

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY 5:15 P.M. JANUARY 9, 1996

PRESENT:

Jim Shaw, Chairman  
Steve Bradhurst, Vice Chairman  
Joanne Bond, Commissioner  
Mike Mouliot, Commissioner  
Grant Sims, Commissioner

Judi Bailey, County Clerk  
John MacIntyre, County Manager  
Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commissioner Chambers of the Washoe County Administration Complex, 1001 E. 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:

AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the agenda for the January 9, 1996 meeting be approved with the following amendment: Delete--Item 10, Hidden Canyon Subdivision Unit 2, Execution of Sight Draft and Demand on Letter of Credit.

96-1 WORK CARD PERMIT APPEAL - STEPHEN S. DIXON

This appeal was considered on Monday, January 8, 1996, at 1:45 p.m., prior to the Caucus meeting, the Board having convened with all members present and Chairman Shaw presiding, to consider the appeal of Stephen S. Dixon from the recommendation of the Sheriff's office to deny his work permit application as a security guard at Great Western Security.

On motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, the Board convened in closed personnel session to hear testimony as to why the work card should be granted. The appellant was present to offer testimony during the closed personnel session as was Debi Williams, Records Section of the Sheriff's office. The Board then reconvened in open session wherein the following action was taken.

On motion by Commissioner Bradhurst, seconded by Commissioner Sims, which motion duly carried, Chairman Shaw ordered that, based on testimony given by the applicant and pursuant to the recommendation of the Sheriff's office, the work card permit for Stephen S. Dixon to work as a security guard for Great Western Security be granted, subject to conditions that Mr. Dixon provide the Sheriff's office with documentation regarding the completion of his alcohol counseling and that he not perform assignments which require driving.

It was noted that the appeal scheduled at 1:30 p.m. for Barbara A. Rogers was withdrawn.

96-2 ELECTION OF CHAIRMAN

Commissioner Sims nominated Commissioner Bradhurst for Chairman of the Board. Commissioner Bond seconded the motion and Commissioner Bradhurst was duly elected to serve as Chairman.

Commissioner Mouliot nominated Commissioner Sims for Vice Chairman of the Board. Commissioner Bond seconded the motion and Commissioner Sims was duly elected to serve as Vice Chairman.

Chairman Bradhurst assumed the gavel and presided over the meeting with the Board as follows:

Steve Bradhurst, Chairman,  
Grant Sims, Vice Chairman  
Joanne Bond, Commissioner  
Mike Mouliot, Commissioner  
Jim Shaw, Commissioner

MINUTES

On motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the minutes of the regular meeting of November 28, 1995, be approved.

PUBLIC COMMENTS

There was no response to the call for public comments.

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THE BOARD CONVENED AS THE COUNTY LIQUOR BOARD

96-4 PARTIAL REFUND OF BUSINESS LICENSE FEE - ZELLERBACH

Upon recommendation of Carla Fells, Business License Division, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the request for a refund of \$400.00 previously paid by Zellerbach on December 28, 1994, to renew their business license, be granted. It was noted that the company miscalculated their annual gross receipts which resulted in overpayment of the business license fee.

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THE BOARD RECONVENED AS THE BOARD OF COUNTY COMMISSIONERS

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96-5 EXOTIC ANIMAL PERMIT - RICK GLASSEY

County Manager, John MacIntyre, reviewed background information concerning an exotic animal permit for Rick Glassey to keep two Bengal tigers and three leopards at 1255 Deerlodge Road, Reno, Washoe County, Nevada. On motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the Exotic Animal Permit for Rick Glassey to keep two Bengal tigers and three leopards at 1255 Deerlodge Road, Reno, Washoe County, Nevada, be approved without conditions.

96-6 EXOTIC ANIMAL PERMIT - DENNIS SWEENEY/NANCY RIVERS

County Manager, John MacIntyre, reviewed background information concerning an exotic animal permit for Dennis Sweeney/Nancy Rivers to keep one bobcat and one cougar at 15070 Red Rock Road, Reno, Washoe County, Nevada.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst

ordered that the Exotic Animal Permit for Dennis Sweeney/Nancy Rivers to keep one bobcat and one cougar at 15070 Red Rock Road, Reno, Washoe County, Nevada, be approved subject to the following condition:

1. That the Board re-inspect the premises when the construction has been completed and before an animal is kept on the property.

5:30 p.m. On motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, the Board retired to the Caucus Room in a closed personnel session to discuss the professional competence of an employee.

6:20 p.m. On motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, the Board reconvened in open session.

