing to do from a conservation standpoint. It saves water with every flush, which also means less water is going through the sewer treatment plant; and that will help to defer expansion or construction of more sewer treatment facilities. He stated the Reno-Sparks Wastewater Treatment Plant has committed to contributing \$17.00 for each toilet retrofitted starting next year based on the potential savings on that end.

Commissioner Galloway and Mr. Firth discussed the methodology of the study and the cost-benefit analysis of the savings realized by the low-flow toilets. Commissioner Galloway stated he has heard many complaints about the low-flow toilets. Mr. Firth said in the beginning many of the toilets did not work that well, but the technology has advanced and the toilets now work just fine.

Commissioner Sferrazza stated there is no question the low-flow toilets save water and those savings would add up considerably over the years.

Chairman Shaw stated that, besides the water conservation, all the previous work done by the County for the rebate program would be lost if this legislation passes.

Commissioner Bond asked for follow-up reports on the success of the program.

Commissioner Galloway said he would support the request, although he believes Congressman Knollenberg may have a point regarding States' rights. He stated he supported this retrofit program only because it was voluntary.

Upon recommendation of the Regional Water Planning Commission, on motion by Commissioner Short, seconded by Commissioner Bond, which motion duly carried, it was ordered that a letter to the U.S. House of Representatives urging defeat of H.R. 1479, which includes revisions to the EPACT that would adversely affect the Low Flow Toilet Retrofit Rebate Program, be approved and Chairman Shaw be authorized to execute on behalf of Washoe County.

01-930 RESOLUTION – TRANSFER OF FY 2001 VOLUME CAP

Eric Young, Community Development Planner, reported only two applications were received for Washoe County's current year volume cap allocation of \$3,825,062.00, both of which are recommended for funding allocations. He provided

background information stating the volume cap is made available by the State of Nevada for local jurisdictions to provide a funding mechanism for local projects, which are usually either economic development projects or affordable housing projects. Mr. Young further explained the money is in the form of a private activity bond that developers are allowed to use to raise money for their projects; the money does not actually exist in County or State coffers; and if the County does not make an allocation by September 1st, the County's allocation will revert back to the Department of Business and Industry for their use.

Mr. Young then described the two projects that applied, one being rehabilitation of the Parkside Garden Apartments, and the other for construction of the Marina District Apartments. He reported staff worked in conjunction with Reno and Sparks on this; both projects are before the Reno City Council today for Reno's allocation; and the Sparks City Council allocated its cap to the two projects on August 13, 2001. The recommended figures are based on what would be needed for each project to reach its 50 percent match. Mr. Young then explained mixed income projects.

Commissioner Sferrazza stated that he had asked for an independent market rate survey of rents because he believes the rental rates of \$746 to \$1,171 noted in the staff report are high for this market; and, if those are high, the affordable units would also be too high. He stated the industry does weekly surveys and the information is available.

Commissioner Short asked if the projects will be on the tax rolls and if they will be using Consortium funds as well. Mr. Young replied it is not yet known whether they will get Consortium money. He also stated they would have to pay taxes on the market rate units, and the Marina project has worked out a payment in lieu of taxes agreement with the City of Sparks.

Commissioner Galloway said, rather than determining whether the rates are viable market rates, it is more important to be sure the rates charged for the affordable units fall within the guidelines. He expressed reservations concerning providing low rate State funds to help a developer build market rate apartment units. He asked if there was any way to separate out the market units and not give that portion the low interest rates.

Tom Mannschreck, Thomas Development Company, (Marina District Apartments) explained the City of Sparks Request for Proposals for this year's volume cap allocation requested that mixed use be included. He said mixed use is becoming a preference in many parts of the country, rather than putting all of the affordable income residents in only one part of town. Mr. Mannschreck stated the market rate component of a project does not generate tax credit equity, nor would it directly benefit from HOME financing or from the tax-exempt bond rate. He stated 10 percent of their project will be rented at market rate and 15 percent of their financing will be at market rate.

Commissioner Galloway asked if the \$2.8-million they are requesting in volume cap would go only to the 183 affordable units. Mr. Mannschreck responded that would be correct if the math was done in gross terms, but the market units will be inter-

dispersed throughout the buildings and there will not be separate mortgages. He stated this is covered by State statute.

Commissioner Sferrazza asked about the amount of rent proposed. Mr. Mannschreck stated the \$1,171 is for the 3-bedroom, 2-bath units, which are about 1,250 square feet. In further response to Commissioner Sferrazza, he explained that the United States Department of Housing and Urban Development determines and then publishes Area Median Income (AMI) figures for every county and every metropolitan area, etc., and those are the numbers the housing authorities use. He further stated no developer has any control over these numbers and they specify the maximum allowed rent that can be charged and the income limits families can earn in order to qualify. Commissioner Sferrazza asked who certifies the income. Mr. Mannschreck stated they will have on-site personnel extensively trained to do that; they will also have an outside certified public accountant who does spot checks; and the State of Nevada does annual file reviews.

Commissioner Sferrazza asked if they are borrowing the whole amount of the project or if they are putting any equity into the project. Mr. Mannschreck stated their equity would be approximately 35 or 40 percent.

On motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that the following resolution be adopted, with specific reference to the explanations given regarding the funding, and that Chairman Shaw be authorized to execute on behalf of Washoe County:

RESOLUTION - A RESOLUTION AUTHORIZING THE TRANSFER OF \$3,825,062 OF WASHOE COUNTY'S 2000 VOLUME CAP (AS PROVIDED IN NRS 348A.010 et seq.) TO THE DIRECTOR OF THE DEPARTMENT OF BUSINESS AND INDUSTRY.

