

**BOARD OF COUNTY COMMISSIONERS  
WASHOE COUNTY, NEVADA**

TUESDAY

10:00 A.M.

FEBRUARY 19, 2019

PRESENT:

**Vaughn Hartung, Chair**  
**Bob Lucey, Vice Chair**  
**Marsha Berkgigler, Commissioner**  
**Jeanne Herman, Commissioner**  
**Kitty Jung, Commissioner**

**Nancy Parent, County Clerk**  
**Dave Solaro, Assistant County Manager**  
**David Watts-Vial, Deputy District Attorney**

The Washoe County Board of Commissioners convened at 10:15 a.m. 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:

**19-0112      AGENDA ITEM 3 Introduction of new Washoe County Employees.**

Assistant County Manager Dave Solaro, asked the following employees to introduce themselves to the Board:

Nadia Castellanos, Sheriff's Office  
Tessa Thomas, Public Guardian's Office

There was no public comment or action taken on this item.

**19-0113      AGENDA ITEM 4 Presentation of Excellence in Public Service Certificates honoring the following Washoe County employees who have completed essential employee development courses.**

Assistant County Manager Dave Solaro said Washoe County encouraged life-long learning and the professional development of all employees. He explained the Excellence in Public Service program administered by the Human Resources Department was a series of certificate programs designed to support employee development and performance. The courses were completed over a two-year period and demonstrated employees' commitment to continuous personal and professional improvement and Washoe County's journey of excellence.

Mr. Solaro recognized the following employees:

**Promote Yourself! Mini Certificate Program**

Jonah Hedeem, Regional Animal Services

**Essentials of High Performing Teams**

Mitchell Fink, Community Services Department

**Essentials of Management Development**

Ken Johns, Assessor's Office

Lisa Oakden, Public Administrator's Office

Jennifer Pierce, Health District

Brandon Smith, District Court

**Essentials of Personal Effectiveness**

Jonah Hedeem, Regional Animal Services

Emily Ladouceur, Assessor's Office

Jennifer Magos, Alternate Public Defender's Office

Amy Nichols, Human Services Agency

Kelti Puryear, Sparks Justice Court

**Essentials of Support Staff**

Jennifer Magos, Alternate Public Defender's Office

Amy Nichols, Human Services Agency

Chair Hartung congratulated the certificate recipients. He said the Board appreciated their service to Washoe County and the fact they had furthered themselves in their careers. They had taken advantage of some great programs within Washoe County.

There was no public comment or action taken on this item.

**19-0114      AGENDA ITEM 6 Public Comment.**

On the call for public comment, the following people spoke in opposition to the proposal of building a high school at the current location of Wildcreek Golf Course (WGC): Mr. Michael Brierley; Ms. Kathleen Shupp; Mr. George Lee; Mr. Wesley Griffin; Mr. Danny Cleous; Mr. Sam Dehne; Ms. Kim Tracy; Ms. Darlene Hesse; Mr. John Hesse; and Mr. Ty Crawford.

The above individuals expressed concerns including: the Reno-Sparks Convention and Visitors Authority had pre-planned to do away with the golf course; the profit made by the golf course under new management; that the project was of regional significance and should be reviewed by the Regional Planning Commission; the undervaluing of the property and water rights in the appraisal; the existence of other sites where the school could be built; the cost for building the high school being too high; the quality of education not being dependent on the building; the Washoe County School

District (WCSD) having poor administration; the WCSD's lack of transparency; the need for green spaces, recreational spaces, and open spaces to be preserved; the possibility of the retention pond above the golf course flooding the school; the flooding of the WGC during storms; the cost of the required mitigation for flooding; the project not adhering to the existing Regional Plan vision statement; the severe impact on traffic; the WGC being a valuable Professional Golfers' Association course; the County not spending money responsibly; the fact that the WGC property and water rights were almost paid off; the growth of the community creating more demand for a golf course; the soundproofing required because the school would be in a flight path; the residents who lived around the WGC not wanting a school in their neighborhood; the potential for the golf course to generate revenue for the County and the Cities of Sparks and Reno; and the decrease of property values in the neighborhood.

The above individuals made the following suggestions: to postpone the property transfer and have the project reviewed by the Truckee Meadows Regional Planning Commission; to obtain an independent appraisal of the property and water rights; to have a State engineer review the water rights; to obtain independent studies of known issues with building the school at the WGC; to build the school at a different location; to focus on improving schools instead of building more of them.

The following people spoke in favor of the proposal to building a high school at the current location of the WGC: Ms. Carly Lott; Ms. Laura Petersen; Mr. Jared Lu; Ms. Shealyn Kelley; Mr. Henry Dalton; Mr. Alan Palma; Ms. Angelica Oseguara; Ms. Luz Mendoza; Ms. Veronica Hernandez; Mr. Tristan McElhany; Mr. Spencer Gillis; Mr. Eloy Jara; Ms. Meghan Takemoto; and Mr. Joshua Hartman.

The above individuals expressed the following reasons for supporting the project: selling part of the golf course would lessen the burden while maintaining part of the course; the need for education exceeded the need for a golf course; Hug High School being 50 years old; the community not supporting a golf course that could not support itself; the potential for a partnership between the new school and the golf course to promote the sport with high school students; the high school being more beneficial to the community than a golf course; the opportunity to invest in urban students who did not receive equitable opportunities compared to students in the suburbs; the future of students being more valuable than a recreational activity; the opportunity for Sun Valley children to stay together from middle school through high school; overcrowding in the schools; the community and the Board's moral obligation to prioritize education; the opportunity for students to attend a high school that was technologically advanced and able to prepare them for college and highly-skilled careers; the students giving back to the community by going to college; a well-educated population making the County stronger and more successful; the poor learning conditions in County high schools stunting the educational progress and success of thousands of students; the availability of other golf courses in the area; the fact that better facilities and education tools produced better outcomes in education and in the future success of students; the urgency of the project since the school would take time to build; a lack of alternate locations; the new high school was in line with the County mission statement; the importance of a modern

school and improved learning conditions in a State ranked poorly in education; the community needed to compromise and work together to do what was best for the entire community; improved graduation rates; the new school would help many underprivileged students improve their circumstances; the need for the community to show students they were valued and respected; the many issues at Hug High School, which would only get worse if nothing was done; Nevada being ranked 48 or 49 in the nation for K-12 education; the students advocating for the school would not personally benefit from the new school but they recognized the need because of their current experiences in the existing schools; the creation of much-needed, well-paying construction jobs; the fact that traffic in the community would increase whether or not the school was built; the potential increase in property values for homes in the neighborhood; the belief that all spaces in a closed valley would eventually be used for growth; the flooding at the WGC could be mitigated; and the County's need to learn to mitigate flooding with the population growth.