96-7 DIRECTION TO STAFF - CHILD PROTECTIVE SERVICES

May Shelton, Director, Department of Social Services, reviewed a memorandum dated December 28, 1995 and answered questions of the Board concerning her response, to the Board's directive of December 12, 1995 and a workshop held on January 8, 1996 concerning recommendations regarding Child Protective Services.

Ms. Shelton gave a viewfoil presentation containing her recommendations which include the following four levels of review with direct reporting relationships to the Board and auxiliary coordinating relationships with the Department of Social Services:

- Case Quality Reviewer (under contract to the Board)
- Child Welfare Consultant (report directly to the Board)
- Child Protection Task Force (appointed by and report directly to the Board)
- Community Task Force (appointed by the Board)

Ms. Shelton then described the scope of work for each level of review and answered questions of the Board.

Chairman Bradhurst stated that Ms. Shelton's implementation plan is responsive to the Grand Jury's concerns and the Board's action of December 12, 1995.

Ms. Shelton stated that the Case Quality Reviewer could be on board within two months depending on the solicitation for proposal process for the Child Welfare Consultant. Mr. Bradhurst suggested that Ms. Shelton prepare the scope of work and work with the County Manager in an effort to expedite the RFP.

Commissioner Sims expressed concern regarding the construction and development of the scope of work stating that he would like an assurance that whoever is involved in this process is clearly objective.

In response, Ms. Shelton advised that she had spoken to Thom Reilly, Deputy Administrator of Child and Family Services, Nevada State Welfare, who stated that he would be willing to assist in the development of the scope of work; and Ms. Shelton explained that she would not be directly involved in this process.

County Manager John MacIntyre stated that pursuant to direction at yesterday's caucus, he had contacted Family Court Judge Scott Jordan to request his attendance at today's meeting, and due to a previous engagement, he was unable to attend. He further explained that Judge Jordan is supportive of the direction that is reflected in Ms. Shelton's report and believes that would be an appropriate direction for the Board to take.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the Social Services Department be directed expedite the implementation of a Case Quality Reviewer position with direction to the Manager's Office to prepare the Request for Proposal (RFP); that a Child Welfare Consultant be hired as soon as possible (to report directly to the Board) to complete an analysis of the child protective system and the Social Services

Department; that the Manager's Office prepare the scope of work and process the RFP for this position with the assistance of Thom Reilly, Deputy Administrator, State Division of Child and Family Services; and that the Child Protection Task Force Advisory Committee be formalized as soon as possible.

#### 96-8 REVIEW OF FEES CHARGED BY PUBLIC ADMINISTRATOR BARNARD, VOGLER & CO. - PUBLIC ADMINISTRATOR

John Sherman, Management Analyst, discussed a review of fees charged by the Public Administrator contained in an Independent Accountants Report on Applying Agreed-Upon Procedures including thirteen recommendations conducted by Barnard, Vogler & Co., on September 1, 1995. Mr. Sherman stated that it would be appropriate for the Public Administrator to continue his reporting responsibilities on a Quarterly basis.

Commissioner Sims requested staff to provide NRS provisions regarding the relationship between the Board and the Public Administrator and Mr. Sherman advised that statutes provide authority to the Board to review the Public Administrator's operation as well as reporting requirements.

Chairman Bradhurst suggested departing from the monthly reporting system and requiring a quarterly report from the Public Administrator.

Mr. Moore advised that he had contacted County Manager John MacIntyre during the later part of January to demand an audit of his office; that the audit gave him some guidance; that although the reports are a burden, he would provide them to the Board as requested; and that some of the deficiencies mentioned in the report were the result of a large back-log in his office.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the Independent Accountant's Report on Applying Agreed-Upon Procedures, prepared by Barnard, Vogler & Co., on September 1, 1995, be accepted; and that the Public Administrator be directed to prepare Quarterly Reports commencing March 1, 1996 on the status of the thirteen recommendations contained therein.

#### 96-9 REQUEST FOR RELIEF FROM FURTHER REPORTING AFTER FIRST REPORT ON MAY, 1995 AUDIT - PUBLIC ADMINISTRATOR

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the Public Administrator's request for relief from further reporting after first report on the first audit of the Public Administrator's Office on May, 1995 be denied; and that direction be given to report on a Quarterly basis.

#### 96-10 LAND EXCHANGE AGREEMENT & RESOLUTION - U.S. FOREST SERVICE

7:00 p.m. This was the time set in a Notice of Public Hearing published in the Reno-Gazette Journal on December 28 and 29, 1995 to consider a Resolution Declaring the Board of County Commissioners of Washoe County's Intent to Exchange Certain Properties with the United States Government. Proof was made that due and legal Notice had been given.

