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 25, 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 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 September 25, 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. Proclamation--Week of October 1-6, 2007 as Girl Scout Anti-Bullying Week.

*5. 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.

*6. 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. Consent Items.

A. Approve minutes for the Board of County Commissioners’ meeting of August 14, 2007.

B. Water Resources.

(1) Approve conveyance of 2.55 acre-feet of water rights from Truckee Meadows Water Authority (TMWA) to Washoe County in support of the Mayberry Parcels in the Caughlin Ranch area and approve the associated Water Sale Agreement leasing said water rights back to TMWA; and if approved, authorize Chairman to execute Water Rights Deed and Water Sale Agreement and direct Water Rights Manager to record both documents.


D. Approve and execute upon receipt a 12-month Lease Agreement between the County of Washoe and Holcomb-Ryland Partnership to provide uninterrupted operation of the Washoe County Health District, Air Quality Management Division, at 401 Ryland Street, Reno, [annual Lease cost $71,676 - funds available in District Health Cost Center 172300-710600]--Public Works.

E. Approve Temporary Access and Construction Easement and a Grant of Easement for waterline to Truckee Meadows Water Authority across a portion of Parcel 1A of Record of Survey Map No. 4385 (Reno-Sparks Convention Center, 4590 S. Virginia Street, Reno) for installation of a water line; and if approved, authorize Chairman to sign the Grant and Easement--District Attorney.

F. Approve and execute Amendment #1 to an Interlocal Agreement between the County of Washoe and the Tahoe Regional Planning Agency (TRPA) to provide resource support for the preparation of documents leading to the update of the TRPA Regional Plan and the Washoe County Tahoe Area Plan in conjunction with the TRPA Pathways 2007 Planning Process [$50,000 budgeted funds]--Community Development.

G. Approve revision of two Washoe County Presumed Public Roads Maps, first adopted in 1999, to remove and relocate segments of presumed roads on the Gerlach Map (Township 35 N., Range 22 E.; Township 34 N., Range 21 E. and Township 34 N., Range 22 E.) and High Rock Map (Township 37 N., Range 19 E.) pursuant to a cooperative effort between the County and the property owners to clarify the maps and define access to public lands--Public Works.

H. Approve expenditure from County Commission District 1 Special Funding Account [total of $1,750] to YMCA of the Sierra (fiscal agent for Tune In To Kids) to be used to buy at least 300 “family time” books [approximately $1,000] for distribution to appropriate families (with any donations received for the books to be used to replenish the supply of books) and the balance of the expenditure [approximately $750] to go toward the overall program Tune In To Kids; and, execution of Resolution necessary for same--requested by Commissioner Galloway.

8. Recommendation that the Board of County Commissioners direct staff to develop a new General Fund Budget for Fiscal Year 2007/08 that will be balanced with a reduction in resources available of 5% (approximately $14 million) and submit the revised budget to the Board of consideration on October 23, 2007--Finance.
9. Recommendation to review Water Rights Applications 75958 and 75959 proposing to export 1,415.60 acre-feet of surface water from Hualapai Flat Basin to Lyon and Storey Counties; and, authorize Chairman to recommend denial of the subject applications to the Nevada State Engineer--Water Resources.

10. Recommendation to review Water Rights Applications 75887 through 75921 proposing to export 10,000 to 14,000 acre-feet of ground water from Hualapai Flat Basin to Lyon and Storey Counties; and authorize Chairman to recommend denial of the subject applications to the Nevada State Engineer--Water Resources.

11. Recommendation to approve and authorize the Chairman to execute, upon receipt, the Amended Interlocal Agreement for the formation of the Interim Western Regional Water Commission (IWRWC), including proposed modifications to clarify dates in Section 6 as target dates and not binding deadlines; authorize appointment of a Local Managing Board member as the Interim Trustee representing South Truckee Meadows General Improvement District; and, authorize appointment of Alternate Interim Trustees to the IWRWC--Water Resources.

12. Recommendation to approve the purchase of 70 gallons per minute of well capacity in Tessa Well Number 2 from PKE Holdings, Ltd. [$388,220]; and if approved, authorize the Department Director to issue the purchase order to PKE Holdings, Ltd.--Water Resources.


14. Recommendation to accept Independent Living grant awards from the Division for Aging Services for various Senior Services programs [$245,343 - with $36,803 County match] for the period October 1, 2007 through September 30, 2008; and if accepted, direct Finance Department to make appropriate budget adjustments--Senior Services.

15. Recommendation to award bid for Eagle Canyon Park Phase #3 to the lowest responsive and responsible bidder (staff recommends Sierra Nevada Construction) [$971,777 - base bid, Alternate #1 and Alternate #2]; and if awarded, authorize Chairman to execute Contract documents upon presentation, accept cash donation [$22,680] from Spanish Springs Cal Ripkin League to fund Alternate #1, athletic field sod and authorize Finance to make all appropriate budget adjustments--Regional Parks and Open Space.

