AGENDA

WASHOE COUNTY BOARD OF COMMISSIONERS

COMMISSION CHAMBERS - 1001 E. 9th Street, Reno, Nevada

September 12, 2006
2:00 p.m.

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. Items may be moved to or from the Consent Agenda at the beginning of the Board Meeting or may be voted on in a block.

The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Manager’s Office, 328-2000, 24-hours prior to the meeting.

Public Comment during the Commission Meeting on September 12, 2006 will be for all matters, both on and off the agenda, and be limited to two minutes per person. Additionally, public comment of two minutes per person will be heard during individual action items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting.

The County Commission can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item: "*Commissioners'/Manager’s Announcements, Requests for Information, Topics for Future Agendas and Statements Relating to Items Not on the Agenda”.

Pursuant to NRS 241.020, the Agenda for the Commission Meeting has been posted at the following locations. Washoe County Administration Building (1001 E. 9th Street, Bldg. A), Washoe County Courthouse-Clerk’s Office (Court and Virginia Streets), Washoe County Central Library (301 South Center Street) and Sparks Justice Court (630 Greenbrae Drive). At the meeting after salute to the flag and roll call, the Board of County Commissioners may vote on the following items as the Board and, ex-officio, as the Board of Fire Commissioners for the Truckee Meadows Fire Protection District, as the Board of Fire Commissioners for the Sierra Fire Protection District, and/or the Board of Trustees of either the Lawton/Verdi or South Truckee Meadows General Improvement Districts.

Support documentation for the items on the agenda, provided to the Washoe County Board of Commissioners is available to members of the public at the County Manager’s Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada) and on the County’s website at www.washoecounty.us.
The Washoe County Board of Commissioners will take a short break every 1 1/2 hours.

2:00 p.m.  
1. Salute to the flag.

2. Roll call.

3. Approval of the agenda for the Board of County Commissioners’ meeting of September 12, 2006, including consideration of taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists.

*4. Public Comment. Comment heard under this item will be limited to two minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to two minutes per person. Comments are to be made to the Commission as a whole.

*5. Commissioners’/Manager’s Announcements, Requests for Information, Topics for Future Agendas and Statements Relating to Items Not on the Agenda. (No discussion among Commissioners will take place on this item.)

6. Consent Items.

A. Approve minutes for the Board of County Commissioners’ July 18, 2006 regular meeting, July 24, 2006 special meeting and July 25, 2006 regular meeting.

B. Accept cash donations [$1,603.93] and Juror Fee donations [$360]; and if accepted, authorize the Department of Social Services to expend these funds to benefit children in care and families who are clients and direct Finance Department to make appropriate budget adjustments for Fiscal Year 2005/06--Social Services.

C. Approve a restrictive covenant transferring 9.91 acre-feet of water rights from the former Pioneer Hotel Casino property to 911 Parr Boulevard; approve a deed transferring 15.86 acre-feet of water rights from Washoe County to Truckee Meadows Water Authority for the Washoe County Sheriff’s Office Detention Facility Expansion Project at 911 Parr Boulevard; and if both approved, authorize Chairman to execute the documents upon presentation--Public Works.

D. Approve expenditure [$11,141.27] from the Enhanced 911 Fund to AT&T for Readerboard Upgrade at the Reno Emergency Communications Center--911 Emergency Response Advisory Committee.

E. Increase Change Fund from $200 to $600 for the Records Division of the Washoe County Sheriff’s Department; and if approved, authorize Chairman to execute Resolution for same--Treasurer.

F. Authorize purchase of refreshments for Department of Senior Services’ sponsored public meetings and events [not to exceed $3,000] for Fiscal Year 2006/07--Senior Services.
6. G. Accept proposal from Matrix Consulting in response to Washoe County Request for Proposal No. 2545-06 for an E911 Review and Audit Report; and if accepted, authorize Purchasing and Contracts Administrator to execute an agreement for same [estimated amount $49,000]--Purchasing.