WHEREAS, Washoe County, a political subdivision of the State of Nevada, (hereinafter "County") is authorized by the County Economic Development Revenue Bond Law now constituting Nevada Revised Statute (NRS) 244A.669 to 244A.763, inclusive, to issue revenue bonds to finance, inter alia, one or more projects which promote the social welfare of the residents of the County by financing the acquisition, development, construction, improvement, expansion and maintenance of affordable housing in Washoe County; and

WHEREAS, In accordance with the provisions of Chapter 348A of the Nevada Revised Statutes, as amended, the regulations adopted thereunder by the Director of the Department of Business and Industry (NAC 348A.010 to 348A.300, inclusive, as such regulations may be amended from time to time), Nevada's State Ceiling for each calendar year is allocated 50% to the Director and 50% to the local governments, with the local governments' share being allocated between cities and counties on the basis of population; and

WHEREAS, In accordance to the provisions of NRS 348A.010 to 348A.040, inclusive, and the regulations issued thereunder and referred to herein, the Director of the Department of Business and Industry has determined that the County's share of the Nevada State Ceiling ("Volume Cap") for 2001 is \$3,825,062; and

WHEREAS, the County desires to facilitate the development and rehabilitation of affordable housing in the region;

NOW, THEREFORE, BE IT RESOLVED By the Board of Commissioners of Washoe County that Washoe County hereby transfers the following amounts of its 2001 Volume Cap to the State of Nevada, Department of Business and Industry, Housing Division: \$1,000,000 for the "Parkside Gardens Project," consisting of the acquisition and rehabilitation of approximately 288 apartment units located at 1800 Sullivan Lane in Sparks, Nevada, to be developed by PacifiCap holdings X Limited-Liability Company; and \$2,825,062 for the "Marina District Apartments" consisting of new construction of approximately 204 new apartment units to be located at Marina Drive south of East Prater Way on property that is currently part of the Ghigerri Ranch in Sparks, Nevada, to be developed by Affordable Housing of Nevada Limited-Liability Company.

BE IT FURTHER RESOLVED, By the Board of Commissioners of Washoe County that if for any reason these bonds are not issued within two years of this date, the Board requests that the State Housing Division carry the Volume Cap forward to prevent its loss, and that the Volume Cap be used for other affordable housing projects in Washoe County.

BE IT FURTHER RESOLVED, By the Board of Commissioners of Washoe County that County staff be directed to forward a copy of this Resolution to the Director of the Department of Business and Industry and to the Secretary of the State Board of Finance and that staff is authorized to provide and execute the transfer of said Volume Cap as provided herein.

5:30 p.m. **Amy Harvey, County Clerk left the meeting, and Nancy Parent, Chief Deputy County Clerk arrived at the meeting.**

01-931 DISCUSSION – AFFORDABLE HOUSING FUNDS DESIGNATED FOR INCLINE VILLAGE

Commissioner Galloway said originally fair-share was a concern generated mostly by California counties; that they were providing housing and social services for employees that were working in Nevada, particularly on the Nevada side in Casinos. A program was launched for everyone to do their best to promote housing for people employed in their own areas. In Washoe County, there is quite a bit of what is called service employee housing. Commissioner Galloway said the Tahoe Regional Planning Agency (TRPA) was convinced to put a moratorium against any condominium subdivisions, which is about all they can do at the Lake in terms of multi-family. The local government committee determined that if TRPA was going to criticize their action, more deed

restricted affordable housing would be needed, and that breaks should be given to employers who build employee housing. He said TRPA would probably be more favorable to the use of rehabilitation money for building improvements if deed restricted affordable housing was also included. Commissioner Galloway discussed further incentives that would be considered. The level of deed restriction is not necessarily pre-determined. Commissioner Galloway said the contribution on Washoe County's part is just part of a formula, which he hopes will go back to TRPA in the next two years to see if fair share housing is working.

**01-932 RECOMMENDED LANGUAGE – REQUEST FOR PROPOSALS
FOR FISCAL YEAR 2000/2001 HOME FUNDS – COMMUNITY
DEVELOPMENT**

Eric Young, Community Development, advised that the Board did self-direct by its authority, \$91,900 for rehabilitation programs in the Incline area, and staff is requesting language direction on ideas for spending this money.

Commissioner Galloway said the idea is to get someone in the multi-family dwellings to pledge that their unit will remain in the affordable housing base. He said the Board should also have the outright ability to reject any proposal if it doesn't make sufficient progress towards that goal.

Commissioner Bond inquired if points listed in staff's memo are ones they are currently operating under. Mr. Young said those are guidelines on how other affordable housing projects may be broken down; owner occupied versus rental property is a traditional way of looking at what type of project it is, or single-family versus multi-family is another way of looking at it.

Commissioner Sferrazza asked what are they looking for in terms of market rate. Commissioner Galloway said he would not want to restrict affordable housing to 60 percent or 40 percent, because even to get 80 percent of affordable in Incline Village is a victory. He suggested that Washoe County weigh the affordability of any units to be deed restricted in the consideration for this money. He said the Board should consider a 15 to 20 year planning horizon. Mr. Young advised that the typical consortium process is 20 to 30 years.

**01-933 PROGRESS REPORT – 2001 REGIONAL PLAN UPDATE –
COMMUNITY DEVELOPMENT**

Eric Young, Community Development, said the Board's number one priority going into the Regional Plan Update was to preserve and protect the character of existing communities. The Update Committee said communities are a drag on the regional plan, bad planning, inefficient, and too many communities were identified. So staff went to the Citizen Advisory Boards (CAB) to get their feelings on how communities should be delineated. A workshop was held with every CAB where they discussed what would be community identifiers, and then those ideas raised at the workshops were

translated into maps. At almost every CAB meeting, the last 10 to 15 minutes evolved into a political discussion where the overriding concern was annexation protection. He reviewed the maps with the community boundary lines where the CAB's would like them to be. Staff believed most of these maps were unnecessarily large for a responsible management plan. They also represent extensive development potential, and in the overall regional concept, staff would like that restricted in some way. Mr. Young reviewed staff's concept boundary maps, some of which differed from the CAB's proposed boundaries, using the overhead projector.