Ms. Tammy Holt-Still showed video of an interview with Assistant County Manager Dave Solaro saying the flood mitigation went according to plan. She showed pictures of flooding and noted the County spent \$70,000 on electricity to run pumps. She said it was a waste of money if the pumps were circulating the same water. She stated County staff knew dirt was removed from the Hesco barriers and they knew the volume of the pumps. They should have known they could not pump three pumps through one small pipe. She said emergency vehicles could not reach residents when Lemmon Drive was closed. She mentioned she took video of horses being relocated because of flooding. She expressed frustration with County staff's response to flooding from the latest storm.

Mr. Jeff Church stated the County voted the previous year to join the a 501(c)(3) Reno Business Improvement District (RBID) at an annual cost to taxpayers of \$32,900. He said it was the County Treasurer's policy to seize property when the owner did not pay their taxes and sell it at foreclosure. He noted Nevada Revised Statute (NRS) 361 limited the authority of the Treasurer of the County to only collecting unpaid taxes. The City of Reno specifically indicated the RBID assessment was not a tax. He said NRS 271 authorized a city to deal with unpaid assessments. He concluded the County had no authority to seize property for non-payment of an assessment. He said he wanted to see a legal opinion if he was wrong. He questioned what citizens' recourse would be if the County seized and sold their properties before confirming whether they had the authority to do so.

Mr. Richard Lawlor said he would wait to speak until after he heard the presentation by Mr. Pete Etchart, Chief Operating Officer for the WCSD, because the public wanted to know what the District had to report about the progress of the project.

Mr. Danny Cleous showed a video of flooding in Lemmon Valley taken the day before an announcement by Assistant County Manager Dave Solaro about the planned Lemmon Drive closure. He said the Hesco barriers were not filled until the day after flooding began. He stated residents presented the Board with possible solutions to

fix the flooding but it was still not fixed. He suggested Hesco barriers not in use could be moved to create an area where water could be pumped so it did not go into the lake. He mentioned he spent two days helping some residents sandbag their home and move horses. He expressed frustration with County Manager John Slaughter, Mr. Solaro, and Director of Engineering and Capital Projects Dwayne Smith, saying they needed to be replaced because they had not been able to provide a solution for the flooding. He stated he had appealed to the Board for help for three winters.

Ms. Tracy Hall said she stopped attending meetings because the Board had not been listening to residents. She stated she had to move her horse out of her property again due to flooding. Her house was surrounded by water. She owned 10 acres but in the last two years was only able to use two acres because of flooding. She was living in her motor home which was parked on the street. She asked why she had to appear before the Board requesting they solve the issue two years after flooding began. She said the Board worked for taxpayers. She was paying taxes on 10 acres of water that did not belong to her. She stated Mr. Smith called her and told her where to fill sand bags. Her husband was almost 60 years old. She indicated friends and neighbors helped her to sandbag her property but their efforts failed. She stated Commissioners needed to do their jobs or step down.

Mr. Sam Dehne spoke about his flight experience, Pan American World Airways, and his attendance at public meetings. He indicated he would contribute to the WGC lawsuit fund.

Ms. Denise Ross showed a video of flooding in Lemmon Valley. She said part of the \$70,000 per month spent by the County went to protect the sewer treatment plant; it was not only spent on residents. She expressed confusion about why the Board voted to approve the Prado Ranch North development on property that had since flooded. She stated residents attempted to dissuade the Board from approving the project by telling about and showing them the flooding that occurred. She said the Planning Commission opposed the project but it was approved by the Board anyway. She did not know what could be done to solve the issue. She spoke about a recent call for help by a resident of Lemmon Valley whose home started to flood. She said calls to Washoe 311, the Sheriff's Office, the Fire Department, and Mr. Solaro had not produced assistance. The residents of Lemmon Valley called her for help. She asserted the Board needed to stop spending money fighting residents in court over Prado Ranch North and instead spend that money working with residents to resolve the flooding issues.

**19-0115      AGENDA ITEM 7 Announcements/Reports.**

Commissioner Berkbigler wanted to know who was responsible for policing people who did not use Waste Management services and piled their trash in their back yard instead. She said she lived in the city and it was happening within the city's footprint. She thought there must be someone responsible for Waste Management and wanted to know who it was.

Commissioner Jung had received several complaints about ice on employee campuses, specifically at the Senior Center. She said several people had slipped and fallen. She wanted to know how campus clearing was prioritized for constituents and for staff who arrived before offices opened. She acknowledged the concern about buying plows for weather experienced only once every ten years, but she wanted prioritization of the clearing of campuses and the times by which they were expected to be cleared. She noted some people who arrived at County buildings early stated the locks were difficult to open. She asked staff to make sure facilities staff were responsible for unlocking buildings. She recognized the current weather was not the norm but thought there should be a plan for dealing with abnormal weather.

Commissioner Herman noted at the previous meeting she suggested home elevation as a solution for the flooding in Lemmon Valley. She said flooding was not improving and thought the Board might want to seriously consider that as a solution.

Chair Hartung referred to the constituent who spoke about being in business. He stated he owned a business and had been in business for more than 30 years. He noted Commissioner Lucey owned businesses. He said he was very familiar with the private sector since he worked for himself. Many times he had to work without pay to pay his employees. He stated he understood business well.

Chair Hartung commented he was invited to the Coral Academy to view Matthew Cummings' project; he was becoming an Eagle Scout. Matthew's mother Tammy Cummings worked for the County. Chair Hartung took a tour of the Coral Academy and was impressed with the school and its students. He addressed the students who spoke during public comment, stating they were articulate. Referencing Nevada's low ranking in education, he said he wanted to see what first place looked like because the students who spoke were smart and well-spoken. He noted he attended Eagle Scout Court of Honor for two Eagle Scouts. He said it was important to acknowledge them because they were the future.

Chair Hartung referenced prior discussions about a sandbag filler. He wanted staff to provide the Board with options for the entire region. He thought sandbags should be available for pick up rather than making citizens fill their own sandbags.

Chair Hartung mentioned the Wildcreek Golf Course agenda item would be difficult for everyone. Some constituents agreed, some disagreed, and Commissioners agreed with their constituents, so it would not be an easy process.

