AGENDA

WASHOE COUNTY BOARD OF COMMISSIONERS

NOTE NEW LOCATION:
WASHOE COUNTY DISTRICT HEALTH DEPARTMENT
1001 E. 9th Street, Building B, Conference Room A & B
Reno, Nevada

July 10, 2007
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 District Health Department Conference Room is 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 July 10, 2007 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 Chairman and Board of County Commissioners intend that their proceedings should demonstrate the highest levels of decorum, civic responsibility, efficiency and mutual respect between citizens and their government. The Board respects the right of citizens to present differing opinions and views, even criticism, but our democracy cannot function effectively in an environment of personal attacks, slander, threats of violence and willful disruption. To that end, the Nevada Open Meeting Law provides the authority for the Chair of a public body to maintain the decorum and to declare a recess if needed to remove any person who is disrupting the meeting, and notice is hereby provided of the intent of this body to preserve the decorum and remove anyone who disrupts the proceedings.

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 listed or 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 District Health Department (1001 E. 9th Street, Bldg. B), 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 Directors 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.

Unless otherwise indicated by asterisk (*), all items on the agenda are action items upon which the Board of County Commissioners will take action.

The Washoe County Board of Commission may 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 July 10, 2007, 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.)


7. Appearance: Steve Minick
   Spring 2007 Washoe County Leadership Academy Representative

   Presentation of appreciation plaque to the Washoe County Commission from the Spring 2007 Washoe County Leadership Academy.

8. Consent Items.
   A. Approve minutes for the Board of County Commissioners’ meeting of June 19, 2007.
   B. Reappoint Mr. James E. Covert to the Washoe County Board of Equalization, with a term to expire July 30, 2011.
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<th>8.</th>
<th>C. Appoint William Welch as an At-Large (West of McCarran) member to June 30, 2009, and temporarily change Sheri Coleman's At-Large (West of McCarran) member designation to an At-Large (East of McCarran) member position until 2009, on the West Truckee Meadows Citizen Advisory Board (Commissioner Galloway, Commission District I)--Community Development.</th>
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<td>E. Approve and execute the Resolution levying tax rates for all Washoe County entities for the 2007-2008 fiscal year--Finance.</td>
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<td>F. Accept the Fiscal Year 2007/08 Juvenile Accountability Block Grant [$65,797 with County match of $16,610.70] from the Juvenile Justice Commission to fund a probation officer position; and if accepted, direct Finance Department to make necessary budget adjustments--Juvenile Services.</td>
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<td>G. Award of Bid No. 2559-07 for Underwater Inspection and Cleaning of Potable and Reclaimed Water Storage Tanks for the Utility Services Division of the Washoe County Water Resources Department to the lowest responsive, responsible bidder, meeting specifications, Aqua-Tech Company [estimated amount $63,600 per year for the two-year contract, with Washoe County having the option for a one year extension (services shall be used and procured on an as-needed basis)]--Purchasing.</td>
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<td>H. Establish petty cash fund [$500] for the Alternate Public Defender's Office; and if approved, authorize Chairman to execute Resolution for same--Treasurer.</td>
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<td>I. Approve Agreement between the County of Washoe and Reno Tennis Club, for use and maintenance of the Washoe County Tennis Courts located at 2335 Moana Lane; and if approved, authorize Chairman to execute Agreement upon receipt--Regional Parks and Open Space.</td>
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<td>J. Approve and authorize Chairman to execute the Water Rights Deed, conveying 7.00 acre-feet of Truckee River water rights from Royce WC Partners, LLC on behalf of Sierra Triple Net, Ltd., and the associated Agreement between the County of Washoe and Sierra Triple Net, Ltd. and direct the Water Rights Manager to record both documents--Water Resources.</td>
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<td>K. Approve joint City of Reno and Washoe County dedication plaque for the Mills B. Lane Justice Center--Public Works.</td>
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<td>L. Management Services.</td>
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<td>(1) Approve Scope of Cooperative Agreement and Action between the County of Washoe and the State of Nevada [no fiscal impact] concerning Statewide Interoperable Communications Investment; and if approved, authorize the Chairman to execute the Agreement--Emergency Management.</td>
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8. **L.** (2) Approve and authorize the Chairman to sign two Agreements for Washoe County Special Purpose grants in the following amounts: Nevada Health Centers $93,071 for Fiscal Year 2007/08 and Children’s Cabinet at Incline Village Health $20,000 for July 1, 2007 to December 31, 2007; and, approve and execute Resolutions necessary for same--Community Support Administrator.