H. Sheriff.

(1) Approve the Washoe County Sheriff’s Office to enter into an Agreement (for an indefinite period of time, subject to cancellation by either party, with or without cause, upon 30 days written notice) between the County of Washoe (Sheriff’s Office) and Transcor America to temporarily house in-transit prisoners; and if approved, authorize Chairman to execute the Agreement.

(2) Accept Grant Award [$12,000 - no County Match] from the Nevada Juvenile Justice Commission to cover overtime costs incurred for enforcement of underage drinking laws; and if accepted, direct Budget Division to make necessary budget adjustments.

(3) Accept two Justice Assistance Grant Awards from the Department of Justice, Bureau of Justice Assistance with no cash match: $6,500 for Multi-Jurisdictional Gang Unit Task Force to cover overtime costs incurred as a member of the Multi-Jurisdictional Gang Unit Task Force and $5,000 for Regional Street Enforcement Team to cover overtime costs incurred as a member of the Regional Street Enforcement Team; and if accepted direct Finance to make the necessary budget adjustments.

(4) Accept Grant [$38,686 - no County match] from Washoe County Human Services Consortium/Community Development Block Funds for Project Walkabout Program to cover expenses for teachers, night supervision, student meals and aftercare; and if approved, authorize Finance to make the necessary budget adjustments.

I. Approve Intrastate Interlocal Contract between the County of Washoe (Department of Alternative Sentencing) and State of Nevada, Department of Public Safety, Division of Records & Technology, Records and Identification Bureau, for use of the Nevada Criminal Justice Information System (September 12, 2006 and remaining in full force and effect until terminated by either party as provided for in the contract); and if approved, authorize Chairman to execute Agreement--Alternative Sentencing.

J. Authorize payment [$21,186] to Tahoe Regional Planning Agency pursuant to the Tahoe Regional Planning Compact (Article VIII, Public Law 96-551, December 1980)--Management Services/Community Support Administrator.

K. Approve and authorize Chairman to execute an Inter-local Contract (not to exceed $14,030 per year) with the University of Nevada School of Medicine to provide psychiatric evaluation and consultation services to the Juvenile Services Department and its clients from July 1, 2006 through June 30, 2007 with two possible one-year term extensions subject to continued funding; and, approve and authorize Chairman to execute a related Business Associate Agreement (Health Insurance Portability and Accountability Act, HIPPA) between the County of Washoe and the University School of Medicine--Juvenile Services.
6. L. Water Resources.

(1) Approve and authorize Director of Department of Water Resources to sign Change Order No. 2 [$17,480] for additional work at Mount Rose Water System Improvements – 2005 Capital Improvement Project to Z7 Development.

(2) Approve conveyance of 25.36 acre-feet of groundwater rights from Norine M. Gallagher to Washoe County in support of future development in the Washoe Valley area and approve the associated Water Banking Agreement; and if approved, authorize Chairman to execute Water Rights Deed and Water Banking Agreement and direct the Water Rights Manager to record both documents.

(3) Approve adjustments to 1996 service territory boundaries between Truckee Meadows Water Authority and Washoe County for two parcels located in the Mogul area.

(4) Approve Corrective Water Rights Deed between Washoe County as Grantor and Utilities, Inc. of Nevada, as Grantee; and if approved direct Chairman to execute same and direct Water Rights Manager to record the document.

(5) Approve Water Sale Agreement leasing water rights to Sun Valley General Improvement District in support of the common area irrigation for Highland Ranch Homeowners Association, located in the Sun Valley area; and if approved, authorize the Chairman to execute the Water Sale Agreement and direct the Water Rights Manager to record same.

(6) Approve and execute Affidavit of Waiver and Consent No. 34, ArrowCreek Subdivision Unit 27, Reversion to Acreage Tract Map No. 4665, and Parcel Map No. 4578, Special Assessment District 23, ArrowCreek area, and direct the Director of the Department of Water Resources to record same.

