

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

1:00 P.M.

AUGUST 19, 2003

PRESENT:

David Humke, Chairman
Jim Shaw, Vice Chairman
Jim Galloway, Commissioner
Pete Sferrazza, Commissioner*
Bonnie Weber, Commissioner

Amy Harvey, County Clerk
Katy Singlaub, County Manager
Paul Lipparelli, 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:

03-926 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Weber, seconded by Commissioner Galloway, which motion duly carried with Commissioner Sferrazza temporarily absent, Chairman Humke ordered that the agenda for the August 19, 2003 meeting be approved.

PUBLIC COMMENTS

Al Hesson, local resident, addressed the Board regarding procedures followed for Public Comment and road safety for the children in Sun Valley.

Sam Dehne, local citizen, discussed the Reno City Council's "scheme" to use Federal taxes for the downtown redevelopment project instead of for their intended use, funding humanitarian projects.

MANAGER'S/COMMISSIONERS' COMMENTS

Katy Singlaub, County Manager, reported there would be a future agenda item regarding actions that are underway in Sun Valley. She stated one action in process is the pulling together of staff resources to look at opportunities for a partnership with the schools, parent-teacher organizations, parent patrol and County employees who would participate in making Sun Valley a safer community. She reported that Public Works is moving forward with signage.

Commissioner Weber stated that at the September 13, 2003 Sun Valley Citizen Advisory Board (CAB) meeting the citizen portion of a task force would be formed to examine the entire area of Sun Valley with regard to safety. She reported the next step would be to set up a major task force meeting with members and organizations of the entire Washoe community.

Commissioner Galloway suggested a meeting first within Sun Valley and then a meeting encompassing all of the entities of Washoe County to address public safety in the unincorporated areas of the County.

County Manager Singlaub stated she has discussed with the Sheriff and the District Attorney developing a pedestrian safety initiative that would be countywide. She remarked this was only in the discussion stage, but there was a lot of interest and support for working together to promote pedestrian safety.

Commissioner Shaw stated that, at the RTC meeting on August 15, 2003, he and Commissioners Galloway and Weber conveyed to the public that a task force would be forthcoming to make Sun Valley as safe as possible.

Commissioner Weber reported that she drove Sun Valley Boulevard, and there is a need for signage. She stated the County Manager has assured the community there will soon be signage for a pedestrian crossing.

03-927 INTRODUCTION OF NEW COUNTY EMPLOYEES

Katy Singlaub, County Manager, invited approximately nine new Washoe County employees to come forward and introduce themselves to the Board. Chairman Humke welcomed the new employees on behalf of the Board.

***1:30 p.m.** Commissioner Sferrazza arrived during the consent items.

03-928 ACCEPTANCE OF FINANCIAL REPORT – YEAR ENDED JUNE 30, 2003 – COMPTROLLER

Upon recommendation of Kathy Garcia, Comptroller, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, Chairman Humke ordered that the Financial Report for Washoe County for the year ended June 30, 2003 (Unaudited) be accepted.

03-929 APPOINTMENT/REAPPOINTMENTS – SOCIAL SERVICES ADVISORY BOARD

On motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, Chairman Humke ordered that Kelsey M. Piechocki be appointed and Rita McGary and Rose McGuire be reappointed to the Washoe County

Social Services Department Advisory Board for four-year terms effective August 24, 2003 to August 24, 2007.

03-930 ACCEPTANCE OF DONATIONS – SOCIAL SERVICES

Upon recommendation of Mike Capello, Social Services Director, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, Chairman Humke ordered that donations totaling \$598.60, received from various donors and individuals from June 13-20, 2003 for fiscal year 2002/2003, to be used to assist children in emergency shelter care and families who are clients of Washoe County Department of Social Services, be accepted with the Board's gratitude.