## **DONATIONS**

- 19-0116**      **8A**      Recommendation to accept a donation of a 2018 Ford Transit Wagon T-350 [VIN# 1FBZX2XM5KKA28637] from Grace Church for use by the Washoe County Human Services Agency's Crossroads Women's program to support the expansion of Crossroads on the Northern Nevada Adult Mental Health Services campus and Hope House [maintenance and service related costs are approximately \$2,650.00 annually]; and approve the transfer of the vehicle to the Human Services Agency fleet managed by Equipment Services. Human Services Agency. (All Commission Districts.)
- 19-0117**      **8B1**      Recommendation to accept a monetary donation [\$5,000.00] from Linda Platshon to be used for the humane care and treatment of sick and/or injured, stray, abandoned, or at risk animals received; express appreciation for this thoughtful contribution; and direct the Comptroller's Office to make the necessary budget amendments. Animal Services. (All Commission Districts.)
- 19-0118**      **8B2**      Recommendation to accept a monetary donation [\$30,000.00] from The Reichenbach Family Trust Dated July 25, 1997 to be used for the humane care and treatment of sick and/or injured, stray, abandoned, or at risk animals received; express appreciation for this thoughtful contribution; and direct the Comptroller's Office to make the necessary budget amendments. Animal Services. (All Commission Districts.)
- 19-0119**      **8B3**      Recommendation to accept monetary donations to Washoe County Regional Animal Services [\$7,279.34] received from October 1, 2018 to December 31, 2018 to be used for the humane care and treatment of sick and/or injured, stray, abandoned, or at risk animals received; express appreciation for these thoughtful contributions; and direct the Comptroller's Office to make the necessary budget amendments. Animal Services (All Commission Districts)
- 19-0120**      **8C1**      Recommendation to accept a donation [\$750.00] from Hot August Nights Inc., to the Washoe County Sheriff's Office for the Citizen Corps Program (CCP), including funds to be used for food purchases, and, if approved, direct the Comptroller's Office to make appropriate budget amendments. Sheriff. (All Commission Districts.)
- 19-0121**      **8C2**      Recommendation to accept one-time in-kind appreciation gift and other donations [estimated value of \$222.20] from private citizens to the Washoe County Sheriff's Office. Sheriff. (All Commission Districts.)

**19-0122**      **8C3**    Recommendation to accept a donation [\$1,000.00] from the Reno Air Racing Association, Inc., to the Washoe County Sheriff's Office for the Citizen Corps Program (CCP), including funds to be used for food & operating supplies, and, if approved, authorize Comptroller's Office to make appropriate budget amendments. Sheriff. (All Commission Districts.)

Commissioner Lucey read the donations and thanked everyone who generously donated to Washoe County.

There was no response to the call for public comment.

On motion by Commissioner Lucey, seconded by Commissioner Berkgigler, which motion duly carried on a 5-0 vote, it was ordered that Agenda Items 8A through 8C3 be accepted.

**19-0123**      **AGENDA ITEM 5** Appearance: Pete Etchart, Chief Operations Officer, Washoe County School District. Presentation and update on Washoe County School District Wildcreek Area High School.

Chair Hartung asked Deputy District Attorney David Watts-Vial whether Commissioners would be allowed to ask questions about future plans after the presentation. Mr. Watts-Vial replied it was an appearance listed as a presentation and update on the agenda. It was not listed as a discussion or action item, so he advised the Board to accept the presentation and move to the next item. He said the Board did not need to accept the presentation in a formal manner, just listen to it.

Mr. Pete Etchart, Chief Operating Officer for the Washoe County School District (WCSD), conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: The High School at Wildcreek; WCSD Facilities Plan (2 slides); Project Timeline Highlights (3 slides); PSORN Recommended Projects; Spanish Springs HS; Career & Technical Academy at Hug; Regional Letter of Intent; Alternatives Analysis; Due Diligence Study; Alternatives Analysis & Due Diligence Report; WCSD Infrastructure Plan; Schematic Site Plan Analysis; Updated Schematic Site Plan; Final Parcel Map and Appraisal; Current 40% Design Updates; Current Traffic Design; Current Drainage Design; Current Utilities Design; Current Building Design; Current Project Schedule; and Capital Program Timeline.

Mr. Etchart said it had long been recognized the community would need a high school in the Wildcreek area. The 2009 WCSD facilities plan identified the need would occur between 2022 and 2028. He said the need was confirmed when the Public Schools Overcrowding and Repair Needs Committee, created by the Legislature to review all of the district's needs, placed it on the recommended list of projects. It was ultimately included on the ballot in 2016 as part of ballot measure Washoe County Question 1 (WC1). The recommended projects were a Wildcreek area high school to



replace Hug High School and the repurposing of Hug High School into a career and technical academy. He stated two reasons for the need. The first was overcrowding at Spanish Springs High School, which was at 104 percent capacity during the 2018/19 academic year. Second was the opportunity to repurpose Hug High School into a much-needed career and technical academy. He said when WC1 was approved the WCSD had initial conversations with the Reno-Sparks Convention and Visitors' Authority (RSCVA) and Washoe County about the feasibility of putting a high school on the Wildcreek property. He indicated elected officials from the Cities of Reno and Sparks, Washoe County, the RSCVA, and the WCSD approved a regional letter of intent in May of 2017. The letter stated the best use of the Wildcreek Golf Course (WGC) was a new high school and agreed to cooperate in the planning, development, and construction of the high school.

Mr. Etchart stated an internal alternative site analysis had been completed before the letter of intent was signed. After the letter was signed, the WCSD asked area experts including engineers, planners, contractors, and cost estimators to consider every available site. They completed a due diligence study which considered every development issue. He asserted the experts unanimously indicated the WGC site was the best location for the new high school. The due diligence report showed the site had no constraints that would preclude the construction of a high school. He noted all of the information about the Wildcreek project was available on the WCSD website.

Mr. Etchart said the WCSD had continued to work with all stakeholders to refine the project. He believed they had achieved the optimal site plan for the project by moving the school to the north, preserving the most viable portion of the golf course including the clubhouse and parking lot, and separating the school from the neighboring homes as much as possible. Based on that site plan the WCSD had created and recorded the school site parcel, and finalized the appraisal pursuant to the preliminary land acquisition framework approved by Washoe County and the RSCVA Board of Directors on December 12, 2017.

Adam Searcy, Chief Facilities Management Officer for the WCSD, noted any new development project would have considerable impact on the adjacent roadway network. He said the new high school, which would ultimately encompass students from Sun Valley and the existing Hug High School zone, was very centrally located within the enrollment zone. For comparison, North Valleys High School, Spanish Springs High School, and Galena High School were located at the periphery of their enrollment zone, leading to congestion going to and from the school. He said the Wildcreek location would allow for two primary access points, one from the north and one from the south, both with equal access to the site. He stated the WCSD design team along with multiple public agencies evaluated six intersections. Improvements would be required at each of those intersections, such as new roundabouts at Sullivan Lane and El Rancho Drive, and at the site access point from Sullivan Lane. He said the intersection improvements would allow for safe turning movements, safe pedestrian movements, and they would serve as traffic calming elements in front of the school. He indicated the design team would evaluate the impact to McCarran Boulevard. They had been working with the Regional Transportation

Commission (RTC), the Nevada Department of Transportation, and the City of Sparks to review traffic impacts at the six intersections; together they ensured the improvements necessary to mitigate any impacts would be included in the construction projects for the school. He mentioned the WCSD would install several thousand feet of sidewalk throughout the community to connect to the campus, and they would work with the RTC on future bus routes.

