

**WASHOE COUNTY COMMISSION
RENO CITY COUNCIL
SPARKS CITY COUNCIL**

TUESDAY

9:00 A.M.

NOVEMBER 19, 2002

JOINT MEETING

PRESENT:

Pete Sferrazza, Washoe County Commission, Chairman

Jim Galloway, Washoe County Commission

Jim Shaw, Washoe County Commission

Robert Cashell, Mayor

Dave Aiazzi, Reno City Councilmember

Dwight Dortch, Reno City Councilmember

Toni Harsh, Reno City Councilmember

Pierre Hascheff, Reno City Councilmember

Jessica Sferrazza, Reno City Councilmember

Sharon Zadra, Reno City Councilmember

Tony Armstrong, City of Sparks, Mayor

Phillip Salerno, City of Sparks, Vice Mayor

Geno Martini, Sparks City Councilmember

John Mayer, Sparks City Councilmember

Ron Schmitt, Sparks City Councilmember *

ABSENT:

Joanne Bond, Washoe County Commission, Vice Chairman

Ted Short, Washoe County Commission

Mike Carrigan, Sparks City Councilmember

The Board and Councils met in joint session in the Council Chambers of Reno City Hall, 490 South Center Street, Reno, Nevada. Also present were Washoe County Manager Katy Singlaub, Deputy District Attorney Paul Lipparelli, County Clerk Amy Harvey, Reno City Manager Charles McNeely, Reno City Attorney Patricia Lynch, Reno City Clerk Lynnette Jones, Sparks City Manager Shaun Carey, Sparks City Clerk Deborah Dolan, and Sparks Deputy City Clerk Lenda Azcarate. Following the Pledge of Allegiance to the flag of our Country, the Clerks called the rolls for their respective entities, and the Board and Councils conducted the following business:

AGENDA

On motion by Councilmember Hascheff, seconded by Councilmember Martini, which motion duly carried, it was ordered that the agenda for the November 19, 2002 joint meeting be approved.

MINUTES

On motion by Chairman Sferrazza, seconded by Councilmember Harsh, which motion duly carried, Mayor Cashell ordered that the minutes of the September 17, 2002 joint meeting be approved.

PUBLIC COMMENTS

Sam Dehne, Reno resident, stated the Piazza family should be publicly recognized for their contribution to youth recreation in this community. He also requested that the City of Reno revisit its policy that allows trucks on the City streets, especially in residential areas.

David Smith, Reno resident, expressed his disappointment that the Reno City Council did not select one of the female Councilmembers to be the new Vice Mayor.

James Calkins, Reno resident, stated he is a member of the Vehicle Access Committee that examined the Peavine access issues. He stated their group wants to have firearm usage allowed only on the other side of Peavine and would like to have a 1,000 yard buffer from residences for off-road vehicle use. Mr. Calkins said they would like the Peavine access points to be completely out of the residential areas or, in the alternative, to be at least 100 yards away. He noted the County Commissioners would be considering a new ordinance that addresses some of their concerns next Tuesday (November 26, 2002) and urged people to attend that meeting.

02-1141 TRUCKEE RIVER FLOOD CONTROL PROJECT - PRIORITY SETTING - PRELIMINARY FUND EXPENDITURES

Paul Urban, Washoe County Flood Control Manager, advised that the Truckee River Flood Control Project is a regional project, and a community coalition process has been followed in developing a community-supported plan. He stated the purpose today is to present the Land Acquisition and Early Project Implementation Plan to the joint bodies and to receive comments from the Board members. The Plan will then be presented to the Washoe County Commission in December for final approval. The Plan has been reviewed and accepted by both the Steering Committee, comprised of Reno Public Works Director Steve Varela, Sparks Deputy Community Development Director Neil Krutz, and Washoe County Water Resources Director Steve Bradhurst, and the Executive Committee, which is comprised of the Reno and Sparks City Managers and the County Manager.