It was noted that cash donations were received from the following:

\$ 213.60	United Way
\$ 60.00	Leslie Adams
\$ 20.00	Lisa Nielson
\$ 30.00	Bert Wells
\$ 75.00	Mike Capello
\$ 30.00	Katherine Ellsworth
\$ 60.00	Mark Zook
\$ 30.00	Louis Loftin
\$ 80.00	Meredith Mayeroff

03-931 AWARD OF BID – REPAIR AND RE-COAT OF FOAM ROOF AT SENIOR CENTER - BID NO. 2401-04 – PUBLIC WORKS

This was the time to consider award of bid for the Repair and Re-coat of the Washoe County Senior Center Foam Roof on behalf of the Facility Management Division of the Public Works Department. The Notice to Bidders for receipt of sealed bids was published in the *Reno Gazette-Journal* on June 20, 2003. Proof was made that due and legal Notice had been given.

Bids, copies of which were placed on file with the Clerk, were received from the following vendors:

Foam Experts Roofing, Inc.
Puff, Inc – West
Alpine Roofing Co. Inc.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, Chairman Humke ordered that Bid No. 2401-04 for the Repair and Re-Coat of the Washoe County Senior Center Foam Roof on behalf of the Facility Management Division of the Public Works Department be awarded to Foam Experts Roofing, Inc., in the amount of \$59,000.

It was noted that funds for the project would be available in the FY 2003/04 budget from the following accounts:

0928100-7864	\$ 47,850
1620-7864	\$ 4,525
0928301-7864	\$ 3,700
0928600-7864	\$ 2,925

**03-932 PURCHASE – PROPRIETARY ELECTRONIC DETENTION
LOCK HARDWARE – FACILITY MANAGEMENT DIVISION**

Upon inquiry of Commissioner Shaw concerning this purchase being recommended from a sole-source provider, County Manager Singlaub said the locks are remanufactured and different locks could not be obtained without reconfiguring the entire door. She said this has been a cost-effective solution and shows thought and innovation on the part of staff.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that the purchase of proprietary electronic remanufactured locks for the Washoe County 911 Parr Facility from Corrections Products Co. (CPC) in the net amount of \$80,000 be approved.

It was further ordered that CPC be recognized as a sole source provider of remanufactured locks at the Detention Facility and that the Purchasing and Contracts Administrator be authorized to place future orders for remanufactured locks with CPC. It was noted that the Detention Facility utilizes CPC's electronic locks extensively for its 911 Parr Facility, including orders in excess of \$25, 000.

**03-933 PAYMENT – LEXIS-NEXIS SERVICES – SECOND JUDICIAL
DISTRICT COURT**

Upon recommendation of Ron Longtin, District Court Administrator, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that payment in the amount of \$32,100 to Lexis-Nexis for use of this legal research tool be approved.

**03-934 PROFESSIONAL SERVICES AGREEMENT – BRISTLECONE
FAMILY RESOURCES/SAGE WIND – JUVENILE DRUG/
ALCOHOL REHABILITATION – DISTRICT COURT**

Upon recommendation of Ron Longtin, District Court Administrator, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that a Professional Services Agreement for Juvenile Drug/Alcohol

Rehabilitation Services between the County of Washoe, Second Judicial District Court, and Bristlecone Family Resources/Sage Wind, concerning Juvenile Drug Court services be approved and Chairman Humke be authorized to execute the Agreement. It was noted that the term of the Agreement would be from July 1, 2003 through June 30, 2004, with the total cost of services not to exceed \$40,000.

**03-935 PROFESSIONAL SERVICES AGREEMENTS – BRISTLECONE
FAMILY RESOURCES – STEP 2 - FAMILY DRUG COURT
SERVICES - DISTRICT COURT**

Upon recommendation of Ron Longtin, District Court Administrator, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that a Professional Services Agreement between the County of Washoe, Second Judicial District Court, and Bristlecone Family Resources/North Star Treatment Recovery Center concerning Family Drug Court Services be approved and Chairman Humke be authorized to execute the Agreement. It was noted that the term of the Agreement would be from July 1, 2003 through June 30, 2004, with the total cost not to exceed \$57, 000.

It was further ordered that a Professional Services Agreement between the County of Washoe, Second Judicial District Court, and Step 2/Lighthouse of the Sierra concerning Family Drug Court Services be approved and Chairman Humke be authorized to execute the Agreement. It was further noted that the term of the Agreement would be from July 1, 2003 through June 30, 2004, with the total cost not to exceed \$60,000.