Mr. Searcy said drainage was another big topic of conversation and the strategy was to ensure post-development flows would be equal to or less than pre-development flows. He reported three components to the strategy. First, they anticipated relocating the Orr Ditch along the southern boundary of the school property. Second, they intended to pass the 100-year flow out of the Sun Valley Dam, through the campus, then slowing the flow and releasing it into the historic drainage patterns at the same volume and rate as it was prior to construction. The third component was detaining and slowing any flows that went onto the property before releasing them into their historic flow volume and direction.

Mr. Searcy reported another benefit of the location was the availability of utilities. Sewer, water, effluent, electric, and gas were all readily available to the site. He said the City of Sparks, the Truckee Meadows Water Authority, and NV Energy confirmed capacity was available in those systems to accommodate the demand the school would create.

Mr. Searcy explained the school would be a prototype design high school and the first of its kind. It would have approximately the same student capacity and total square footage as some of the community's newer schools. He noted it would have some additional features to allow students to flourish and learn for decades as technology and learning delivery models changed. He emphasized safety and security were critical to all WCSD facilities and some of those components were incorporated into the school design. He said they were approximately 40 percent through the design process. Permitting and initial contracting were expected to continue throughout the remainder of 2019. He reiterated Mr. Etchart's statement about the capital projects listed on the WC1 ballot in 2016. He said the WCSD had been working with the public and public agencies like Washoe County to bring the school to the community.

Chair Hartung asked Mr. Watts-Vial whether it would be suitable to allow Commissioners to express opinions about this agenda item. Mr. Watts-Vial replied the item was not a discussion or action item and Commissioners offering opinions could devolve into what appeared to be a discussion or possible deliberation. He said it was probably not necessary because the next item was the related Resolution and advised the Board should move to that item. Chair Hartung asked whether Commissioners would be able to ask questions on the Resolution about how the property might ultimately be developed. He noted what was on the agenda was a transference of title. Mr. Watts-Vial said Commissioners could always ask questions of staff, Mr. Etchart, or someone else. He said they needed to stay within the confines of the item but they could ask about future uses.

**19-0124**      **AGENDA ITEM 9**    Recommendation to adopt a resolution approving a cooperative agreement between Washoe County, the Washoe County School District and the Reno-Sparks Convention and Visitors' Authority for the transfer of portions of Wildcreek Golf course on Sullivan Lane in Sparks, Nevada, comprising the parcels of Parcel Map No. 5369, and rights and obligations related to those parcels including: personal property, water rights, rights to an effluent agreement, rights to a golf management agreement and a ditch maintenance agreement and matters properly related thereto. District Attorney. (All Commission Districts.)

Assistant District Attorney Paul Lipparelli said Assistant County Manager Dave Solaro had been the lead on a series of discussions with the Reno-Sparks Convention and Visitors' Authority (RSCVA) and the Washoe County School District (WCSD). He noted Agenda Item 9 was a Resolution to approve a Cooperative agreement between the WCSD, the RSCVA, and Washoe County related to the transfer of ownership of portions of the Wildcreek Golf Course (WGC). He stated page 3 of the staff report contained a list of the essential points of the cooperative agreement.

Mr. Lipparelli highlighted the RSCVA would transfer title of the WGC to the County. The property was acquired in 1974 from a private owner. The title was vested in Washoe County because at that time convention and visitors authorities could not hold title to property. The RSCVA spent considerable time and money improving the property into a golf course and had operated it since then. The RSCVA would relinquish any ownership rights it had to the County. The County would transfer title for parcel 2, consisting of approximately 87 acres, to the WCSD. He said the payment from the WCSD to the RSCVA would be about \$979,000, approximately how much the RSCVA had invested in acquisition, improvement, and maintenance of the site. The RSCVA would be released from its obligations under an effluent agreement with the City of Sparks and the WCSD would take over the responsibility for the duration of the effluent agreement. He said the WCSD would pay the \$300,000 in yearly effluent charges historically paid by the RSCVA. The WCSD would pay the County approximately \$3.1 million for the value of the parcel and water rights. He indicated the figure was based on an appraisal obtained by the WCSD. He pointed out the compensation equaled the appraised value, although it did not legally need to equal the appraised value because it was a transaction between two government agencies. He said the County would convey to the WCSD certain water rights it would receive from the RSCVA. The water rights were reflected in the compensation paid to the County by the WCSD. The County would also obtain the rights to continue the golf course management agreement the RSCVA had with Duncan Golf, which would allow the golf course to continue to operate for 2019. He said the County could renegotiate operation of the golf course after 2019.

Mr. Lipparelli discussed the Orr Ditch which traversed the property from west to east. He said the best use of the property would be to reconstruct the Orr Ditch along the boundary of the parcels which would be owned by the WCSD and the County. The ditch would be designed and then constructed underground, which would make it more efficient and less susceptible to infiltration from usual flooding events. He

concluded the WCSD's proposal would better manage storm flows on the entire site and for the Orr Ditch in particular. He said staff had met with the Orr Ditch legal representatives and were working on a transaction whereby the County would take over the maintenance responsibilities the RSCVA had in the past and the WCSD would pay for the design, construction, and relocation of the Orr Ditch onto the County parcel.

Mr. Lipparelli stated the cooperative agreement before the Board would put in place the mechanisms for the transactions he described. He explained that, following the second closing, when the County and the WCSD had exchanged title for payment, the WCSD would be in possession of their parcel and would be able to move forward with the final design of the school. He remarked the County would lease the WCSD's parcel from the School District for no charge during the processes. The lease would legally allow the County to occupy the WCSD's parcel for golf during the 2019 year.

Commissioner Lucey clarified the property owned by the RSCVA would be conveyed as two parcels; parcel 2 was the 87-acre parcel which would be conveyed to the WCSD for the school project. Assistant County Manager Dave Solaro responded there were three parcels associated with the transaction; parcel 2 would be conveyed to the WCSD. He said parcel 1 was approximately 14.5 acres and parcel 3 was 115 acres. Commissioner Lucey asked whether parcel 3 was the southernmost parcel where the municipal golf course and club house were currently located. Mr. Solaro replied that was correct. Commissioner Lucey inquired who would retain ownership of parcel 1. Mr. Solaro responded the parcel would stay with the County. He said the proposed uses for parcel 1 included the existing storm detention facility, a potential future trailhead for trails to the north and northeast, and parking. Staff was working with the WCSD to obtain use of their access road for that purpose. Commissioner Lucey asked whether the project had to go through the City of Sparks' permitting process still. Mr. Solaro confirmed construction activities by the WCSD on parcel 2 would still need to go through the City of Sparks' building permitting process. Commissioner Lucey summarized some continuous processes would need to be completed to finalize the project after the Resolution was approved by the Board.