**M. Sheriff.**

(1) Approve utilizing members of the newly formed “Washoe County Sheriff's Office Incline Marine Auxiliary” unit to assist with the operation of Marine 9 on Lake Tahoe.

(2) Ratify Cooperative Agreement between the City of Reno, on behalf of the Reno Police Department, Washoe County, on behalf of the Washoe County Sheriff’s Office and the City of Sparks, on behalf of the Sparks Police Department for the management and disposition of Federal Fiscal Year 2007 Justice Assistance Grant Funds; approve Resolution ratifying the Cooperative Agreement; and if ratified and approved, authorize Chairman to execute the Resolution and Agreement.

*9. Appearance: Senior Judge Peter Breen
Second Judicial District Court

Overview of Criminal Specialty Courts.

10. Recommendation to approve an augmentation [increase of $85,590 in revenue and expenditure budget authority] to the adopted Fiscal Year 2007/08 District Court Budget, Fund Center IO20292; and if approved, direct Finance Department to make appropriate budget adjustments to reflect an increase within the Specialty Court Program--Second Judicial District Court.

11. Recommendation to authorize the Chairman to execute a Professional Services Agreement for Drug/Alcohol Rehabilitation Services between the County of Washoe, the Second Judicial District Court and Bristlecone Family Resources for Adult Drug Court [$523,908] retroactive to July 1, 2007--Second Judicial District Court.

12. Recommendation to authorize the Chairman to execute a Professional Services Agreement for Adult Drug Court Life Skills Services between the County of Washoe, the Second Judicial District Court and Project CARE [$110,000] retroactive to July 1, 2007--Second Judicial District Court.

13. Recommendation to authorize the Chairman to execute two Professional Services Agreements for Family Drug/Alcohol Rehabilitation Services, one between the County of Washoe, the Second Judicial District Court and Bristlecone Family Resources for Family Drug Court [$60,000] retroactive to July 1, 2007 and one between the County of Washoe, the Second Judicial District Court and Step 2 for Family Drug Court [$60,000] retroactive to July 1, 2007--Second Judicial District Court.
14. Recommendation to accept Grant Award [$120,000 with no County match] from the
Substance Abuse Prevention and Treatment Agency for citizens brought in for civil protective
custody to the Washoe County Detention Facility; and, approve and authorize Chairman to
execute Substance Abuse Evaluation and Referral Services Agreement between the County of
Washoe, Washoe County Sheriff's Department and Bristlecone Family Resources [$120,000
for July 1, 2007 through June 30, 2008] and direct Finance to make necessary budget
adjustments--Sheriff.

15. Recommendation to authorize purchase of a new/rebuilt T-53-L-703 engine [$240,000]
from the lowest, responsive responsible bidder Paravion Technology Inc., for the Washoe County
Sheriff's Office HH-1H Huey Helicopter funded through the Fiscal Year 2007/08 Washoe
County Capital Improvement Project 920473--Sheriff.

16. Recommendation to adopt and execute two Washoe County Resolutions (Bowers/Davis-
Question 1 Bond Program and Forest Legacy Program-Nevada Division of Forestry) to
support Grant Applications to the Forest Legacy Program and the Nevada Division of State
Lands, Conservation and Resource Protection State Question-1 Grant Program to acquire:
The Bowers Mansion-Lord property valued at $4.5 million to be funded by $3.375 million in
Forest Legacy Program Funds and $1.125 million in Question-1 Program matching funds;
and, acquisition of the Davis Creek Regional Park-Lord property valued at $2.5 million to be
funded by $1.875 million in Forest Legacy Program Funds and $625,000 in Question-1 Bond
matching funds (additional required match will be provided through in-kind services including
staff time, appraisals, and closing costs)--Regional Parks and Open Space.