**03-936 AGREEMENT – THE GREAT RENO BALLOON RACE, INC. –
PARKS**

Upon recommendation of Karen Mullen, Parks and Recreation Director, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that the Agreement between the County of Washoe and The Great Reno Balloon Race, Inc., concerning an event to be held at Rancho San Rafael Regional Park September 2-7, 2003, be approved and Chairman Humke be authorized to execute the Agreement.

**03-937 SECOND MODIFICATION OF JOINT AGENCY SHARING
AGREEMENT – RENO POLICE DEPARTMENT –
EXTRADITION SERVICES AND AIRCRAFT USAGE - SHERIFF**

Upon inquiry of Commissioner Galloway, Lt. Doug Gist, Sheriff's Office, provided information concerning the subject Agreement and advised this modification represents greater funding from the City of Reno and offsets the operation costs.

Upon recommendation of Gregory Shannon, Deputy District Attorney, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that the Second Modification of the Joint Agency Sharing

Agreement for Extradition Services and Aircraft Usage between Washoe County and the City of Reno on behalf of the Reno Police Department concerning reallocation of financial responsibility for extradition services and aircraft usage, be approved and Chairman Humke be authorized to execute the Agreement. It was noted that this modification would increase revenue to Washoe County from the Reno Police Department in the amount of \$90,418 for fiscal year 2003/04.

03-938 **INTERLOCAL CONTRACT – FORENSIC SERVICES – STATE
OF NEVADA DEPARTMENT OF PUBLIC SAFETY - SHERIFF**

Pursuant to questions raised at yesterday's Caucus meeting, Will McHardy, Crime Lab Director, advised that the County is being reimbursed for these services at a cost in keeping with the increases in cost of living and cost of operations. He reviewed how the budget is forecast for the forthcoming year and said that is how the percentage charged to the Department of Public Safety was derived.

Upon recommendation of Will McHardy, Captain, through Sheriff Dennis Balaam, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that the Interlocal Contract between the Washoe County Sheriff's Department, Forensic Science Division, and the State of Nevada Department of Public Safety, Investigation Division, concerning forensic services be approved and Chairman Humke be authorized to execute the same. It was noted that the term of the contract would be from July 1, 2003 to June 30, 2005 and the revenue for Washoe County would be \$93,827 for fiscal year 2003/04 and \$93,827 for fiscal year 2004/05.

03-939 **SECURITY AGREEMENT – RENO-TAHOE OPEN
FOUNDATION - SHERIFF**

Lt. Doug Gist, Sheriff's Office, advised that the personnel providing the security services are on overtime and these costs, as well as added expenses are charged to the Reno-Tahoe Open Foundation. Commissioner Galloway said that, since the officers are working on overtime, the law enforcement coverage for other areas of the County is not being reduced.

Sam Dehne, local resident, stated that the Reno-Tahoe Open (RTO) started on August 18, 2003, and he suggested the Board should have signed the security agreement a week before the RTO began.

Upon recommendation of Sheriff Dennis Balaam, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that the Sheriff's Security Agreement between Washoe County and the Reno-Tahoe Open Foundation, concerning monetary reimbursement to Washoe County for the use of Deputy Sheriffs as security during the RTO, August 18-24, 2003, be approved and Chairman Humke be authorized to execute the Agreement.

03-940

CORRECTION OF CLERICAL AND FACTUAL ERRORS - SECURED TAX ROLL - ASSESSOR

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Shaw, seconded by Commissioner Weber, which motion duly carried, it was ordered that the following Roll Change Requests correcting factual errors on tax bills and the Order directing the County Treasurer to correct the errors, be approved and Chairman Humke be authorized to execute the same.