Commissioner Bond asked what response the CAB's had towards staff's recommended maps. Mr. Young said the CAB's were informed at the workshops that two sets of maps may have to be presented to the Board. Once the maps were completed, every CAB Chairman was contacted and informed the maps were available for review, and that staff was indeed going forward with two sets of maps. The basic response was if the community's character would be preserved and other things accomplished, then staff's maps were fine. Mr. Young said in order for staff's maps to work, the two Cities have to buy into the concept with everyone willing to play a regional game. If everyone buys into this, not only will the unincorporated communities be able to preserve and protect their character but the identity of incorporated neighborhoods as well can also benefit from this.

Commissioner Bond asked what guidelines were used to reduce communities as identified by the CAB's. Mr. Young said staff's maps are the best estimate of what will happen if the criteria is applied as in the staff report. The maps are based on the criteria and not based on anything else. The criteria has not been applied yet, because the land use inventory studies are not complete. It may be when they are setting the beginning boundaries, whether it is spheres of influence or community boundaries in this update, that discretion has to be used outside the specific criteria.

Commissioner Galloway said he is concerned because there is already an existing regional plan in one sense, and to implement the community concept in the regional plan, there would be many communities. He inquired if protection is being given up by the suburban communities already identified. Mr. Young said no, and the idea is to provide real protection in the new plan. The new concept will say if a community is designated and a community management plan is adopted, then that area is no longer eligible to be within a sphere of influence. There is other property outside the community that would be eligible to be within a sphere of influence or an expanding city.

Commissioner Galloway inquired what it would take under the existing plan to undesignate a community, if they were not doing this update. Mr. Young said the sole function of existing communities in the current regional plan is to prevent annexation; and noted that the Regional Planning Governing Board (RPGGB) would have to approve a regional plan amendment. Robert Sellman, Director, Community Development Department, said it only takes a simple majority vote of the RPGGB to approve a regional plan amendment and there is virtually no standards for either setting or changing existing communities. Mr. Young said the standards for how boundaries are changed in the cur-

rent plan are very thin and almost non-existent. Staff is proposing to have real standards whether they change a community or a sphere of influence, and to apply strict criteria based on economic development goals that are regional. He said for a sphere of influence change to occur, one of the Cities would have to show they have a need to provide that land use inventory for development, and staff would like to see a stricter criteria.

Katy Singlaub, County Manager, stated staff is requesting the Board focus on the thought process that has gone behind this, rather than the boundaries and the maps. She said, if one of the goals is to preserve the character and identity of communities, then staff has to determine what the neighborhoods and communities consider identifiers. One goal is to have consistency and efficiency of service delivery. Another goal is to have funding of that service delivery. Another goal would be promoting consistency in development patterns to identify the kinds of development that should be going in specific areas, based on the needs of the region.

Mr. Young said staff's proposal is that the communities, spheres of influence, and the Cities should define the service areas. Those three entities should then be the areas targeted for service delivery, which would be much more than drawing a line around an area and saying it cannot be annexed.

Chairman Shaw said when he attended the Spanish Springs CAB meeting, the people were given an opportunity to present to staff the things they wanted within their community.

Commissioner Short said service delivery is very important. In order to change spheres of influence, who is providing the service and who can provide the service, should be defined.

Commissioner Sferrazza said number four of the specific criteria for delineating communities and to not allow sprawl was really the responsibility of the County in the past. The County has been the driving force in terms of allowing development in areas without services, like Mogul or Spanish Springs, etc. The County got ahead of the game and, to that extent, he believes the City had a right to be concerned and to go after annexation. The County allowed development in unincorporated areas ahead of sewer and water being there, and also allowed 1/3 acre development. He said the County has a responsibility not to allow that to ever happen again. Mr. Young said he believes this concept will achieve that goal, but it also achieves the goal that the process of sprawl is not just transferred from the unincorporated entity to the incorporated entity. Sprawl should not be encouraged no matter who is doing it, the City or the County. Development without services is an extremely important issue, but there are also other issues like transportation, character of community and so forth.

Commissioner Sferrazza stated the number one issue is zoning, and if more intense zoning is allowed outside of the urban core, then you have a differential on land value. When property is rezoned they are giving a gift of value to the property, in terms of increasing its value. Mr. Young said that is right, but by defining the services

area, if someone wanted to rezone an area outside a highly restricted community, the community boundary would have to be moved even before it could be rezoned. They would also have to show, through the criteria, that rezoning is needed to support population growth or to support economic growth.

Commissioner Sferrazza said one of his concerns is creating rural communities because they are protected from annexation. The bottom line driving force in terms of annexation is services and taxes; people who live in those areas perceive that they have a better chance to avoid increased density by not having property in the City versus the County. He would like a standard that cannot be changed under any circumstance, that land bordering existing subdivisions or areas where people have 1 acre, that nothing can be built on less than 1 acre. People have a right to expect that land that is zoned 1 acre or whatever it is, that adjoining land cannot be changed to something less than that. Mr. Young said staff agrees and believes that issue is addressed in the update. That problem exists in the spheres of influence and the newly annexed areas as well as the areas that are in the unincorporated land that may have a rezoning or a comprehensive plan amendment involvement. Staff proposes that a very important part of the new regional plan is joint planning in spheres of influence where the County and the Cities have a significant interface. Even if the land is in a sphere of influence, the County should have the ability to be involved in the planning. If the land is completely in the unincorporated area but the development to occur there will have a significant impact on the City, then the area should be jointly planned.

In response to Commissioner Sferrazza's statement, Mr. Young said the plan is actually going to result in significant restrictions on development potential in the unincorporated County. It is going to take a great degree of discipline on everybody's part to make sure that happens. What they are doing with the plan is taking the development potential that exists in the aggregate across the County and focusing it in on communities and spheres of influences in the Cities, and saying these are the only places right now that can be developed. Mr. Young said it is actually very restrictive.