17. Request that the County Commission review and make an advisory recommendation to the
Truckee Meadows Regional Planning Commission on an application by Sierra Triple Net,
LLC to request amendment to the boundaries of the Washoe County Truckee Meadows
Service Area for two parcels in Spanish Springs (APN's: 076-402-06, 07)--Community
Development.

18. Recommendation to authorize and approve the sole source designation of Action Electric, Inc.
for preventive maintenance [$41,110] and for purchase orders in amounts greater than
$50,000 for repair and replacement, and emergency electrical service for Washoe County
Department of Water Resources sewer, water and reclaimed water facilities for Fiscal Year
2007/08--Water Resources.

19. Recommendation to authorize and approve the sole source designation of Sierra Control
Systems for preventative maintenance [$47,765] and for repair, replacement, emergency
electrical service and purchase of Supervisory Control and Data Acquisition systems in
amounts greater than $50,000, for the Washoe County Department of Water Resources’
utility operations for Fiscal Year 2007/08--Water Resources.

20. Recommendation to authorize and approve the sole source designation of Carson Pump for
emergency services related to repair of the Department of Water Resources’ various pumping
facilities in amounts greater than $50,000 for Fiscal Year 2007/08--Water Resources.
21. Recommendation to award bid for 224 and 230 Edison Way Re-Roof Project to the lowest responsive and responsible bidder (staff recommends D & D Roofing) [base bid $167,396, less deductive Alternate No. 1 of <$18,866>, for a total contract of $148,530]; and if approved, authorize Chairman to execute contract documents upon presentation--Public Works.

22. Recommendation to approve, and execute upon receipt, a Lease Agreement between the County of Washoe and Roter Investments, L.P. for a 36-month term (retroactive to July 1, 2007 and terminating on June 30, 2010) to provide continued occupancy for the Sierra View Library at the Reno Town Mall [annual lease and related improvement expense for Fiscal Year 2007/08 shall be $236,110; funds are available in Library Department cost center 130250-710600]--Public Works.

23. Recommendation to declare 150 square feet of the lobby area within the Washoe County Senior Center at 1155 E. 9th Street, Reno, Nevada, as surplus; and further provide direction to staff to schedule a public auction for August 14, 2007 at 5:30 p.m. to review written bids and hear oral bids regarding this County owned space, as required by NRS 244.283 (all revenue shall be deposited into the General Fund, Public Works Property Program Cost Center 160102-483000); and authorize Chairman to execute Resolution concerning same--Public Works.

24. Recommendation to accept, upon presentation, a Quitclaim Deed from the State of Nevada (Grantor) to Washoe County (Grantee) for a portion of APN 038-403-03, known as the Old Verdi Justice Court [no fiscal impact]--Public Works. To be heard before Agenda Item No. 25.

25. Discussion and direction regarding APN 038-403-03, known as the Old Verdi Justice Court property; consideration of offer by the Verdi Historical Preservation Society Inc., a Nevada non-profit; recommendation to declare the subject property as surplus to the County's needs and authorize the Chairman to execute the Resolution of Surplus; and, further schedule a public hearing as required by NRS 244.284, on August 14, 2007 at 5:30 p.m. to allow for any objections to this action; potential revenue to the Public Works Property Division cost center 160102-485191 is less than $500--Public Works. To be heard after Agenda Item No. 24.

26. Introduction and first reading of an ordinance amending the Washoe County Code by amending Chapter 25 relating to transient lodging, including but not limited to modifying or adding to the definitions of gross receipts, occupancy, occupant, operator, transient guest and transient lodging; deleting obsolete provisions; making modifications to the provision related to the taxation of timeshare users; and other matters properly relating thereto--Finance.