Commissioner Lucey inquired whether the County, the City of Sparks, or the WCSD would be responsible for dictating the capacity for the underground infrastructure of the Orr Ditch. Mr. Solaro stated the WCSD was working with the Orr Ditch engineers to define the proper capacity of the underground ditch. Commissioner Lucey asked whether the WCSD and the ditch engineers intended to put extra capacity in the underground ditch. Adam Searcy, Chief Facilities Management Officer for the WCSD, responded the capacity would be determined through a three-party review. First, the Orr Ditch company had provided consulting engineers. Second, the City of Sparks would provide a technical review because the ditch performed a storm water function through the City. Third, the Washoe County Community Services Division would perform a technical review because the ditch would potentially be on parcel 3, which would be Washoe County property. He said the plan was moving toward matching the

capacity of the current ditch. He noted the ditch overflowing would mean the upstream open channel had exceeded its capacity as well.

Commissioner Lucey asked how the \$3.1 million paid to Washoe County by the WCSD for the sale of parcel 2 and the water rights would be allocated. He wondered whether there was a particular fund identified or whether the Board or staff would be able to determine where the funds would go. Mr. Lipparelli responded the transaction documents did not put any restrictions or controls on the use of the money. He conjectured the proceeds would be allocated to the general fund by default and the Board could decide how the money would be spent. He noted some of the proceeds would be needed to redesign the golf course on the remaining parcel to make it functional. Commissioner Lucey questioned whether the proceeds would be used for ongoing maintenance of the golf operations in perpetuity. Mr. Solaro said his recommendation would be for those proceeds to be put into the existing golf enterprise fund under a separate cost account for the WGC so they were not comingled with the general funds. The money would then be utilized to rehabilitate the golf course and address the maintenance items identified by the current golf vendor.

Chair Hartung expressed concern about additional traffic on McCarran Boulevard; the school project would create a confluence of traffic. In response to several public comments, he noted no language existed in the Regional Planning Commission (RPC) guidelines for the school to be considered a project of regional significance, but the RPC had been discussing making that change. The RPC did not want to hinder the WCSD, they wanted to ensure any impacts were mitigated properly. It was no different then what would be expected from any venture occupying an 87-acre parcel of open space. He understood the City of Sparks would make improvements on Sullivan Lane but he expressed concern about McCarran Boulevard. He said there was significant traffic going out of the City of Sparks and Silver Springs daily on McCarran Boulevard. The westbound traffic on McCarran Boulevard was his primary concern. He looked forward to seeing how traffic would be addressed.

Chair Hartung pointed out the ditch systems throughout the region were used for conveyance of storm waters. The water flowed in from all points and not necessarily from controlled places. He wondered how the property would be managed when the ditch was no longer able to accept the open flows.

Chair Hartung expressed interest in a fenced enterprise fund dedicated to keeping golf viable. He said it would be appropriate for proceeds of the property transfer to be maintained in a separate fund and the \$3.1 million dollars should not be put into the County's general fund. He questioned the value of the property and the comparable sales, not for the purpose of spending more of the WCSD's money but to help sustain golf into the future. He suggested developing an agreement where the WCSD partnered with a golf management company to ensure the course would be maintained, it would serve students throughout the County, and it would become a resource for the community.

Chair Hartung inquired what would happen to Duncan Golf when the effluent agreement dissolved in 2022; they would no longer have a water source. Mr. Solaro responded Washoe County would purchase the effluent necessary for golf course use through the management agreement with Duncan Golf. The intent of that portion of the agreement was to utilize 200-acre feet of Truckee River water rights associated with the property for golf operations. He said Washoe County would enter into an agreement with the City of Sparks or buy effluent from the City, utilizing the 200-acre feet for the Truckee River return water. Chair Hartung noted residents had stated the WGC was making a profit under the management of Duncan Golf, but he wondered whether that would be the case when they had to pay for water. Mr. Solaro indicated staff had been discussing the issue with Duncan Golf to fully understand what size golf course was appropriate for the community and what would be sustainable. The discussion about how the County would pay for water was one part of the business plan for golf.

Chair Hartung asked about the possibility of adding deed restrictions to the lower section of the parcel to ensure it remained recreational or open space for the region. Mr. Lipparelli responded it would be difficult to do that because the County already held title to the property, would continue to hold title, and was not contemplating transfer to anyone else. They would have to find a way for the County to bind itself and he was not aware of a way to do so. He said the County might be required to transfer title to another entity with a deed restriction and have it transferred back to the County in order for the restriction to be enforceable. He indicated the Board currently had authority to restrict the use of the property and no part of this transaction would change that authority.

Chair Hartung remarked 30 years ago the Board did not anticipate building a high school on the property. He suggested finding a way to give assurances to future generations by making it more difficult to dissolve the partnership with the community. Mr. Lipparelli responded they could look for ways to do so but he was not immediately aware of any mechanism to do that. He suggested Mr. Solaro and his consultants be given time to evaluate the future golf course on the remaining property; in the processes staff might identify a mechanism for restricting future use. Chair Hartung stated he was not suggesting it had to remain a golf course and it could be used as a park.

Chair Hartung expressed concern about zoning for the new high school. He said some parents in the Wingfield area of Spanish Springs indicated they wanted their children to attend the Wildcreek High School. Citing that zoning could change frequently, he inquired about the traffic patterns and where students were expected to come from. Mr. Searcy responded the WCSD had conducted the Zoning Advisory Committee for the previous 1.5 years. The committee met monthly in a public forum to consider the impacts of the new capacity associated with new school construction and what boundary line adjustments or rezoning action would be appropriate. The Committee's recommendations were submitted to the WCSD for consideration. The processes had been observed during the construction of two new middle schools and a new elementary school. He said the committee would ultimately have public conversations the construction of the new high school as well. He stated the zoning

boundaries were not yet determined. The logical recommendation from staff would be to combine the entirety of Sun Valley and the Hug High School zone to comprise the enrollment zone for the Wildcreek High School. There were neighborhoods and streets on the fringes of those boundaries which might be discussed and the boundaries could vary slightly. He said those combined zones had been used for the purposes of a traffic analysis. They were able to capture the total number of existing high school students who resided in those two approximate areas and translated them into trips per day. Using those estimates, two traffic patterns were anticipated, one going south from the Sun Valley area and the other coming from the Hug High School zone. The two flows would be split between two separate areas at the same time of the day, helping to diffuse the traffic impact.

Chair Hartung asked what would happen if the school was not completed in five years or if it could not be built on that site. Mr. Pete Etchart, Chief Operating Officer for the WCSD, responded the WCSD had done all of the due diligence that could be done. There was risk involved in any construction project but the WCSD had taken the due diligence further than most developments normally would. They did phase 1 environmental studies and a complete feasibility study on the parcel. He stated he did not anticipate any serious issues. The WCSD understood there were always risks involved and they would have to begin again if a serious issue arose. He noted the benefits of the new school and said they had to move forward with building the school given the need for it in the projected timeframe. If the WCSD had to halt the project, they would be forced to put Spanish Springs High School into double session. Chair Hartung asked whether the WCSD would hold onto the property if they were unable to build there. Mr. Etchart responded the WCSD had not contemplated what they would do with the property because they had done all of the due diligence possible and fully intended to build there. He surmised the WCSD would initiate discussions with the County regarding the disposition of the property if they were not able to proceed with the project.