Mr. Young said three months ago they requested from the City of Reno their methodology and definition of approved unbuilt, and the County has yet to receive anything from Reno. Staff has no idea where Reno came up with their numbers and what those numbers actually represent.

Joan Liscom, Chairman, Cold Springs Citizen Advisory Board, stated she supports the work done by Community Development. She is pleased with what staff is trying to accomplish for the communities within the County. Ms. Liscom said on August 20, 2001, at the Cold Springs CAB meeting, there was a plan presented for rezoning 4000 acres, but by the time it was presented to the public, it had grown to 5900 acres. It is proposed to go before County staff as a Comprehensive Plan Amendment change. She expressed her appreciation to Mr. Harper, the Community Development staff, and the Board, for listening to the communities' concerns.

Chairman Shaw read a statement by Richard Hobbs, area resident, who expressed his appreciation to Community Development staff for their hard work on the regional plan update.

Commissioner Sferrazza said he would like to hear the recommendation from the Golden Valley Homeowners Association, separate from the North Valleys CAB. He does have a problem with going forward with staff's recommendations without hearing from Golden Valley first. Mr. Young said the Golden Valley Homeowners Association were present at the North Valleys CAB meeting. Staff recommended the North Valleys Area be separated into 3 communities, but the CAB requested the entire CAB area be one community. The CAB would like to say there are several neighborhoods in one community and that is why there is only one map based on the North Valleys CAB input that includes the North Valleys, Red Rock, Silver Knolls, Lemmon Valley and Golden Valley.

Mike Harper, Planning Manager, Community Development, advised that the difference between staff's recommendation and the North Valleys CAB recommendation is that staff excluded the areas within Reno's Sphere of Influence.

Commissioner Sferrazza said he could not support staff's recommendations, because he does not believe they have gone far enough in terms of criteria governing the recommendations. He would prefer to go with the CAB recommendations.

Commissioner Galloway stated, in general, he supports endorsing the concept (11 steps), in the memo from Eric Young dated August 28, 2001, but he cannot put all of the weight behind staff's maps as they have requested, although he would like to use them as a starting point. He likes the communities endorsed by staff, although areas need to be determined for each community, i.e. absorbing population as well as the reasons for boundary amendments.

Following further discussion, on motion by Commissioner Short, seconded by Commissioner Galloway, which motion duly carried with Commissioner Sferrazza voting "no," Chairman Shaw ordered that staff's recommendations, outlined in the August 28, 2001 memo, be accepted; that concerns expressed be resolved; and that Commissioner Galloway's comments be included.

01-934 PUBLIC HEARING – ALTURAS POWER LINE MITIGATION FUNDS – BLACK SPRINGS COMMUNITY BUILDING EXPANSION – COMMUNITY DEVELOPMENT

5:30 p.m. This was the time set in a Notice of Public Hearing, published in the Reno-Gazette Journal on August 17, 2001 to discuss and possibly allocate additional money, from specified fund sources, to complete the expansion of the Black Springs Community Building. This project was approved by the Washoe County Commission on June 8, 1999, with funding of \$330,000 from the Alturas power line mitigation funds. Approximately \$50,000 to \$100,000 is required to complete the project as designed. The Com-

mission may also provide direction to staff on the use of some or all of the money earned as interest on the Alturas power line mitigation fund account. Proof was made that due and legal Notice had been made.

Chairman Shaw opened the public hearing and called upon anyone wishing to speak on this matter.

Bob Webb, Planning Manager, Community Development, explained the history and past hearings on the community building expansion. He advised that on October 10, 2000, the Board also approved \$90,750 in the same funds for the Grandview Water Company (GID) water system and improvement projects. In that action, the Board stipulated that the funds would be available for the Grandview Terrace GID project contingent upon the community building project having enough funds to complete construction. In early 2001, representatives from the GID approached the Board and requested release of those approved funds for the water system improvement project; another public hearing was held and, based on the request from the GID and information from the Public Works staff, the money was released to the GID for their water system improvement project. Mr. Webb said the Public Works Department estimated it would take another \$50,000 to \$100,000 to complete the Black Spring Community Building expansion as designed currently. He said that staff is requesting direction from the Board regarding the release of interest money from the Alturas power line mitigation funds. He advised that there is currently \$55,877.31 available to supplement the shortfall of funds for this project.

Commissioner Bond said when approval of funds are conditioned for a specific project, an assumption is made that conditions have been addressed and taken care of before it comes to the Board. She said she is a little distressed to find out that was not the case. Mr. Webb responded that he was not trying to put one project before another, which is why he specifically set a public hearing to allow for discussion and context from the GID and Public Works staff, prior to the money being released.

Joseph Townsell, Grandview Terrace/Horizon Hills Ad-hoc Task Force Chairman, advised they held two town hall meetings to determine the options concerning the Black Springs Community Building expansion funding. The Task Force came up with two alternatives, one was the interest accumulated on the Alturas power line mitigation funds, and the other was whether or not the County had any alternative funding sources to help complete the project. Mr. Townsell requested that the Board support them in any way possible in completing their community center.

Commissioner Sferrazza asked if the Boys & Girls Club contributed any money towards the community building expansion. Mr. Townsell said no they did not; that the intent was to attract a group like the Boys & Girls Club to help them expand their community building, but that was prior to the Alturas funds being distributed. He said the Boys & Girls Club is still considering this issue but, at this time no other party has contributed to the cost of expanding the community building. Karen Mullen, Parks & Recreation Director, explained that at one time the Boys & Girls Club was working with

them on possibly building a gymnasium as an addition to the community building. The architect provided the design look of the gymnasium addition, pro bono. They are still looking forward to having a future partnership with the Boys & Girls Club at the Black Springs Community Building.