Mr. Urban stated early acquisition of lands is a critical element of the Plan, as that would save a considerable amount of money; and any opportunities to acquire land should be acted on when they occur, especially if the property is vacant and/or would provide off-bank storage of floodwaters. He advised that, based on the current financial plan, there is approximately \$8.5 million left from the 1998 bond sale that could be available for early implementation of project elements or the early acquisition of land. It is anticipated that the next bond sale would occur in 2007. The Finance Committee has cautioned that the sale of additional bonds prior to 2007 could result in less money available for the project. Mr. Urban stated the object of this Plan is to allow local sponsors to take advantage of opportunities before the project is actually authorized by Congress. He stated their other goals are to protect the project integrity and the public interest, and to make the best use of the available funds. This Plan creates a flexible framework so that when opportunities arise, there will be a way to evaluate and judge the options ahead of time, rather than operate in crisis mode when an immediate decision is needed. Mr. Urban reviewed the criteria they have established for prioritizing the early acquisition of land and early implementation of projects, as detailed in the staff report dated November 18, 2002 placed on file with the Clerk. Mr. Urban also reviewed a list of properties that have been identified as lands that need to be acquired.

Councilmember Hascheff asked for an explanation of how selling additional bonds prior to 2007 could result in less money. John Sherman, Washoe County Finance Director, stated sales tax proceeds are being accumulated in excess of the current debt requirements, which is earning interest income. Mr. Sherman said there is no need to issue additional debt until 2007 unless an aggressive land acquisition program is undertaken.

Commissioner Galloway noted the Plan calls for a 50/50 split of the funds between land acquisition and projects, and expressed his belief that land acquisition should have a larger percentage because those opportunities can occur suddenly and would have to be seized immediately. Mr. Urban stated the reason for the 50/50 split is to make sure all the funds are not spent on one area. He acknowledged that the lists of projects and lands are in no way all inclusive.

Concerning the land acquisitions, Councilmember Aiazzi asked if any of the land costs are known. Mr. Urban responded they do not yet have definite costs. Councilmember Aiazzi asked if the Southern Nevada Public Land Management Act (SNPLMA) is still a part of this. Katy Singlaub, Washoe County Manager, advised there is a process underway to re-evaluate the method for allocating SNPLMA funds, but her expectation is that there will be enough money to continue projects in northern Nevada. Councilmember Aiazzi also asked if there was any money in the State Parks bond for this project. Ms. Singlaub stated there are some Truckee River lands identified for acquisition under that bond.

Sam Dehne, Reno resident, stated he does not believe it is true that land costs are rising in Reno and cited the property at Sierra and First Streets as an example.

He said the Reno Redevelopment Agency sold the property for about ten percent of what they paid for it.

*** 10:05 a.m. Sparks Councilmember Schmitt arrived.**

**02-1142 REQUEST TO USE 1/8-CENT INFRASTRUCTURE SALES TAX
MONEY FOR REPLACEMENT OF FLOODWALL - NORTH SIDE
OF TRUCKEE RIVER FROM SIERRA TO VIRGINIA STREETS -
RENO REDEVELOPMENT AGENCY**

Reno Councilmember Sferrazza disclosed that her cousin is involved with the subject project and stated she would be abstaining on this item.

Dorene Soto, Reno Economic Development Manager, described the project to develop restaurants and apartments on the property located at North Sierra and West First Streets. She stated one of the challenges with this development is the floodwall on the north side of the Truckee River adjacent to the property. The City applied for, and received, Federal grant monies of approximately \$400,000 for pedestrian improvements along this section of the river similar to those in front of the theater. Ms. Soto advised they felt it would be wise to pursue replacement of the floodwall at the same time. The City has been working with the Corps of Engineers; and they have received their Section 104 permit approval, which means the project would be credited towards the overall flood project. The project has been reviewed and approved by all other appropriate agencies, and it does meet the criteria outlined in the previous agenda item concerning the Truckee River Flood Project Land Acquisition and Early Project Implementation Plan.

In response to Commissioner Galloway, Ms. Soto explained that if the floodwall is built after the development is constructed, the City would lose the \$400,000 in Federal funds; and the new businesses fronting on the river would not be able to operate during construction of the floodwall.

Commissioner Galloway commented this wall would be six to seven feet higher than the present wall, which is a very ugly wall when you look at it from the other side of the river. He stated at one time the idea of splitting the walk and having different levels was discussed, but this plan would eliminate that possibility. Ms. Soto stated they did look at terracing, as was done at West Street, but there is not enough space for that at this location.

Councilmember Harsh stated there is another alternative being examined by the Virginia Street Bridge focus group. Paul Urban, Washoe County Flood Control Manager, stated the existing alternatives assume the bridges will be replaced, but the historic community wants to re-examine everything and see if there is any way to save the Virginia Street Bridge.

At the request of Mayor Cashell, on motion by Councilmember Hascheff, seconded by Chairman Sferrazza, which motion duly carried, it was ordered that this item be continued to the December joint meeting.