(7) Approve and execute Affidavit of Waiver and Consent No. 33, ArrowCreek Subdivision Unit 3, Reversion to Acreage Tract Map No. 4664, and Parcel Map No. 4578, Special Assessment District 23, ArrowCreek area, and direct the Director of the Department of Water Resources to record same.

6. M. Roll Change Requests for Clerical and Factual Errors and Execute Orders for Correction of Same (cumulative amount of reduction $61,400.97)--Assessor.

Berry Patch Enterprises LLC--Parcel #232-341-02 [-$6,711.92] 2006 Secured Roll.
GMAC Model Home Finance Inc.--Parcel #234-401-02 [-$6,091.88] 2006 Secured Roll.
Reno-Sierra Vista Partners LLC--Parcel #007-441-02 [-$1,780.51] 2006 Secured Roll.
Timothy T. Gant--Parcel #514-241-12 [-$1,000.56] 2005 Secured Roll.
   Daniel Corbet--Parcel #125-185-10 [-$76.63] 2005 Secured Roll.
   Daniel Corbet--Parcel #125-185-10 [-$74.40] 2004 Secured Roll.
   Daniel Corbet--Parcel #125-185-10 [-$74.58] 2003 Secured Roll.
   Sharon S. Moiola--Parcel #506-043-15 [-$0.00] 2005 Secured Roll.
   Matthew E. & M. Hope Meek TR--Parcel #011-282-14 [-$0.00] 2005 Secured Roll.
   Oscar L. & Penelope R. Sanders--Parcel #001-311-02 [-$0.00] 2005 Secured Roll.
   Ding G. Hyang--Parcel #516-365-03 [-$213.64] 2004 Secured Roll.
   Ding G. Hyang--Parcel #516-365-03 [-$199.05] 2005 Secured Roll.

7. Recommendation that the Board accept the status report on the North Lemmon Valley Water System Improvement Project - also known as the Heppner Subdivision Waterline Extension Project--Water Resources. **To be heard before Agenda Item No. 8.**

8. Recommendation to ratify execution of the Second Grant Amendment for US EPA Grant Assistance No. XP-96909501 for the North Lemmon Valley Water System Improvements, Heppner Subdivision Waterline Extension Project [$143,400]; Amendment increases the previous EPA grant for this project from $1,156,700 to $1,300,100--Water Resources. **To be heard after Agenda Item No. 7.**

9. Recommendation to award base bid and add alternates for construction of the North Spanish Springs Floodplain Detention Facility and appurtenant structures to Peavine Construction, Inc. [$7,235,900]; and if awarded, authorize Chairman to execute contract documents upon their receipt and authorize Engineering Manager to issue Notice to Proceed--Water Resources.

10. Recommendation to accept Walter S. Johnson Foundation Grant [$143,000] to implement Multidimensional Family Therapy, an evidence-based treatment program for juveniles with Substance Abuse and Mental Health difficulties; and if accepted, authorize Chairman to execute a Professional Services Agreement for Multidimensional Family Therapy Services between the County of Washoe (Department of Juvenile Services) and Quest Counseling and Consulting, Inc., (sole source) effective September 20, 2006 through September 19, 2007 [$123,000] and direct Finance to make the necessary budget adjustments--Juvenile Services.
11. Discussion and possible approval of recommendation by the Washoe County Community Events Sponsorship Grant Advisory Committee to grant the following grant awards for Community Events Sponsorship for Fiscal Year 2006/07: Nevada Econet [$5,000], Northern Nevada Minority Alliance [$5,000], Nevada Hispanic Services [$4,500], Family Resource Centers [$3,650], Big Brothers Big Sisters [$2,500], Boys and Girls Club [$2,500], The Note-Ables [$500]; and if approved, authorize Chairman to execute Resolutions necessary for same--Management Services.