27. Recommendation to approve and execute a Contract for Legal Services between the County of Washoe and the law firm of Michael G. Chapman, Attorney at Law, P.C. for land relocation and other related legal services needed by the Truckee River Flood Project [not to exceed $150,000]; and, authorize use of the 1/8 cent sales tax dedicated to the Truckee River Flood Project to fund such Contract for legal services--District Attorney.
28. Recommendation to approve an Agreement between the County of Washoe and Lewis and
Roca, LLC for legislative services for the period July 10, 2007 to July 10, 2009 [$138,000 in
Fiscal Year 2007/08 and $198,000 in Fiscal Year 2008/09]; and if approved, authorize the
Chairman to execute said Agreement upon receipt--Management Services.

29. Recommendation to approve an Agreement between the County of Washoe and Lynn &
Associates for consulting services to assist in developing and implementing a “High
Performing Organization” model for Washoe County within the framework and principles of
the Baldrige National Quality Program [$97,000 plus pre-approved expenses]; and if
approved, authorize Chairman to execute same upon receipt--Management Services.

30. Recommendation to approve and authorize the Chairman to sign Agreements for Washoe
County Special Purpose Grants in the following amounts: Incline Village General
Improvement District $189,613, Economic Development Authority of Western Nevada
$37,500, Keep Truckee Meadows Beautiful $13,553, Access to Healthcare Network $50,000
and V&T Railroad Commission $25,000 and to approve a grant to Silver State Fair Housing
[$7,721] for Fiscal Year 2007/08 and approve Resolutions necessary for same--Management
Services/Community Support Administrator.

31. Recommendation to approve and authorize the Chairman to sign a Grant Program Contract
between the County of Washoe and Restart, Inc. to sub-grant Low Income Housing Trust
Funds [$314,212 and a 10% cash match of $31,421] for Fiscal Year 2007/08; and, execute
Resolution necessary for same--Management Services/Community Support Administrator.

32. Recommendation to approve and authorize the Chairman to sign an Interlocal Agreement
between the County of Washoe and the City of Reno to provide support for the construction
of the Community Resource and Family Shelter Building [$300,000 Fiscal Year 2007-08]--
Management Services/Community Support Administrator.

33. Discussion and possible direction regarding future funding of homeless shelter construction
and operation, including possible action on request by City of Reno for commitment of
construction costs for the Community Resource and Family Shelter Building in the amount of
$1,200,000 to be paid over four years beginning in July of 2008--Management
Services/Community Support Administrator.

34. Recommendation to approve purchase of the property located at 125 North Edison for
$2,050,000 by assignment from the Nevada Land Conservancy; authorize the Chairman to
execute a Resolution to acquire the property; and, authorize the Director of the Department of
the Truckee River Flood Management Project to act on behalf of Washoe County to execute
and deliver any and all instruments and funds, including without limitation, contracts,
agreements, notices, escrow instructions, deeds, leases, checks and warrants as may be
necessary or appropriate to accomplish the acquisition of the 125 North Edison parcel in the
name of Washoe County on behalf of the Truckee River Flood Project--Truckee River Flood
Project.
Establishment of a process for interview and selection of Reno Justice of the Peace: possible process options include referral of the ten candidates recommended by the Screening Committee for interview and possible appointment at July 24, 2007 County Commission Meeting, or such other process as the Commission may identify--Manager.

Sierra Fire Protection District.
See separate agenda.

Truckee Meadows Fire Protection District.
See separate agenda.

The following item only will be heard by the Washoe County Board of Commissioners who will convene as the Board of Fire Commissioners for the Truckee Meadows Fire Protection District, the Board of Directors for the Sierra Fire Protection District and the Washoe County Board of Commissioners.

Discussion and possible direction to staff regarding existing, as well as future, programs, policies and ordinances to address fire hazard concerns; including but not limited to:

A. Possible Board of Realtor interest in adding a required defensible space, excess fuels and fire hazard assessment and disclosure to the checklist for sale of property;

B. Possible initiation of an ordinance or amendments to existing ordinances to require an assessment of defensible space, excess fuels and fire hazards and disclosure and approval by buyer prior to close of sale of certain types of property, and possible additional requirements for reasonable correction of defensible space deficiencies and reasonable abatement of excess fuels and other fire hazards before a sale may close;

C. Possible initiation of an ordinance or amendments to existing ordinances to require, as part of a regular inspection program or a complaint-driven inspection program, that the fire agencies conduct an assessment of defensible space, excess fuels and other fire hazards on the subject property and either require or otherwise bring about the reasonable correction of the deficiencies or hazards identified in the assessment; and,

D. Possible initiation of an ordinance or amendments to existing ordinances to prohibit or restrict the use of certain outdoor devices that may exacerbate already high fire risks in certain areas of the county during certain seasons. Such devices may include, but are not necessarily limited to, barbeques and fire pits.