PROPERTY OWNER	PARCEL #	AMOUNT	ROLL
Douglas B. Dufva	001-082-13	[-\$280.49]	2003 Secured
Jon D. & Pamela K. Heisler	001-151-01	[-\$39.89]	2003 Secured
Intl Church/Foursquare Gospel	004-062-03	[-\$15,018.35]	2003 Secured
Dolly M. Jackson	007-223-06	[-\$36.35]	2003 Secured
Kelly Rae	013-163-16	[-\$858.28]	2002 Secured
Kelly Rae	013-163-16	[-\$871.78]	2003 Secured
Robert & Ellen Bartel	021-042-01	[-\$220.14]	2003 Secured
Dorothy Towne Tr	021-042-02	[-\$574.62]	2003 Secured
Homecoming Plaza Lakeside LLC	023-750-01	[-\$721.17]	2002 Secured
Homecoming Plaza Lakeside LLC	023-750-01	[-\$714.33]	2003 Secured
Redfield Suites LLC	024-055-30	[-\$672.07]	2003 Secured
Charles W. Waltz, et al	025-073-01	[\$63.63]	2003 Secured
Riggs & Company Tr	025-480-36	[-\$6,820.13]	2002 Secured
Riggs & Company Tr	025-480-36	[-\$12,828.52]	2003 Secured
Ranier Management LLC	040-141-33	[-\$128.08]	2001 Secured
Ranier Management LLC	040-141-33	[-\$131.65]	2002 Secured
Linda Aldabe	082-585-11	[-\$110.22]	2003 Secured
Munah F. & Rola M. Tarazi Tr	160-250-11	[-\$6,411.21]	2003 Secured

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Assistant County Manager, Michelle Poché, presented two Girl Scouts from Senior Troup #371 in Sparks, Nevada who were attending the Board meeting for the purpose of gaining their leadership badges.

03-941 WC-1 BOND FUNDING – GALENA CHILDREN’S CAMP - PARKS

Karen Mullen, Parks and Recreation Director, gave an overview of the process followed in attaining the Galena Children’s Camp at Galena Creek Regional Park, and she reviewed the improvements and changes that have come about at the Camp.

Jack Trainor, local resident, presented a video on the Camp and the activities available to children who attend. Ms. Mullen acknowledged Mr. Trainor as a primary financial supporter of the Camp.

Commissioner Shaw expressed his gratitude to Mr. Trainor for his commitment to the community for this Camp and other projects he has supported, such as the Northwest Public Library.

Commissioner Sferrazza inquired if the Board could have their retreat at the Camp. Ms. Mullen stated they would be welcomed as soon as it was open.

Sam Dehne, local resident, spoke in support of the Camp. He had questions about the WC-1 Bond and asked if the area was open to the public to enjoy. He requested that the Board not have their retreat at the Camp area, as he preferred that the Board meet in an area closer to the public.

In response to Mr. Dehne, Ms. Mullen explained that the WC-1 Bond is the Washoe County Bond that set aside \$500,000 for the Camp area. There are public areas that are open to anyone, and part of the Camp is available only with reservations for groups that want to have Children's Camps and activities.

Commissioner Galloway expressed his appreciation to Mr. Trainor, the State Historic Preservation Office and the Parks Department for their financial support of this project.

Chairman Humke acknowledged the supporters of this project, especially the purchasers of the land.

Commissioner Sferrazza stated he did not support the sale of the land and felt it was sold for too low of a price.

Gary Schmidt, neighbor to the Park, stated he fully supports the activities and expansion of Galena Park. He encouraged the Board to look at utilizing the 400 acres of land that are not being used.

Ms. Mullen concluded her presentation with thanks to Colleen and Jack Trainor for their generous donations and commitment of time to the Camp project and the children of the community.

On motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Humke ordered that Funding Alternative No. 2 outlined in the agenda memorandum dated August 5, 2003 that utilizes WC-1 Bond funding and other sources for the final construction phases of Galena Children's Camp at Galena Creek Regional Park be approved. It was noted that Alternative No. 2 would include remodeling of the Main Lodge and completing the historic preservation and renovation of the Fish Hatchery building.

2:10 p.m. The Board recessed.

2:30 p.m. The Board reconvened.

03-942

**RFP – NO. 2390-03 - INDEPENDENT LIVING SERVICES –
PURCHASING/SOCIAL SERVICES**

This was the time to consider the proposals for Independent Living Services on behalf of the Purchasing and Social Services Departments. The Notice to Proposers to submit sealed proposals was published in the *Reno Gazette-Journal* on May 7, 2003. Proof was made that due and legal Notice had been given.