Later in the meeting, Sam Dehne, Reno resident, stated if a one-block floodwall were built anywhere along the river, flooding problems would be exacerbated in other places. If the floodwalls have to be done piecemeal, they should start downriver and move up. He also pointed out that the Reno Redevelopment Agency bought this property for \$1.5 million and sold it for \$130,000.

STATUS REPORT - ROADS CONSOLIDATION

This item was continued to the December joint meeting.

02-1143 STATUS REPORT - RENO MUNICIPAL COURT/DISTRICT ATTORNEY OFFICE BUILDING

District Attorney Richard Gammick reported they have encountered some financing issues concerning the proposed Municipal Court/District Attorney building and need direction from the Council and Commission before the architect can proceed.

Walter Estay, Tate Snyder Kimsey Architects, distributed the latest budget figures for the project and advised they have completed the design development work; and the next phase would be preparation of construction documents. He reviewed three different calculations based on differing construction contingency amounts; and, using five percent for contingency, Washoe County would be short approximately \$300,000, and the City of Reno would be short approximately \$613,000. Mr. Estay stated they then went through some value engineering to see what they could take out of the project to bring it more in line with the budget. They determined approximately \$689,000 could be deducted from the project. Mr. Estay listed items that Washoe County and Reno staffs have agreed to take out of the project, and noted there are other items that could be taken out, although they do feel the quality and life expectancy of the building would be compromised if any more cuts are made.

Mr. Estay then discussed the cost of collocating the Reno Municipal Court and the Reno Justice Court, adding approximately \$1 million to the project, and detailed the savings that will be achieved.

10:40 a.m. Councilmember Aiazzi left the meeting.

John Breternitz stated that, although he was on the Justice Facilities Working Committee, he was speaking for himself and not on behalf of the Committee. He spoke in support of the project going forward with no further cuts and urged the Commission and Council to work as quickly as possible to complete this project.

A lengthy discussion ensued concerning how much should be included in the budget for the construction contingency, and it was noted that a contingency amount would not be included in the bid documents. Steve Varela, Reno Public Works Director, suggested the project be put out to bid. He stated everything would be fine if the bids come in within budget; and, if they do not, it may be necessary to do more design work or come up with more money.

11:05 a.m. Councilmember Mayer left the meeting.

Commissioner Shaw expressed concern about not having a sufficient contingency amount in the budget, noting there are always change orders on large public works projects. Mr. Breternitz stated contractors would not be looking at contingencies when they bid the project; but, from the owner's viewpoint and knowing there could be additional unforeseen costs incurred, it would be wise to include a contingency in the budget. He further stated he felt eight percent would be reasonable. Mayor Cashell agreed contingency was important and should be included in the project budget, but stated that should not affect the bidding process.

Chairman Sferrazza stated the current budget is \$34,300,000 and if the budgeted contingency were eight percent, the bids would need to come in at 92 percent or less of budget. He suggested authorizing staff to go to bid with that understanding. Katy Singlaub, County Manager, reminded the bodies of the Interlocal Agreement which specifies that there is a proportionate share of the cost of construction; the construction budget becomes binding on the obligations of the parties; and funds actually have to be deposited with a trustee. She further stated that going to bid does not necessarily bind the contingency at a certain level, and staff feels the construction contingency should be at least five percent of the bid.

Reno City Manager Charles McNeely concurred with Ms. Singlaub and suggested going forward with the bidding phase.

Chairman Sferrazza moved that staff be directed to go forward with the bids for the Reno Municipal Court/District Attorney Building with the understanding that, if the low bid comes in over 95 percent of \$34,300,000, the issue would come back to the joint bodies to either allocate additional money for the project or re-bid the project. The motion was seconded by Councilmember Harsh. Sparks Mayor Armstrong noted the City of Sparks would not be voting on this item.

Tom Gadd, Washoe County Acting Public Works Director, alerted the Board members that additional costs would be incurred if additional design work is necessary and/or to rebid the project.

Sam Dehne, Reno resident, stated he supports this project, but the officials need to keep a close watch to be sure the project stays within budget.

11:15 a.m. Councilmembers Martini and Salerno left the meeting, and the City of Sparks no longer had a quorum present.