Commissioner Sferrazza said one of the complaints he heard was, because of the possible gymnasium addition at the request of the Boys & Girls Club, this caused a delay in the bids for the community building. He said he was informed that bids in January are lower than summer bids. Ms. Mullen said construction companies are generally looking for work to carry them through the winter, but they are generally very busy during the summer months and, as a result, the bids are higher in the summer versus the winter.

Commissioner Short asked if the entire \$330,000 was still available for construction of the community building. Ms. Mullen said \$330,000 was authorized, but a portion of that went to the architect for design fees. She said the balance is \$292,100 after paying for design fees. The engineer's estimate after taking out the 2 alternates (porch and dormers) is \$354,000. Ms. Mullen said this would be the first time interest was used for any of the Alturas power line mitigation funds projects. She explained that staff wanted to come before the Board to request support to complete this project before going out to bid. They did not feel comfortable enough to issue bid requests knowing there was such a big difference between the fund balance and the engineer's estimate.

Commissioner Bond said she is concerned about using the interest money for projects, but she does not have a problem with distributing interest money to complete construction projects that have already been approved. Ms. Mullen said she has suggested to Bob Webb that any funds left over from a construction project be returned to that community account for possible future projects.

Commissioner Sferrazza asked if the \$40,000 covered all of the architect's fees. Ms. Mullen said it covers all the architect design fees, the original soils testing, etc. She said the architect is paid on a monthly basis by the amount of project they have completed at that point. She noted that the construction administration has not been paid yet, but it is an encumbrance that must be recognized.

Commissioner Galloway asked whether the Request For Proposals should define options and maybe propose an alternate schedule if that might result in a lower price. Anthony McMillen, Public Works, said historically, bids are always better priced when the companies need work, such as the winter time.

Gary Feero, area resident, expressed his concern about the release of \$90,750, to the Grandview Terrace Water Company (GID) for water system improvement projects before the community building was completed. He questioned who was supervising the GID to make sure that project is completed. Mr. Feero asked how Mr. Townsell had authority to negotiate with the Boys & Girls Club concerning the community building.

Ms. Mullen advised that the Boys & Girls Club pulled out from building a gym at the community building, but they are still in discussions concerning programming issues. She said fundraising capabilities and other existing priorities were issues for the Boys & Girls Club. Ms. Mullen reminded the Board that the gym design addition to the community building for the Boys & Girls Club, was done pro bono by the architect.

In response to Commissioner Galloway's inquiry, Madelyn Shipman, Legal Counsel, advised that Grandview Terrace GID is responsible for completing their project. She said the County lost control over the funds they approved for the GID project, as it was like a grant or gift to another governmental entity. Mr. Webb stated that the GID did have John Shaw Engineering draft a design for their water system improvement project.

Commissioner Sferrazza asked if the project for the community building was an expansion of an existing building or an entirely new building. Ms. Mullen said this project is an attachment to an existing dome structure. She said the building when complete would be about 3,800 square feet, and noted that recent projects have been coming in at about \$150 per square foot, so the approximate \$168 per square foot this building will cost is about average.

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

On motion by Commissioner Bond, seconded by Commissioner Short, which motion duly carried, Chairman Shaw ordered the following:

1. Move forward with the Black Springs Community Building and allocate if necessary, the interest amount designated for the Grandview Terrace/Horizon Hills community to make up any shortfall;
2. Restrict any further distribution of interest, subject to those areas where there is already construction of new or upgraded community centers; and
3. Any further distribution of community funds shall come back to the Board on a case-by-case basis.

01-935

RESOLUTION – WASHOE COUNTY, NEVADA OF ECONOMIC DEVELOPMENT REVENUE BONDS – WASHOE MEDICAL CENTER INC. - FINANCE DEPARTMENT

In response to Commissioner Sferrazza's inquiry at yesterday's Caucus, John Sherman, Finance Director, advised that the Washoe Medical Center is a nonprofit tax-exempt organization as well as its parent corporation Washoe Health Systems. He said this is a resolution setting the public hearing for this particular item.

On motion by Commissioner Short, seconded by Commissioner Bond, which motion duly carried with Commissioner Sferrazza voting "no," it was ordered that the following resolution be adopted and Chairman Shaw be authorized to execute:

RESOLUTION 01-935

A RESOLUTION FIXING THE TIME AND PLACE OF A HEARING CONCERNING THE ISSUANCE BY WASHOE COUNTY, NEVADA OF ECONOMIC DEVELOPMENT REVENUE BONDS TO FINANCE A PROJECT FOR THE ACQUISITION, IMPROVEMENT AND EQUIPMENT OF HEALTH AND CARE FACILITIES BY WASHOE MEDICAL CENTER, INC. AND THE REFUNDING OF CERTAIN BONDS ISSUED TO FINANCE SIMILAR FACILITIES; PROVIDING FOR THE PUBLICATION OF A NOTICE CONCERNING SUCH HEARING; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH

WHEREAS, Washoe County, in the State of Nevada (the "County" and "State," respectively), is organized and operating pursuant to the provisions of Chapter 276, Statutes of Nevada 1971 (the "Charter") and the general laws of the State; and

WHEREAS, the County is authorized by the County Economic Development Revenue Bond Law now constituting NRS Sections 244A.669 to 244A.763, inclusive (the "Act"), to finance or acquire, whether by construction, purchase, gift, devise, lease or sublease, to improve and equip, and to sell or otherwise dispose of one or more projects or parts thereof located within the State, and which may be located within the County so that health and care facilities may be acquired, developed, expanded and maintained by enterprises who will provide health care of high quality at reasonable rates for the benefit of the residents of the County and of the State; and

WHEREAS, the County is further authorized by the Act to issue its revenue bonds for the purpose of financing or defraying all or any portion of the cost of acquiring, improving and equipping any land, building or other improvement and all real and personal properties necessary in connection therewith, whether or not in existence, suitable for a health and care facility and for the purposes of refunding bonds previously issued for such purposes; and