Proposals were received from the following vendors:

- JOIN Inc
- The Children's Cabinets, Inc.
- Youth Impact Services, LLC

Sam Dehne, local resident, expressed his strong disapproval of the Board taking a twenty-minute break one hour and ten minutes into the meeting. He stated it was disrespectful to the citizens and staff. He further requested clarification on the Request For Proposal.

County Manager, Katy Singlaub, said the Proposal is to provide professional services to prepare youth in long term foster care to be ready to live on their own when they exit the foster care system.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, it was ordered that the proposal for Independent Living Services from The Children’s Cabinet, Inc. in response to RFP No. 2390-03, on behalf of the Washoe County Social Services Department in the not to exceed amount of \$170,000, be accepted. It was further ordered that the Purchasing and Contracts Administrator be authorized to execute an agreement for Independent Living Services with The Children's Cabinet, Inc. on behalf of the Social Services Department for the approximate period of August 20, 2003 through June 30, 2004.

03-943

**AWARD OF CONSTRUCTION BID - MT. ROSE TANK 4 -
WATER RESOURCES**

This was the time to consider award of bid for construction of the Mt. Rose Tank 4 for the Water Resources Department. The Notice to Bidders for receipt of sealed bids was published in the *Reno Gazette-Journal* on July 16, 17, 18, 23, 24, 25, and August 1, 2003. Proof was made that due and legal Notice had been given.

The following bids were received:

Bidder	Amount
Burdick Excavating	\$1,130,130.00
Granite Construction Co.	\$1,286,286.00

Mike's Trenching	\$1,353,775.00
A & K Earth Movers Inc	\$1,398,000.00
West Coast Contractors of NV Inc	\$1,486,746.00
Spiess Construction Co Inc	\$1,761,495.00
Engineer's Estimate	\$1,200,000.00

Upon recommendation of Paul Orphan, Engineering Manager, through Steve Bradhurst, Water Resources Director, on motion by Commissioner Galloway, seconded by Commissioner Shaw, which motion duly carried, it was ordered that:

1. The bid for constructing the Mt. Rose Tank 4 project be awarded to Burdick Excavating, the lowest responsible, responsive bidder in the amount of \$1,130,130.
2. Chairman Humke be authorized to execute the contract documents upon its receipt.
3. The Engineering Manager be authorized to issue the Notice to proceed.

03-944 DISCUSSION/DIRECTION – SALE OF MT. ROSE/ SLIDE MOUNTAIN PROPERTY – PARKS

Karen Mullen, Parks and Recreation Director, reviewed information and maps concerning the 113.9 acres of the Slide Mountain Ski Area property that Washoe County owns, restating previous Board direction for staff to examine the use and value of the property. She pointed out on the map the location of the entire property and the portion that would possibly be considered for sale or reconveyance.

Tom Gadd, Public Works Director, reviewed two proposals, one being to convey the entire 113.9-acre parcel back to the Redfield Trust, and the other to parcel the property and dispose of the smaller parcel to Mt. Rose, which is identified as Option A in the agenda material. Mr. Gadd then advised that Mt. Rose Development Company has said they would prefer to have a much larger portion of land, which is identified as Option B, and staff would like Board direction as to what land to appraise.

Mr. Gadd and Ms. Mullen responded to questions regarding zoning and restriction issues concerning the property. Commissioner Galloway commented that, if the Redfield Trust declines the reconveyance, Washoe County would have complete control of the property. However, he believes it is more likely the Redfield Trust would accept the reconveyance, and they then might go to Mt. Rose and arrange a sale. In that case, there would be no way for the County to put deed restrictions on the property, and the only thing that would encumber it would be the lease. Upon inquiry of Commissioner Galloway, Legal Counsel Lipparelli advised that the Redfield Trust would have to pay the County the appraised value of the land at the time of the reconveyance. He stated, if the Redfield Trust declines the reconveyance, the County is free to sell the property, but

statutes require that the sale be for a public purpose. Commissioner Galloway stated he believes the Board would be ill advised to reconvey the property without first changing the zoning to at least General Rural to provide the most value to the taxpayer for the land. He noted that, if the land is conveyed as public use zoning and a request that allows tourist units is made and subsequently approved, the Commission could be accused of giving the land away in a sweetheart deal for less than its true value.