Mayor Cashell requested that separate motions be made for the City and County. Chairman Sferrazza restated his motion, but added that if the bids come in too high, consideration should be given to some redesign work. Commissioner Galloway stated he thought redesigning had been ruled out. Ms. Singlaub clarified that included in the \$34,300,000 is approximately \$7,700,000 for fees and other contingencies, which is not actual construction costs and should not be included in the 95 percent figure.

It was determined that Chairman Sferrazza should not make the motion if the two entities were going to have separate motions. On motion by Commissioner Galloway, seconded by Commissioner Shaw, which motion duly carried with Commissioners Bond and Short absent, Chairman Sferrazza ordered that staff be directed to proceed with the bid process; and, if bids come in at more than 95 percent of the estimated construction costs, the issue be brought back to the joint bodies for further consideration.

On motion by Councilmember Hascheff, seconded by Councilmember Harsh, which motion duly carried with Councilmember Aiazzi absent, Mayor Cashell ordered that staff be directed to proceed with the bid process; and, if bids come in at more than 95 percent of the estimated construction costs, the issue be brought back to the joint bodies for further consideration.

02-1144 REPORT - CONSOLIDATION OF PARK MAINTENANCE SERVICES

Gary Goelitz, MAXIMUS, presented and reviewed his report and findings concerning consolidation of park maintenance services. He noted that the three entities have over 140 staff dedicated to park maintenance and spend more than \$10 million per year in this area. Mr. Goelitz stated they have concluded that consolidating park maintenance would only result in a two percent, or less, cost savings. He stated they typically use a threshold of ten percent in savings before they recommend agencies pursue consolidation, but they do have some other recommendations for the Boards to consider. Those recommendations are as follows:

1. Collocating maintenance staff at shared satellite corporation yards to reduce unproductive travel time.
2. Develop a shared software platform for facility reservations.
3. Inter-agency contracting for provision of park maintenance services for parks that are in close proximity to each other.
4. Develop common performance measures for the assessment of the quality and efficiency of park and recreation services.

5. Acquire a common maintenance management software package for park maintenance.

Mr. Goelitz suggested it would be more appropriate to focus on regionalization of the Parks and Recreation Departments, rather than just park maintenance. He stated he believes the savings that could be achieved by Reno and Washoe County consolidating the departments could be as much as a half million dollars per year.

Mayor Cashell noted the voters did indicate they would like to see more consolidation to save money. Mr. Goelitz stated he would encourage the bodies to define the scope of services more broadly when considering areas to consolidate. A discussion ensued concerning the benefits and possible savings of including maintenance of school grounds in any parks consolidation.

On motion by Councilmember Hascheff, seconded by Commissioner Shaw, which motion duly carried, it was ordered that this matter be continued to the December joint meeting, after the Council and Commission have discussion at their individual meetings concerning this matter.

LEGISLATIVE ISSUES

There was no discussion on legislative issues.

02-1145 FUTURE AGENDA ITEMS

It was noted the items from today's agenda that are being carried forward to the December joint meeting include Item No. 7 concerning the floodwall, Item No. 9, Roads consolidation, and Item No. 8, Parks consolidation. A discussion concerning Tiburon is also scheduled for the December agenda.

Councilmember Harsh asked for the status of consolidating workcards and requested a future discussion concerning consolidation of felon and sex offender registrations. She further inquired as to the status of the list of priorities the Boards established. Mr. McNeely stated those items could be scheduled for January or February. He also stated the items on the list that have not yet been addressed are still being pursued.

Councilmember Sferrazza stated the Animal Services Advisory Board is requesting they be allowed to start functioning as a consolidated board. Katy Singlaub, County Manager, stated she would have staff follow up on the matter.

Mayor Armstrong suggested that perhaps the Managers should get together to come up with a better way to determine what items are placed on future agendas and bring recommendations to the January joint meeting. Mr. McNeely stated

staff would also provide a progress report on the list of priorities the Boards originally established.

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There being no further business to come before the Boards, the meeting adjourned at 11:55 a.m.

ATTEST:

PETER J. SFERRAZZA, Chairman
Washoe County Commission

AMY HARVEY, County Clerk
and Clerk of the Board of
County Commissioners

ATTEST:

ROBERT A. CASHELL, Mayor
City of Reno

LYNNETTE R. JONES, City Clerk
City of Reno

ATTEST:

TONY ARMSTRONG, Mayor
City of Sparks

DEBORINE J. DOLAN, City Clerk
City of Sparks

*Minutes Prepared by
Sharon Gotchy
Deputy County Clerk*