*16. Update on progress of Court Complex Master Plan Update Project--Public Works.

17. Recommendation to approve Final Development Agreement between the County of Washoe, Nevada Land, LLC, SK Baseball, LLC and the City of Reno for the acquisition, leasing, improving equipping, operation and/or maintenance of a professional baseball stadium project in Reno using the proceeds of fees collected from the short-term rental of passenger cars and revenue bonds issued by the County there under and providing for compliance with the state laws on financing of public improvements; and if approved, authorize Chairman to execute the Agreement upon receipt (may possibly be continued from September 18, 2007 County Commission Meeting)--Manager.
18. Recommendation to execute a Resolution making certain findings pursuant to Chapter 322, Statutes of Nevada 2007 relating to a minor league baseball stadium project; providing certain details in connection therewith; and providing the effective date hereof—Manager.

4:00 p.m. 19. Sierra Fire Protection District.
See separate agenda.

4:15 p.m. 20. Truckee Meadows Fire Protection District.
See separate agenda.

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.)

21. Second reading and adoption of an Ordinance amending the Washoe County Schedule of Rates and Charges for Provision of Sanitary Sewer Service within certain areas of Washoe County; adding provisions to allow a connection fee surcharge for properties previously served by the Verdi Meadows Utility Company, LLC (VMUC) now being connected to the Lawton Verdi Sewer Interceptor; removing the Senior Citizen’s Discount Program; and providing other procedural changes. This Ordinance repeals Ordinance No. 1274. (Bill No. 1523)

AND

Approve and authorize the Chairman to execute the Business Impact Statement related to the proposed Ordinance amending the Washoe County Schedule of Rates and Charges for Sanitary Sewer Service, and direct the County Clerk to make findings available upon request.

AND

Execute a Resolution adopting an Ordinance amending the Washoe County Schedule of Rates and Charges for Provision of Sanitary Sewer Service within certain areas of Washoe County; adding provisions to allow a connection fee surcharge for properties previously served by Verdi Meadows Utility Company, LLC now being connected to the Lawton Verdi Sewer Interceptor; removing the Senior Citizen’s Discount Program; and providing other procedural changes. This Ordinance repeals Ordinance No. 1274.
Comprehensive Plan Amendment Case No. CP07-002 and Specific Plan Case No. SP07-001 (Falcon Ridge) - Sun Valley Area Plan—Community Development (continued from August 28, 2007 County Commission Meeting).

Discussion and possible amendment to the Sun Valley Area Plan, being a part of the Washoe County Comprehensive Plan, to re-designate a ±25.6 acre property consisting of 143 parcels from the land use category of High Density Suburban (HDS) to Specific Plan (SP). To reflect 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 include: a revised map series with updated parcel base and revised table of land uses. Authorization is also requested for the Chair to sign the Resolution for the updated area plan after a determination of conformance with the Regional Plan by the Truckee Meadows Regional Planning Agency.

AND IF APPROVED

Discussion and possible adoption of the Specific Plan, its regulations and guidelines for the Falcon Ridge development, first by reviewing and accepting or modifying the Planning Commission’s Report prepared pursuant to NRS 278.220(4) regarding the Board of County Commissioners’ recommendation made August 28, 2007, to amend the language of this Specific Plan to require a traffic signal at the intersection of the project entrance and El Rancho Drive, to be funded 75% by the applicant and 25% by other sources. The Specific Plan will provide the regulatory tools and guidelines necessary to implement the proposed Falcon Ridge development. The Specific Plan includes the maximum allowable density, policies for the implementation of the specific plan goals, development standards such as grading, architectural design, landscape and fencing requirements, proposed amenities and a financing plan for the infrastructure and related matters.

The subject properties are located along the north side of El Rancho Drive approximately ¼ mile east of Sun Valley Boulevard. The subject parcels are within the Truckee Meadows Service Area (TMSA), and within the Area of Interest of the City of Sparks, as identified by the 2002 Truckee Meadows Regional Plan. The subject parcels are located within Section 30, T20N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission Districts 3 and 5 and within the Sun Valley Citizen Advisory Board boundary. (APN’s: 035-661-01 through 035-661-31; 035-662-01 through 035-662-30; 035-663-01 through 035-663-24; 035-664-01 through 035-664-27; 035-665-01 through 035-665-30).

END OF SCHEDULED PUBLIC HEARINGS

*23. 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).


25. Adjournment.
ADDENDUM TO AGENDA OF THE WASHOE COUNTY BOARD OF COMMISSIONERS’ MEETING OF SEPTEMBER 25, 2007

26. Recommendation to appoint Commissioner Jung to various boards and commissions that former Commissioner Pete Sferrazza served on and ones that Commissioner Weber is currently serving on; and, change Commissioner Weber’s designation on several boards and commissions.