Commissioner Herman noted the constituent comments both for and against the project were well-represented and she had grasped the argument from both sides. She expressed concern about a statement indicating the Wildcreek High School would cost three times the amount of building the school on another piece of land. She said that could instead result in three times as many jobs and three times as many schools. She expressed concern about running out of money. She understood why the cost would be more after reading the old title reports and seeing all of the easements on the property. She noted there were transmission lines, power lines, communication lines, sewer lines, and a variety of other easements. She mentioned the intended use for the property when it was donated was for public benefit and for the golf course. She said the Wildcreek residents thought the golf course was guaranteed but the language in the project report included language that allowed for uncertainty. She expressed concern about losing the trust of the people by not providing certainties. She noted Wildcreek residents would be losing property values, privacy, and a quiet neighborhood; they should not be forced to lose their golf course on account of vague wording.

Commissioner Herman expressed concern about the traffic the school would generate; she wondered how well roundabouts would work. She was not against sustainable development but was against spending three times as much as necessary on a school. She understood schools were needed and she was in support of building one but she had concerns.

Mr. Lipparelli responded the deed transferring the property to Washoe County in 1974 did not include any use restriction language. He said there was an agreement between the sellers, Joseph and Sally Conforte, and the RSCVA stating the RSCVA had a duty to construct a golf course. The RSCVA satisfied that duty by constructing the course and operating it for years after its completion. He indicated there was no language in the title to restrict the use of the property going forward. He remarked the conditional language on the title and cooperative agreement was intentional. Washoe County was reserving the right to determine how and when golf would be delivered on the parcel. The Board would need to make a decision about operating a golf course once the financial analysis was provided by staff. The documentation avoided making a promise to the RSCVA, the City of Sparks, or the WCSD to offer golf on the parcel if it was not sustainable. He noted the current vendor had successfully operated other golf courses and was interested in discussing the viability of a course with staff.

Regarding Commissioner Herman's concern about the project costing three times more than building at another site, Mr. Etchart said the alternatives analysis performed for the project included consulting with contractors, cost estimators, planners, and engineers. Those experts determined Wildcreek was overwhelmingly the most cost-viable site, partly because of the utility lines locate on the parcel. He said the availability of sanitary sewer, storm drain, and power to the site made it more affordable to develop. Regarding the transmission line relocation, he said the WCSD had a contract in the amount of \$680,000 with NV Energy for planning, design, and construction of the line. He stated the cost was very reasonable and the WCSD felt it was the best use of resources to move the line.

Commissioner Jung expressed frustration with the lack of work by Regional Planning since 2008. She stated a Regional Plan would aid in communicating with constituents about what to expect in future. She recognized a Regional Plan was too late for this project but asked whether the WCSD would go before the Regional Planning Governing Board. Mr. Etchart responded the WCSD had created a facilities master plan in 2009 which was found to conform to the Regional Plan. He said they were in the process of updating the plan. He noted the WCSD had not been in a financial position to build or renovate schools during the prior ten years. He pointed out the WCSD had been proactive and transparent with their facilities planning despite not having submitted an updated master plan since 2009. He noted the WCSD facilities master plan was created by the Public Schools Overcrowding and Repair Needs Committee, which was a citizens group created by the Legislature. The facilities master plan for the next ten years went on the ballot as part of Washoe County Question 1 (WC1); it was presented to the community hundreds of times as well as to the Board and regional bodies.



Mr. Etchart said the WCSD would be active in the Regional Plan being developed by the Truckee Meadows Regional Planning Agency (TMRPA). He said that, based on the information provided by Regional Planning, the Wildcreek project did not trigger any of the quantifying figures to be a project of regional significance. He remarked the WCSD realized how regional the project was; it was why they presented to regional governments and ensured everyone was in agreement before spending significant funds on the project. He summarized the WCSD would participate going forward and they would comply if high schools were deemed to be of regional significance in the future.

Commissioner Jung asked what other boards and bodies the WCSD would be required to go before if the Resolution was passed. She wanted clarification and a timeline which would allow citizens to voice their concerns, their opposition or their support, in each public forum throughout the project. Andy Durling from Wood Rodgers, the planning consultant for the WCSD, replied some of the entitlement matters for the project were already in progress. The previous December the WCSD submitted a request to the City of Sparks for a development agreement. They had been sharing the design drawings, traffic analysis, and other technical aspects of the project. He said the WCSD would submit two conditional use permits to the City of Sparks on February 20. He indicated those were the only two public hearings scheduled to take place. They anticipated appearing before the City of Sparks' Planning Commission in April, followed by the City Council. He stated they would be required to file for an administrative review through the City of Sparks after the conditional use permit process.

Commissioner Berkbigler summarized the proposal before the Board was to adopt a Resolution approving the cooperative agreement between Washoe County, the WCSD, and the RSCVA. She understood the Resolution had been adopted by the City of Sparks, the RSCVA, and the Regional Governing Board. She asked whether the Board's approval was the final step to approving the agreement. Mr. Lipparelli responded the cooperative agreement was just for the land transfer. The County was the land owner and was seeking Board approval for the land transfer. He said development issues would be addressed during the series of events described by Mr. Durling. He confirmed the RSCVA Board had approved the transaction. He believed the City of Sparks had not considered the land transfer. He noted Regional Planning had reviewed the utility corridor realignment but the project itself had not been reviewed and was not scheduled for review.

Commissioner Berkbigler confirmed the project would not be reviewed by Regional Planning because schools were not considered part of the greater requirement for regional significance. Mr. Lipparelli agreed, saying the project did not meet the definition of a project of regional significance under the current law. He stated staff was not aware of any type of Regional Planning review for this type of project. Regional Planning typically reviewed master plans and they did not have mechanisms for reviewing small, individual projects. Commissioner Berkbigler stated the topic of making schools projects of regional significance would be considered by the Regional Governing Board in the new master plan.

Chair Hartung mentioned he heard on the news that Board approval was the final step before the project began, but that was not the case. He noted there were no permit requests and no one had seen the final plans. He agreed with Mr. Etchart's remark about the regional aspect of the project. He believed members of the Regional Governing Board needed the opportunity to review and improve the project. He inquired whether the WCSD would go before the Regional Transportation Commission (RTC). Mr. Searcy responded they would and he was prepared to appear before them at their next convenient time. He said the WCSD had significant information ready to present. He noted he had presented to the Technical Advisory Committee at the RTC but he would work with RTC staff to schedule a meeting.