Upon inquiry of Chairman Humke, Leslie Admirand, Deputy District Attorney, advised that the land was acquired through eminent domain in 1952 for a public park, picnic ground and recreational area.

Commissioner Sferrazza said the statements made by Commissioner Galloway represent the reasons he did not support this matter in the first place. However, if the Board were to move forward, he believes it would be in the County's interest to first find out if Redfield is going to require the reconveyance. He said the County paid fair market value when the property was condemned, and he believes it is important to determine the property's zoning when it was purchased.

Legal Counsel Lipparelli reviewed statutory regulations concerning condemned properties and Commissioner Sferrazza and Chairman Humke requested that copies of the relative statutes and an analysis from Legal Counsel on the issues that have been raised be provided.

Upon inquiry of Commissioner Shaw, Mr. Gadd clarified that Option A represents the parcel that staff understood the Board directed be looked at as a piece that Mt. Rose could build and operate on. Option A also allows for open space with easements, a trail access and ski trails. He said staff carved out what they believe was the most valuable portion for Mt. Rose, yet retaining a portion for Washoe County. Option B represents the map that Mt. Rose presented, as they felt Option A did not provide enough property for their operation.

Commissioner Weber commented the Mt. Rose Development Company asked the County to look at an option, and the Board gave them the option it wanted to be appraised. She said Mt. Rose then came back and said they wanted Option B and believes if they choose to have the appraisal done on Option B, it should be done for both Options A and B.

Commissioner Galloway disclosed that he and Commissioner Weber met with the Mt. Rose Development Company to gain ideas that would benefit the applicant and the public. He stated when the Board gave direction to evaluate the parcel denoted in Option A, his understanding was an evaluation would be done at the highest and best use of the land. He never thought it was going to be restricted by some current zoning that would prohibit the development of tourist units. He stated Mt. Rose now wants to broaden the area to include substantial land north and south of the Option A proposal that would be subject to a zoning change request at some future date. He said he could support appraising the property in both Options A and B, but only if the appraisal

includes the value of the property for General Rural or a zoning that would accommodate tourist units.

Chairman Humke disclosed that the area in question is in his District, and he met with Mt. Rose Development Company representatives two weeks ago. They told him they do not understand what staff is doing as they have uses for the additional property exhibited in Option B. He stated this property was taken by condemnation, and he does not believe it is appropriate for the County to enrich itself by increasing the zoning so the property could be sold for a higher value on the open market in the future.

Commissioner Shaw stated he would need more information from the District Attorney's office in order to make a decision on the project. Commissioner Galloway said he would like to see this matter continued in order to obtain answers to the questions raised, including what the zoning was when the property was originally condemned. He noted that Mt. Rose Development Company told the County in a public meeting they had no development plans beyond what they currently need for their operations, which is represented by Option A. Chairman Humke stated that Mt. Rose has made it clear they lease the full 113.9 acres now and use the land outlined in Option B for skiing in a good snow year, which is why they wanted the different configuration. He stated they are the prime mover on this development and it behooves the County Commission, for economic development purposes alone, to have a viable ski resort that can serve the citizens and earn profits for a business in this area. Commissioner Sferrazza said he would only support an appraisal on Option A, if the process were to move forward. He noted, however, that he does not think it should go forward because the property is being used for public purpose, and no necessity has been shown to change that other than the owners wish to build a ski lodge. He said they could do this through a renegotiated lease and noted he believes the County should receive fair market value if the lease were renegotiated. Commissioner Sferrazza stated he is opposed to selling the land encumbered with a sweetheart lease that was entered into years ago that does not pay anything near fair market value and would not be appraised for highest and best use, which is the typical appraisal used to sell property.

Gary Schmidt, County resident, commended the Board for the manner and order in which they conduct their meetings and breaks, and said he does not believe the Board is abusive in any way in that regard. He then stated that eminent domain is a greatly abused power, noting the original intent was to take property for the public health, safety or national defense, not for the comfort or economic benefit of the community. He said he believes the County's original intent was to take the Redfield property for a public park, and it is not being used as a public park. He stated the property should be offered back to the Redfields at market value for the current zoning or the zoning for the intent by which it was taken, and the applicant should pay for the appraisal for each Option. Mr. Schmidt advised his research indicates the property had free zoning prior to condemnation in 1952, and all things were allowed on all property in unincorporated Washoe County. He said zoning was initiated in unincorporated Washoe County in 1953. Mr. Schmidt then commented that the Mt. Rose Ski Area is a great asset and a

good neighbor to the community, and all accommodations should be made to facilitate the improvement of the property for the good of the community.