WHEREAS, the County is further authorized under the Act to take such actions as are necessary or useful in order to accomplish and otherwise carry out the provisions of the Act; and

WHEREAS, Washoe Medical Center, Inc. (the "Corporation") operates certain health and care facilities (the "Facility") within the County, some of which were financed and refinanced from the proceeds of the County's Hospital Revenue Bonds (Washoe Medical Center, Inc. Project) Series 1993A (the "1993 Bonds"); and

WHEREAS, the Corporation proposes that the County refund up to \$28,615,000 principal amount of the outstanding 1993 Bonds maturing June 1, 2008 and 2015 (the "Refunding Project"); and

WHEREAS, the Corporation also proposes to acquire up to \$35,000,000 of other health and care facilities in the County (the "New Money Project" and together with the Refunding Project, the "Project"); and

WHEREAS, the Corporation has requested the County to take steps preliminary to the issuance of economic development revenue bonds under the Act in the principal amount of not exceeding \$70,000,000 in one series or more (the "Bonds") for the purposes hereinabove set forth; and

WHEREAS, before availing itself of its power to issue revenue bonds with respect to any project under the Act and pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") , the Board of County Commissioners of the County (the "Board") must publish notice of its intention and hold at least one public hearing not less than fourteen nor more than twenty days after the date of publication of such notice.

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

Section 1. A public hearing shall be held at a regular meeting to be held on Tuesday, September 25, 2001 at 5:30 p.m. in the Commissioners Chambers, 1001 East Ninth Street, Reno, Nevada, at which time and place the Board will: (i) hear and consider the views of all interested persons concerning the proposed issuance by the County of the Bonds to finance the Project; (ii) consider information supplied by the Corporation to enable the Board to make the determinations required by NRS Section 244A.711; and (iii) act upon a resolution authorizing the issuance of the Bonds in the principal amount of not exceeding \$70,000,000.

Section 2. The Bonds will be payable solely from the revenues to be received by the County pursuant to a loan, lease agreement or other agreement to be entered into between the County and the Corporation. The Bonds will never constitute a debt or indebtedness of the County or a charge against its general credit or taxing power.

Section 3. The Bonds shall not be issued unless: (i) the County has held the hearing required by NRS 244A.711 and made the findings required by NRS 244A.707; (ii) the County and the Corporation shall have agreed to mutually acceptable terms for the Bonds and the sale and delivery thereof, and mutually acceptable terms and conditions for the loan, lease agreement or other agreement for financing the Project; (iii) the Corporation shall have provided the County Manager or his designee with sufficient information such that the County Manager or his designee determines that it is acceptable to proceed with the financing; (iv) all requisite governmental approvals for the Bonds

shall have been obtained; and (v) the County shall have completed all proceedings required by the Act.

Section 4. The County Clerk shall give notice of such hearing by publication one time in the Reno Gazette-Journal, a newspaper of general circulation and published within the County, such publication to be not less than fourteen nor more than twenty days prior to the date of the hearing. Such notice shall be in substantially the form placed on file with the Clerk:

Section 5. Nothing herein shall be construed as in any way committing or obligating the County to issue the Bonds or to take any other steps to facilitate the Project. Nothing herein constitutes a County endorsement of the Project or a finding by the County that the Project is feasible or is in compliance with any laws or regulations, including land use, building regulations or other regulations of the County or any other governmental entity.

Section 6. The officers of the County be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

Section 7. All resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution or any part thereof heretofore repealed.

Section 8. If any section, paragraph, clause or 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 provision shall not affect any remaining provisions of this resolution.

Section 9. This resolution shall be in effect after its passage in accordance with law.

**01-936 RESOLUTION – MEDIUM-TERM OBLIGATIONS (\$6,200,000) –
SETTING A PUBLIC HEARING – WATER RESOURCES**

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

RESOLUTION 01-936

**A RESOLUTION CONCERNING MEDIUM-TERM
OBLIGATIONS; DIRECTING THE PUBLICATION OF A
NOTICE OF INTENTION TO AUTHORIZE MEDIUM-TERM
OBLIGATIONS UNDER CHAPTER 350 OF NEVADA
REVISED STATUTES; PROVIDING CERTAIN DETAILS IN**

**CONNECTION THEREWITH; AND PROVIDING THE
EFFECTIVE DATE HEREOF**

WHEREAS, the Board of County Commissioners of Washoe County, Nevada (the "Board," "County," and "State," respectively) proposes to issue general obligation medium-term notes or bonds of the County(the "Obligations") under Sections 350.085 through 350.095 of Nevada Revised Statutes ("NRS"), bearing interest at a rate or rates which do not exceed by more than 3% the "Index of Twenty Bonds" most recently published in The Bond Buyer before bids are received for such medium-term obligations or a negotiated offer is accepted, and maturing within 10 years of the date of issuance thereof, in order to pay all or a portion of the cost of acquiring, improving, equipping, operating, and maintaining the facilities pertaining to the County water system for the collection, transportation, treatment, purification, and distribution of water (the "Project"); and

WHEREAS, the Board has determined and hereby determines that legally available funds of the County will at least equal the amount required in each year for the payment of interest and principal on such Obligations; and

WHEREAS, the County pursuant to Subsection 2 of NRS 350.087, proposes to publish a notice of its intention to act upon a resolution authorizing medium-term obligation; and

WHEREAS, the Board proposes to incur this general obligation after adoption of an authorization resolution at a public hearing held at least 10 days after publication of the notice described above.

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

Section 1. All action, proceedings, matters and things heretofore taken, had and done by the Board, and the officers thereof (not inconsistent with the provisions of this resolution) directed toward the issuance of the Obligations, be and the same hereby are, ratified, approved and confirmed.