12. Recommendation to approve the Agreement of Purchase and Sale between the County of Washoe and Spanish Springs Investments, LLC for the purchase of 1.003 acres of property, APN# 045-472-28, commonly known as the Historic Galena School House property, located at 16000 Callahan Ranch Road, Reno, Nevada, [$600,000]; accept a deed restriction on this APN as required by the Nevada State Lands Division; accept an additional $15,400 grant from the Nevada Division of State Lands-Conservation and Resource Protection Grant Program (Q1) with match of $18,330.25; and if all approved, authorize Chairman to sign Agreement and Deed Restriction upon presentation and further, authorize Chairman to sign all necessary Escrow Closing Documents on or before close of Escrow and authorize Finance to make appropriate budget adjustments--Regional Parks and Open Space.

13. Recommendation to accept monetary donation [$2,000] from Rachel Rosemann on behalf of the Rosemann Family to Washoe County Regional Animal Services and that the Board extend their appreciation for this generous contribution; and if accepted, direct Finance to make appropriate budget adjustments--Public Works/Animal Services.

14. Recommendation to renew Contract PWP-WA-2006-341 for 2006/07 Street Cut Pavement Repair Project for Incline Village Area to Lakeside Paving, Inc. [$112,300]; and if approved, authorize Chairman to execute contract documents upon receipt--Public Works.

15. Recommendation to approve Change Order [$230,000] to Intermountain Slurry Seal, Inc. for the 2006/07 Slurry Seal of Selected Streets in Washoe County, Nevada PWP-WA-2006-236; and if approved, authorize Public Works Director to execute the necessary documents--Public Works.

16. Possible approval of a Resolution--I-80 USA Parkway Interchange; and if approved, authorize Chairman to execute same--Nevada Department of Transportation/Public Works. (Continued from August 22, 2006 Commission Meeting.)

4:00 p.m. 17. Sierra Fire Protection District.

See separate agenda.

4:15 p.m. 18. Truckee Meadows Fire Protection District.

See separate agenda. To be heard before Agenda Item No. 19.
19. Discussion and possible action on whether or not to authorize the Parks Department to lease and operate a community center on property owned by the Truckee Meadows Fire Protection District in the same manner as community centers on County-owned property.

If the question of whether or not to authorize operation of a community center in the manner described above is approved: Direct staff to negotiate an interlocal agreement with the Truckee Meadows Fire Protection District to lease and operate a community center as described above, and select one of the following options:

**OPTION 1:** Discussion and Possible Action to accept funds totaling $364,534.00 from the Truckee Meadows Fire Protection District and to augment the budget for the Silver Lake Fire Station and Community Center Improvements; or,

**OPTION 2:** Discussion and Possible Action to accept funds totaling less than $364,534.00 from the Truckee Meadows Fire Protection District, and transfer the balance from a source to be determined, the sum of which is $364,534.00 and to augment the budget for the Silver Lake Fire Station and Community Center Improvements.

If either option described above is accepted: Award a Contract for the Silver Lake Fire Station and Community Center Improvements to the lowest responsive and responsible bidder (staff recommends Reyman Brothers Construction in the amount of $960,783.00); and, if awarded, Authorize the Chairman to execute the contract documents upon presentation.

If neither option described above is accepted: Reject all bids and provide direction to staff on how to proceed with the project. (Continued and Amended from August 22, 2006 Commission Meeting.)--Public Works. To be heard after Agenda Item No. 18.

5:30 p.m.

**Public Hearings.** (Note: Items listed under this heading only will be heard at or after the noted time. In no case will they be heard before the stated time. Due to public testimony and discussion, time expended on the items in this category can vary.)

20. **General Obligation (Limited Tax) Flood Control Bonds--Finance.**

Conduct a Public Hearing on the proposed issuance of the County’s General Obligation (Limited Tax) Flood Control Bonds (additionally secured by pledged revenues), in one series or more, at one time or from time to time, in the aggregate principal amount of not exceeding $60,000,000 for the purpose of financing, wholly or in part, the acquisition, establishment, construction, and expansion of projects for the management of flood plains or the prevention of floods as set forth in the plan adopted pursuant to NRS 377B.100.