Chair Hartung asked whether the County would be selling water rights. Mr. Solaro responded portions of the water rights would be sold to the WCSD as part of the cooperative agreement. He said the County would hold back 200-acre feet of Truckee River water rights. The County would also hold title to approximately 500-acre feet of Wells Creek water rights, which was aesthetic water associated with the golf course.

Chair Hartung inquired how the WCSD would manage the flows when the Orr Ditch was blocked off. He knew the City of Sparks maintained the dam at the head gates of the project but wondered how water on the 87-acre parcel would be obtained and how flows would be attenuated to prevent flooding in downstream areas. Mr. Searcy responded the WCSD was required by law to ensure the post-development flows did not exceed pre-development flows. They were designing appropriate storm water detention facilities on the site to capture the offsite runoff which could be caught in the Orr Ditch. The plan was to capture the runoff onsite and meter the flow slowly downstream through its historical channels. He noted encapsulating the ditch would reduce the downstream impact from offsite runoff. He stated cross-jurisdictional reviews were important to ensure the reconstructed ditch was fair and balanced. Chair Hartung asked whether they would build to 100-year standards. Mr. Searcy confirmed they would.

Commissioner Jung reiterated a point she made during the Truckee Meadows Fire Protection District Board meeting earlier that morning about the importance of including first responders in the regional plan update. She thought it would be ideal for the School District to have a seat on the Regional Planning Governing Board. Historically, schools created growth so school districts and their trustees needed more authority in determining the regional plan. She suggested it as another area of interest for citizen and student activists.

Commissioner Berkgigler stated the School Board had a seat on the Regional Planning Board but it was a non-voting seat. President of the WCSD Board of Trustees Katy Simon Holland was on the Regional Board and she participated at Board meetings.

Mr. Liparelli prompted Chair Hartung to open the public hearing. He noted the item was a continuation of the process started with the Resolution of Intent. He said the opening of the public hearing was an opportunity to hear objections. The

objections could result in the Board choosing not to move forward with the transaction. The objections would be set aside in the language of the Resolution if the Board found the objections could be overcome.

Chair Hartung opened the public hearing.

County Clerk Nancy Parent placed a letter from the Associated General Contractors in support of Agenda Item 9 on record.

On the call for public comment, the following people spoke in favor of adopting a Resolution approving a cooperative agreement for the transfer of portions of Wildcreek Golf Course (WGC): Mr. Eloy Jara; Mr. Jake McNeill; Mr. Richard Jay; Mr. Russ James; Mr. Angel de la Rosa; and Mr. Gary Benedict.

The above individuals expressed the following reasons for supporting the project: the need for a space for sports to keep children in the community occupied with positive activities; the facility's ability to support young athletes; the overcrowding in existing schools; the site being identified as the best location by County engineers; the due diligence report's addressing of traffic, location, flightpath, elevation, flooding, and density concerns; the figures in the 2018 Comprehensive Annual Financial Report from the RSCVA indicating the WGC was operating at a loss; the significant cost for the County to perform the required maintenance on the WGC; the significant declines in golf course participation in 2018; the preference of golfers surveyed for executive courses because they took less time; the similarity of concerns about the Wildcreek High School to those of McQueen High School, which had been in operation since it was built 1977; the opportunity to repurpose Hug High School into a career and technical education facility, which was greatly needed in the community as a way to provide students an alternative career path for higher-paying jobs; the more sensible use of the space as a school; the well-paying construction jobs created by the project; and the fact that the project would create two schools.

The following people spoke in opposition of adopting a Resolution approving a cooperative agreement for the transfer of portions of the WGC: Ms. Kim Tracy; Mr. Wesley Griffin; Mr. Sam Dehne; Mr. Michael Brierley; Ms. Kathleen Shupp; Mr. George Lee; Ms. Darla Lee; Mr. Jerry Heckathorn; Ms. Tammy Holt-Still; Mr. Richard Lawlor; Mr. Ty Crawford; Mr. John Hesse; and Ms. Darlene Hesse.

The above individuals expressed concerns including: the need for Regional Planning to review the project; the profit reported by Duncan Golf in 2018; the non-tax income generated for the County by the WGC; the viability of other site locations; the cost of mitigating issues on the property; the WCSD not paying the County what the property was worth; the improper evaluation of the issues with the project; the WCSD's lack of transparency with County residents; the WCSD unwillingness to consider an alternate plan; the fact that the due diligence report was created to justify a decision already made; citizens not being allowed to participate in the due diligence study; the project violating the mission of the RSCVA; the belief that the RSCVA had

understaffed, underfinanced, and under-maintained the WGC; the belief that the RSCVA should not have had title to the water rights; the school project being out of compliance with the Truckee Meadows Regional Plan to maintain the character of existing neighborhoods; the peace and quiet desired by residents of the neighborhood who purchased there; the increase in crime in areas surrounding a high school; the lack of a plan to mitigate the noise generated by the high school; the increase of heat generated by pavement and roofing tiles during the summer; the lack of mitigation for traffic going from McCarran Boulevard to Sullivan Lane; the size of classes being dictated by the number of teachers not by the facility; WC1 not including more teachers; the projection that development was not expected in the area around the WGC; the likelihood of students walking through private property on their way to school; the conflict with the City of Reno's motto to support parks and recreation; the danger presented by students crossing McCarran Boulevard; the high estimated cost of building the school; the traffic generated by the school; and flooding on the parcel.

The above individuals made the following suggestions: allow the TMRPA to make schools projects of regional significance; take more time to reconsider the project; perform an objective review by someone without a financial interest in the project; build the new school in Spanish Springs because growth and development was happening there; demolish Hug High School and build the new school there; spend the money to hire more teachers instead of building a school; build a school in Sun Valley where there was growth; and allow the golf course to operate and make money for the County.

Mr. Albert DaVita was called but was not present to speak.

Commissioner Lucey thanked everyone who spoke in support of and in opposition to the project. He said it was a challenging project for the Board to consider. He identified flooding into lakebeds and classrooms as primary concerns. He stated both issues needed to be addressed because of population growth; not acting was not a viable option. He noted Hug High School was built in 1968 and had a current capacity of 1,300 students. The Wildcreek High School would have a capacity of 2,600 students. The project would not only add a new school it would double the capacity. The CTE school would have an additional capacity of another 1,000 students. The growth expected in the community included advanced manufacturing jobs and there was an urgent need for a CTE school to provide education for those types of careers. He observed Sparks High School had a capacity of 1,200 students, Spanish Springs High School had 2,300 students, and North Valleys High School had 1,900 students. Approximately 7,000 students would be affected by the construction of the Wildcreek High School. He indicated the school would result in positive regional impact to those high school students who would get relief from overcrowding. He acknowledged the shortage of teachers was a challenge but noted teachers needed classrooms and students needed facilities conducive to learning.