Section 2. The County Clerk be, and she hereby is, directed to publish a notice of intention to incur medium-term obligations in substantially the form as placed on file with the Clerk, one time in the Reno Gazette Journal, a newspaper of general circulation in the County, at least 10 days prior to the date designated for a hearing thereon:

Section 3. The Board shall meet on the date, at the time and in the place designated in such notice to conduct the hearing therein mentioned.

Section 4. The Board hereby declares its intent to reimburse any expenditures it makes on the Project prior to the issuance of the Obligations with the proceeds of the Obligations.

Section 5. 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 6. 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 7. This resolution shall become effective and be in force immediately upon its adoption.

01-937 PUBLIC HEARING – INTENT OF THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA TO ISSUE GENERAL OBLIGATIONS (LIMITED TAX) BUILDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES)

5:30 p.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on August 17, 2001, to consider the Intent of the Board of County Commissioners of Washoe County, Nevada, to issue General Obligation (Limited Tax) Building Bonds (Additionally Secured by Pledged Revenues), in the aggregate principal amount not to exceed \$19,900,000. Proof was made that due and legal Notice had been given.

Chairman Shaw opened the public hearing and called upon anyone wishing to speak on this matter. There being no one wishing to speak, Chairman Shaw closed the public hearing.

Commissioner Galloway stated that in the event there is not a solution for adequate funds for the library project, that project be withheld from the bond issue. John Sherman, Finance Director, said the last step to this particular general obligation revenue bonds series is coming back to the Board with a bond ordinance; and that there could be conditions added to the bond ordinance reflecting Commissioner Galloway's concerns.

On motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried, Chairman Shaw ordered that a general obligation indebtedness to be incurred on behalf of the County by the issuance at one time, or from time to time, of the County's general obligation (limited tax) building bonds, in one series or more, in the aggregate principal amount of not exceeding \$19,900,000 for the purpose of financing the acquisition, construction, improvement and equipment of building projects within the County, including, public buildings to accommodate or house lawful county activities including, without limitation, library facilities, maintenance facilities and juvenile detention facilities, as provided in NRS 244A.019 be authorized.

01-938

**NOTICE OF INTENT – TO AUTHORIZE MEDIUM-TERM
OBLIGATIONS BY WASHOE COUNTY, NEVADA (\$8,500,000)
FINANCE DEPARTMENT**

5:30 p.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on August 17, 2001, to consider acting upon a resolution authorizing medium-term obligations in an amount of up to \$8,500,000 for the purpose of financing all or a portion of the costs of financing certain county projects; directing the officers of the county to forward materials to the Department of Taxation of the State of Nevada; authorizing the Finance Director to arrange for the sale of the County's medium-term bonds providing certain details in connection therewith; and providing the effective date hereof (to pay all or a portion of the cost of acquiring computer hardware, software and other peripherals for the County and a street project for Special Assessment District No. 30 (Antelope Valley Road). Proof was made that due and legal Notice had been given.

Chairman Shaw opened the public hearing and asked if there was anyone present who wished to speak on this matter. There being no one present to speak Chairman Shaw closed the public hearing.

Pursuant to conversation at yesterday's Caucus, Commissioner Galloway clarified that the Board has not yet approved the purchase for an Integrated Financial System.

John Sherman, Finance Director, explained that this resolution will authorize him as Finance Director to make application to the Department of Taxation. He said assuming the Department of Taxation gives their approval, that approval will come back to the Board to be read into the Commission minutes, which will include a bond ordinance that can be conditioned. Mr. Sherman advised that the County has received four proposals for the Integrated Financial System and staff is in the process of evaluating those proposals; but he does not know if he could bring back a recommendation from those proposals before the sale of these bonds. Mr. Sherman said they can include the condition that the bonds for the Integrated Financial System will not be issued if the system is not approved.

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

RESOLUTION NO. 01-938

A RESOLUTION AUTHORIZING MEDIUM-TERM OBLIGATIONS IN AN AMOUNT OF UP TO \$8,500,000 FOR THE PURPOSE OF FINANCING ALL OR A PORTION OF THE COST OF FINANCING CERTAIN COUNTY PROJECTS; DIRECTING THE OFFICERS OF THE COUNTY TO FORWARD MATERIALS TO THE DEPARTMENT OF TAXATION OF THE STATE OF NEVADA; AUTHORIZING THE FINANCE DIRECTOR TO ARRANGE FOR THE SALE

**OF THE COUNTY'S MEDIUM-TERM BONDS; PROVIDING CERTAIN
DETAILS IN CONNECTION THEREWITH; AND PROVIDING THE
EFFECTIVE DATE HEREOF**

WHEREAS, the Board of County Commissioners of Washoe County, Nevada (the "Board", "County", and "State", respectively) proposes to incur up to \$8,500,000 in medium-term obligations of the County under Chapters 350.085 to 350.095, inclusive, of Nevada Revised Statutes the "Project Act" and "NRS", respectively), in order to finance all or a portion of the cost of acquiring computer hardware, software and other peripherals for the County and the street project for Special Assessment District No. 30 (Antelope Valley Road) (the "Project"); and bearing interest at a rate or rates which do not exceed by more than 3% the "Index of Twenty Bonds" most recently published in The Bond Buyer before bids are received for such medium-term obligations or a negotiated offer is accepted, and maturing within 10 years of the date of issuance thereof, in order to pay the costs of the Project; and

WHEREAS, the Board has determined that legally available funds of the County will at least equal the amount required in each year for the payment of interest and principal on such medium-term obligations; and

WHEREAS, NRS §350.087 requires that a notice of intention to authorize medium-term obligations be published not less than 10 days prior to the consideration of a resolution authorizing medium-term obligations; and

WHEREAS, a notice of intention to act upon the resolution authorizing such medium-term obligations has been duly published in a newspaper of general circulation in the County not less than 10 days prior to the date hereof pursuant to NRS §350.087; and

WHEREAS, all comments made at the public hearing held on this date on the adoption of this resolution have been duly considered by the Board.