Discussion on these items may also include what might constitute a "proper complaint" for ordinance purposes, what is "reasonable" correction or abatement and both civil and criminal enforcement and cost recovery options; and whether to target possible new ordinances or fire prevention programs to certain zoning classifications in certain areas, such as residential parcels in urban-wildland interface areas. (Requested by Commissioner Galloway.)
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.)**

39. **Second reading and adoption of an Ordinance amending the Washoe County Code at Chapter 25 by repealing regulations related to Service of Complaint Actions against Business Licenses, and concerning License Revocation Hearings, Massage Therapist Permits, and the Board of Massage Examiners; by adding provisions for Notices of and Conduct of License Hearings and related closed sessions; and, by revising provisions related to licensing definitions, investigations and fees, Special Event Licenses, matters related to Denials of Licenses and Suspension or Revocation of Licenses, Intoxicating Liquor Licenses and Fees, and Administrative Processing Fee for certain types of Liquor Distributors and Producers; and, providing other matters properly relating thereto--Community Development. (Bill No. 1513)**

40. **Development Agreement Case No. DA07-004--Pebble Creek, Tentative Subdivision Map Case No. TM0009-004--Community Development.**

Consider adoption of Development Agreement Case No. DA07-004 for Pebble Creek, Tentative Subdivision Map Case No. TM0009-004, which was previously approved by the Washoe County Planning Commission; and if approved, authorize the Chairman to execute the Agreement. The sole purpose of the Development Agreement is to extend the expiration date of said subdivision map until July 26, 2010. [APN: 538-020-02 and 538-171-06]

**AND IF APPROVED**

Introduction and first reading of an Ordinance pursuant to Nevada Revised Statutes 278.020 through 278.0207 approving Development Agreement Case No. DA07-004 for Tentative Subdivision Map Case No. TM0009-004 for Pebble Creek Subdivision as previously approved by the Washoe County Planning Commission.

41. **Appeal Case No. AX07-009, St. James’s Village, Inc.--Appeal of Amendment of Conditions Case Number AC07-002 St. James’s Village, Inc.: Amendment of Tentative Map Case Number TM5-2-92)--Community Development.**

To appeal the Planning Commission's denial of a request to amend conditions number 29 and 30. These conditions currently require the construction of St. James Village Parkway as a second access to the subdivision prior to the 151st building permit and the applicant requested that it be changed to Joy Lake Road (south), prior to the issuance of the 151st building permit as authorized in Article 608 of the Washoe County Development Code. The original request was to develop a phased, single-family subdivision consisting of 530 lots on six parcels totaling ±1,626 acres. The property is located at the end of the public portion of Joy Lake Road with additional access from Pagni Lane in Pleasant Valley and Washoe Flats Steak House (formerly Cattlemen’s Restaurant) on Joy Lake Road in West Washoe Valley. The site
Washoe County Commission Meeting - July 10, 2007

5:30 p.m.  41. is designated Low Density Suburban (LDS) and General Rural (GR) in the Forest and South Valleys Area Plans and is within Commission District No. 2. It is in the area of review by both the Galena-Steamboat and West Washoe Valley Citizen Advisory Boards. The property is within Sections 10, 13, 14, 15, and 23, T17N, R19E, MDM, Washoe County, Nevada. (Originally APNs 046-060-02, 03 and 08, 046-080-05, a portion of 046-100-01, and 047-010-04; now APNs 046-060-44, 45, 47 and 49)

END OF SCHEDULED PUBLIC HEARINGS

*42. 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).

43. Emergency Items.

44. Adjournment.