On motion by Commissioner Galloway, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the possible sale of the Mt. Rose/Slide Mountain area be continued to the regular meeting of September 9, 2003. It was further ordered that staff be directed to proceed with their informational meeting with the appraiser but not move forward with the actual appraisal process at this time; the District Attorney's office provide information relative to the legal questions raised; staff obtain an analysis of the chain of title on the property; and the team of staff continue to work with the Mt. Rose Development Company to complete the project.

COMMUNICATIONS AND REPORTS

The following communications and reports were received, duly noted, and placed on file with the Clerk:

03-945 COMMUNICATIONS

- A. Copy of resignation letter from Jerry Krupp, resigning as Secretary Treasurer of the Palomino Valley General Improvement District because he moved out of State.
- B. Fully executed Affidavit of Mailing, delinquent taxes, 2002/2003 tax year – Treasurer
- C. Copy of Proof of Publication of Notice of Completion, published May 23 and June 6 and 27, 2003, concerning the Golden Valley Injection Well #5 Construction, which work was performed by Beylik Drilling. (BCC Item No. 03-92)
- D. Copy of fully executed NDOT Contract No. 3162, Project Nos. SPSR-0430(012), SPF-395-2(024), SPI-580-1(012) and SPI-580-1(014), on SR 430 from Pagni Lane to Towne Drive, on SR 430 from .04 miles north of US 395/South Virginia Street Interchange (Brown School, Exit 58) to the Junction with South Meadows Parkway, on US 395 from the Junction of Old Washoe Circle to 1.28 miles north of East Lake Blvd., on I-580 at Huffaker Grade Separation (H-1830) and on I-580, at South Virginia Interchange (I-1799), Washoe County, Frehner Construction Co., Inc., Contractor. (documents forwarded to Public Works)
- E. Notice of Intent to Annex Land into the City of Sparks dated June 25, 2003 to annex 343.70 acres of land, generally located north of the Spanish Springs Diversion Dam, along the eastern and western sides of Vista Boulevard, south of the Pioneer Meadows Planned

Development, Washoe County, into the City of Sparks, and a copy of Bill No. 2348 introducing the proposed Ordinance. The public hearing on Bill No. 2348 is scheduled for the Council Meeting to be held on July 14, 2003.

- F. Letter from Shaun Carey, Sparks City Manager, dated July 15, 2003, serving as notice that Sparks has a conforming master plan for the area commonly known as Sparks' extended sphere of influence and identified on the map attached to the letter. Also attached to the letter was correspondence from Regional Planning confirming conformity of the Sparks master plan.

03-946 TAX DELINQUENT PROPERTY SALES

Treasurer – Return of Sale of Real Estate held on July 23, 2003

Name	Parcel No.	Price
Trinidad or Joanna Dominguez	514-075-05	\$187,500.00

03-947 REPORTS – Monthly (June 2003)

- A. Court Clerk
- B. Washoe County Clerk
- C. Washoe County Treasurer

03-948 REPORTS – Quarterly (June 2003)

- A. Constable – Incline Village/Crystal Bay Township
- B. Court Clerk
- C. Justice Court – Incline Village-Crystal Bay Township
- D. Justice Court – Sparks Township
- E. Justice Court – Verdi Township
- F. Washoe County Clerk
- G. Washoe County Sheriff – Civil Division

03-949 BUDGETS – 2002-2003

- A. Washoe County School District – Resolution to Augment 2002-03 Budget

03-950 BUDGETS – 2003-2004

- A. Redevelopment Agency - Final
- B. Sparks, City of – Amended Final

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There being no further business to come before the Board, the meeting adjourned at 3:30 pm.

DAVID E. HUMKE, Chairman
Washoe County Commission

ATTEST:

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

*Minutes Prepared by
Barbara Trow and Lori Rowe
Deputy County Clerks*