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

Section 1. The Board hereby finds and determines that the public interest requires medium-term obligations for the Project in a principal amount not exceeding \$8,500,000.

Section 2. The facts upon which the finding stated in § 1 above are:

(a) There is a need to upgrade the County's computer system. The computer hardware and software to be acquired will enable the County to integrate its financial system and allow its customers to process transactions over the Internet. Acquisition of the computer hardware and software will allow the County to replace the exist-

ing systems which are up to ten years old and which are currently expensive to operate and repair.

(b) There is a need to finance the street project being constructed by Special Assessment District No. 30 (Antelope Valley Road). Including the special assessment district financing with the County's medium-term obligations will allow the street project to be financed at a lower cost than could be achieved by the issuance of special assessment bonds on their own.

(c) It is in the best interests of the County and its inhabitants, and would best serve the health and welfare thereof, if the Project is now accomplished, thereby assisting in alleviating the needs mentioned in (a) and (b) above.

(d) It is not feasible to finance the Project from other funds of the County, among other reasons, because of restraints on the County's budget for the current fiscal year and other demands on and needs for existing funds of the County.

Section 3. The sources of revenues of the County that are anticipated to be used to repay the medium-term obligations and the dollar amount expected to be available from each such source are:

- (a) Monies derived from County's Special Assessment District No. 30 (Antelope Valley Road) in an amount of not less than \$195,000 per year in each of the fiscal years ending June 30, 2003 through June 30, 2012 are anticipated to be available to repay the medium-term obligations; and
- (b) Monies derived from County's General Fund in an amount of not less than \$1,560,000 per year in each of the fiscal years ending June 30, 2003 through June 30, 2007 are anticipated to be available to repay the medium-term obligations.

Section 4. The medium-term obligations shall not be paid in whole or in part from a levy of a special tax exempt from the limitations on the levy of ad valorem tax, but shall be paid from the other legally available funds of the County mentioned in Section 3 (a) and (b).

Section 5. The County proposes to borrow a sum not to exceed \$8,500,000 at an annual interest rate estimated to be 4.31 % to be repaid over a period of not more than 10 years. Such medium-term obligations shall be evidenced by the issuance by the County of medium-term negotiable bonds (the "Bonds"), in one or more series, which mature not later than 10 years after the date of issuance and the interest rate

shall in no event exceed by more than 3 percent the "Index of Twenty Bonds" which is most recently published before bids are received or a negotiated offer is accepted. The estimated useful life of the street portion of Project to be acquired with the proceeds from the medium-term obligations is at least 10 years, and the estimated useful life of the computer portion of the Project to be acquired with the proceeds from the medium-term obligations is at least 5 years. The Bonds shall mature at such times in such amounts as not to exceed the useful life of the Project.

Section 6. The Finance Director is hereby authorized to arrange for the issuance and sale of the Bonds in a total principal amount of not more than \$8,500,000 to finance the cost of the Project, in accordance with Project Act and the Bond Act. He is authorized to specify the terms of the Bonds, the method of their sale, the final principal amount of the Bonds, the terms of their repayment and security therefor, and other details of the Bonds, and if deemed appropriate by him, to advertise the Bonds for sale, subject to the Project Act and the Bond Act and subject to ratification by the Board. Such medium-term bonds shall be issued on such other terms and conditions as the Board determines, all as provided in the Project Act and NRS 350.500 to 350.720, inclusive, (the "Bond Act") and specified by the adoption of one or more bond ordinances and the execution of a certificate of the Finance Director specifying the Bond terms and details approving and ratifying their sale (the "Bond Ordinance").

Section 7. The officers of the County are hereby authorized to take all action necessary or appropriate to effectuate the provisions of this resolution, including without limitation, (a) updating the County's capital improvement plan, if required, to reflect the Project, (b) forwarding all necessary documents to the Executive Director, Department of Taxation, Carson City, Nevada, (c) assembling of financial and other information concerning the County and the Project, and the Bonds, and (d) preparing and circulating an official statement for the Bonds, and, if deemed appropriate by the Finance Director, preparing and circulating a preliminary official statement, a notice of bond sale for the Bonds, or both, in the forms specified by the Finance Director. The Finance Director is authorized to deem the official statement or preliminary official statement to be a "final" official statement on behalf of the County for the purposes of Rule 15c2-12 of the Securities and Exchange Commission.

Section 8. This Resolution shall become effective upon the approval hereof by the Executive Director of the Department of Taxation of the State of Nevada provided in NRS § 350.089.

01-939 WASHOE COUNTY COMMISSION REDISTRICTING

John Slaughter, Strategic Planning Manager, reviewed County Redistricting Alternatives 6, 6A, 7 & 7A with the Board, using the overhead projector. He said 6A & 7A now have District 4 with the same configuration and the same statistics throughout; it also includes most of Sparks, all of Spanish Springs, all of Warm Springs and goes north of Pyramid Lake to the Indian Reservation boundaries. Mr. Slaughter advised that

District 3 includes area 508 in the 6A version but not 7A; and that the university area is included in the 7A version but not 6A.

Commissioner Sferrazza read Rose Strickland's letter into the record; stating her dissatisfaction with the redistricting boundaries. Mr. Slaughter said Ms. Strickland is close to District 3 and District 1 depending on how the map is drawn. The location of where the Districts come together is part of a balancing act because the Districts have to be kept within a certain percentage of the target population.

Following further discussion, the Board directed Mr. Slaughter to use 6A and 7A as the alternatives for redistricting boundaries.

Commissioner Sferrazza requested that 6A & 7A be made identical in Commission District 3 with the 508 area included.

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There being no further business to come before the Board, the meeting adjourned at 8:15 p.m.

JAMES M. SHAW, Chairman
Washoe County Commission

ATTEST: **AMY HARVEY**, County Clerk

*Minutes Prepared by
Sharon Gotchy and Jeraldine Magee
Deputy County Clerks*