Commissioner Lucey responded to concerns about property values declining as a result of the new school. He noted neighborhoods surrounding Damonte

Ranch High School continued to be developed and property values had increased significantly, even for homes directly adjacent to the school. He stated there was no indication schools had a negative impact on property values in the County. He referenced Commissioner Jung's comment about McQueen High School having been built on the outskirts, noting commercial and residential development occurred around the school as a result. He pointed out Northgate Golf Course, which was operated by a government agency and located near McQueen High School, closed before it was ever functional.

Commissioner Lucey addressed the concern about the Wildcreek High School being located in a flight path by observing Galena High School, Pine Middle School, and a number of other schools were all located in that flight path. He remarked there were a significant number of residential neighborhoods within a mile radius of the WGC parcel. He emphasized the majority of the students from those neighborhoods would walk to the school. He noted Hug High School was built in 1968 and asked what the community had done for students of interior high schools in the intervening years. The community had chosen to build new schools on the perimeter and the WCSD had plans to build two new high schools in areas of growth. He expressed concern about the idea of denying students within the interior of the County a new school in order to preserve a golf course. He clarified the County would not do away with golf. The WGC would be divided into three parcels and a 9-hole executive golf course would replace the existing 18-hole course. He stated the executive golf course, which would facilitate golf and maintain open space, was one of the reasons he was in support of the project. The project would retain golf, maintain a working relationship with Duncan Golf for them to operate a promising operation at the WGC, and deliver a new school to students in the area. He recognized there would be challenges and there were many steps in the transference including permitting and discussions with the RTC. He said it was something the community and region needed to address.

Commissioner Herman asked whether the language in the Resolution could be changed to remove the vagueness regarding the golf course. She noted there were several sections in the Resolution which did not inspire confidence for the preservation of the golf course from a resident's perspective. She requested including a clause in the Resolution to protect tax payers from cost overages incurred during the construction of the school. She noted issues could arise after the project was started and construction costs could increase. She suggested imposing a limit based on a percentage over budget.

Chair Hartung stated compromise meant nobody got everything they wanted and that was the premise of democracy. He said making decisions for constituents was a tenuous process for Commissioners. They had to weigh what was in the best interest of constituents. He asserted everyone would agree education was in the best interest of the community. He noted development meant change and it was difficult to make the determination of what was right or wrong for an area. He noted the Board had no purview over the WCSD and their budget. The WCSD was a separate entity with its own board for making decisions and boards to oversee their debt and spending. He

addressed a constituent's request that the Board listen to residents by stating the Board listened and had to weigh everyone's position.

Chair Hartung expressed concern about how traffic would be impacted on McCarran Boulevard. He surmised there were approximately 70,000 trips per day on McCarran Boulevard. His primary issue concerned trips during morning peak times. He had observed McCarran Boulevard back up from Sullivan Lane to Rock Boulevard without an accident. He noted Sullivan Lane was a country road but the project proposal indicated it would be used extensively. He said he looked forward to reviewing the mitigation plan for the traffic on El Rancho Drive and Sullivan Lane. He noted the transmission poles heading north to south on Sullivan Lane were dead and he hoped they would be removed.

Chair Hartung said \$3.5 million was a low selling price for the 87-acre parcel the WCSD was purchasing. He suggested the WCSD put an additional \$2 million into an enterprise trust fund to ensure golf remained solvent. He suggested the WCSD update the golf course to make it as impressive as the high school with which it would be associated. He said the enterprise fund would not be put into the Washoe County general fund; it would be used only for the maintenance of the golf course. The proceeds from the golf course would pay for management and operation, and the enterprise fund would be used for maintenance of the course.

Chair Hartung expressed concern about flooding on the WGC property. He wanted to see a more robust plan for flood mitigation. He thought the challenges could be overcome. He noted Spanish Springs had less severe flooding than in the past, despite thousands of additional residences, because there was a storm water utility.

Chair Hartung asked Mr. Lipparelli whether the Board could recommend proceeds from the transference of the property go into an enterprise fund for the purposes of maintaining golf. Mr. Liparelli responded there were two closings considered as part of Agenda Item 9. The first would be transference from the RSCVA to Washoe County. The second would be transference from Washoe County to the WCSD thirty days later. He said the Board would have approximately 60 days before any funds were transferred. He stated the Board could ask finance staff to recommend a device by which a fund could be created. There was nothing on the agenda for the current meeting which would authorize the Board to take the type of action required to create a fund.

On motion by Commissioner Lucey, seconded by Commissioner Berkgigler, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 9 be adopted. The Resolution for same is attached hereto and made a part of the minutes thereof.

Chair Hartung announced the Board would take a five minute recess.

**2:24 p.m. The Board recessed**

**2:29 p.m. The Board reconvened with all Commissioners present.**

**19-0125 AGENDA ITEM 10** Possible Closed Session for the purpose of discussing labor negotiations with Washoe County and Truckee Meadows Fire Protection District per NRS 288.220.

Assistant County Manager Dave Solaro indicated there was no need for a closed session.

**19-0126 AGENDA ITEM 11** Discussion and direction to staff regarding legislation or legislative issues proposed by legislators, by Washoe County, Truckee Meadows Fire Protection District, or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chair or the Board to be of critical significance to Washoe County. Manager. (All Commission Districts.)

Chair Hartung indicated there were no items to be discussed.

**19-0127 AGENDA ITEM 12** Public Comment.

There was no response to the call for public comment.

**19-0128 AGENDA ITEM 13** Announcements/Reports.

Commissioner Lucey requested a future agenda item to discuss ideas for the funding and structure of an enterprise fund to maintain golf course operations at Wildcreek Golf Course (WGC). He also wanted a future agenda item to discuss a Memorandum of Understanding between Washoe County, the Washoe County School District, and potentially the City of Sparks to maintain parcel 3 of the WGC as an executive golf course. He wanted to follow up on Commissioner Herman's comments about ensuring that parcel would be protected and retained as a golf course or some type of open space in perpetuity. He requested both items be included on a future agenda for discussion as soon as possible. Chair Hartung asked for clarification about whether the enterprise fund Commissioner Lucey referred to would only pertain to the WGC. Commissioner Lucey responded it would pertain only to that parcel of the WGC.

Commissioner Jung requested a report of all enterprise funds operated by the County, how much was in each of those funds, and who provided oversight for them. She wanted to see that information since the region saw an increase in construction. Commissioner Berkbigler and Chair Hartung agreed that would be good information to have.

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**2:32 p.m.** There being no further business to discuss, the meeting was adjourned without objection.

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**VAUGHN HARTUNG**, Chair  
Washoe County Commission

ATTEST:

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**NANCY PARENT**, County Clerk and  
Clerk of the Board of County Commissioners

*Minutes Prepared by:*  
*Carolina Stickleby, Deputy County Clerk*