AND following the public hearing

Execution of a Resolution authorizing the County Finance Director to arrange for the sale of the Washoe County, Nevada, General Obligation (Limited Tax) Flood Control Bonds (Additionally secured by Pledged Revenues) in the maximum principal amount of $60,000,000 for the purpose of financing flood control projects; and providing other details in connection therewith.
Second reading and adoption of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting the Development Agreement Case No. DA06-003 for Tentative Parcel Map Case No. PM05-001, approved by the Parcel Map Review Committee of Washoe County on February 18, 2005 [APN: 077 340-38-located in the Warm Springs Specific Plan] (Bill No. 1494)—Community Development.

Comprehensive Plan Amendment Case No. CP06-011 (Kevin Lane)—Community Development.

To consider a request to amend the Tahoe Area Plan, being a part of the Washoe County Comprehensive Plan, as authorized in Article 820, Amendment of Comprehensive Plan, of the Washoe County Development Code. The amendment request would change the land use designation from Public And Semi-Public Facilities (PSP) to Low Density Urban (LDU). The property is located at 800 College Drive, directly north of the intersection College Drive and Lucille Drive on the north side of College Drive. The ±1.65-acre parcel was previously part of the Sierra Nevada College Mountain Campus. The college has relocated its facilities to the Lake Campus and no longer owns the parcel. The property is situated in a portion of Section 10, T16, R18, MDM, Washoe County, Nevada. The property is located in the Incline Village Citizen/Crystal Bay Advisory Board boundary and Washoe County Commission District No. 1. The proposed amendment is consistent with the Tahoe Regional Planning Agency’s (TRPA) Plan Area Statement 041 – Incline Village #3, which allows single-family residential uses. Therefore, TRPA approval is not required.

To reflect the changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes may include: a revised map series with updated parcel base and revisions to the Planned Land Use table. (APN: 129-280-21)

AND if approved, authorize the Chairman to execute the Resolution for the updated area plan.

Appeal Case No. AX06-005 - Wayne Ford - Variance Case No. VA06-009—Hideaway Properties—Community Development—(Public Hearing continued from August 8 and 22, 2006.)

To consider Appeal Case No. AX06-005 (Wayne Ford), an appeal of the Board of Adjustment’s approval of Variance Case No. VA06-009 (Hideaway Properties), a request to reduce the front yard setback from 15 feet to 1 foot 6 inches, to facilitate the construction of a two-car detached garage and office space located below the garage. The project is located at 434 Gonowabie Road, approximately 1,300 feet from the western (entrance) intersection of State Route 28 and Gonowabie Road, Crystal Bay, Nevada. The ±0.191-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 19, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 123-145-09)
5:30 p.m. 24. **Appeal Case No. AX06-008--David and Jane Hoover, et al. Appellants--Consolidation of Cases (Cases Nos. AP6-4-97, AP03-008, and AC04-001)--Rockin' LJ Arena, aka Washoe Valley Ranches/Lorne Johnson and Genevne Hodges--Community Development.**

To consider an appeal of the Board of Adjustment’s actions approving the Consolidation of Cases (Cases Nos. AP6-4-97 AND AP03-008) and the Modifications to the Conditions of Approval that govern the operation of a commercial stable offering horse boarding and equestrian activities to either affirm the Board of Adjustment’s approval of consolidating the cases together with the modification of conditions as detailed in the Action Order dated August 7, 2006, or concur with the appellants and deny the modifications approved by the Board of Adjustment, and to have new conditions imposed by the Board of County Commissioners. The facility is located on two parcels (previously five parcels, ±25 acres) at 3185 and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated Low Density Rural (LDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 050 320 13 and 15).

**END OF SCHEDULED PUBLIC HEARINGS**

*25. Reports/updates from County Commission members concerning various boards/commissions they may be a member of or liaison to (these may include, but not be limited to, Regional Transportation Commission, Reno-Sparks Convention & Visitors Authority, Debt Management Commission, District Board of Health, Truckee Meadows Water Authority, Organizational Effectiveness Committee, Investment Management Committee, Citizen Advisory Boards).


27. Adjournment.