Mike Harper, Director, Department of Development Review, in response to a request by the Board at yesterday's caucus, reviewed a handout depicting various encumbrances located near the proposed land exchange.

Commissioner Sims disclosed that his employer, First American Title Company, is involved with this land exchange; and that the District Attorney has advised him that this does not represent a conflict of interest concerning this item.

Deputy District Attorney Madelyn Shipman provided background information contained in a staff report dated November 16, 1995 concerning this proposal.

Chairman Bradhurst opened the public hearing and called on those wishing to speak.

Jerry Smith, Trustee of the Nell J. Redfield Family, answered questions of the Board concerning whether all opportunities had been

explored by the Trust to exchange properties with the United States Forest Service, and Mr. Smith advised that they had unsuccessfully negotiated over a period of two years in an attempt to negotiate an easement on Whites Creek Lane.

Bill Van Bruggen, representing the United States Forest Service, answered questions of the Board concerning the exchange explaining that although they had the option of dealing with the Redfield Estate, in this particular circumstance, they opted to pursue this exchange with the County as the County owned several parcels located within the Mt. Rose wilderness area that they were desirous of obtaining as they were being considered in the Forest Service's future plans.

There being no one else wishing to speak, the public hearing was closed.

Mr. Harper stated that this is a unique situation; and that it is his belief that the Redfield Family attempted to negotiate with regard to the land exchange but failed in their efforts.

Following discussion, on motion by Commissioner Sims, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the following Resolution be adopted and Chairman Bradhurst authorized to execute on behalf of Washoe County:

RESOLUTION-- Declaring the Board of County Commissioners of Washoe County's Acceptance of the Exchange of Properties with the United States Government and Authorization for Chairman to Execute Documents Effectuating Said Exchange.

WHEREAS, the Board of County Commissioners of Washoe County adopted a Resolution of Intent to Exchange Properties with the U.S. Government (United States Forest Service), hereinafter "USFS", on December 12, 1995; and

WHEREAS, the County Clerk published notice of said Resolution, including notice of a County Commission meeting scheduled for January 9, 1996, at which the public could raise any objections to said exchange of property; and

WHEREAS, no objections were raised at the January 9, 1996 meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Washoe County hereby authorizes the conveyance, by way of an exchange to USFS by and through American Land Conservancy ("ALC"), of certain County-owned properties described as follows, to wit:

Parcel 1: Township 19 North, Range 18 East, MDB&M, Section 36: SE1/4 SE1/4 [approximately 4.5 miles south and 5 miles west of Reno; southeast of Hunter Creek and northwest of Alum Creek]

Parcel 2: Township 18 North, Range 19 East, MSB&M, Section 20: NW1/4 NW1/4 [approximately 7.5 miles south and 4 miles west of Reno; 1.5 miles north of the Upper Thomas Creek Meadows]

Parcel 3: Township 18 North, Range 19 East, MSB&M, Section 16: NW1/4 NW1/4 [approximately 6.5 miles south and 3 miles west of Reno; 2.25 miles north of Upper Thomas Creek]

Parcel 4: Township 18 North, Range 19 East, MSB&M, Section 16: SW1/4 NW1/4 [approximately 6.75 miles south and 3 miles west of Reno; 2 miles north of Upper Thomas Creek]

Parcel 5: Township 18 North, Range 19 East, MSB&M, Section 28: NE1/4 NW1/4 [approximately 8.5 miles south and 2.75 miles west of Reno; 1/4 mile north of Upper Thomas Creek]

BE IT FURTHER RESOLVED that the Board of County Commissioners of Washoe County accepts, by way of exchange conveyance from the USFS by and through ALC, of certain USFS owned property herein below described, to wit:

Parcel 1: Township 18 North, Range 19 East, MSB&M, Section 24: S1/2 S1/2 S1/2 SE1/4 [a portion of APN 049-010-23 comprising approximately 16.230 acres]

Parcel 2: Township 18 North, Range 19 East, MSB&M, Section 24: S1/2 S1/2 S1/2 SE1/4 [APN 049-312-22 comprising approximately 3.213 acres]

Both parcels are located west of Thomas Creek Road and north of the Saddlehorn subdivision. Parcel 2 is located at the southeast corner of Thomas Creek Road and Field Creek Lane.

BE IT FURTHER RESOLVED that the Board of County Commissioners of Washoe County approves the agreement entitled "Exchange Agreement";

BE IT FURTHER RESOLVED that the Chairman is authorized to execute the agreement, deeds and any other documents necessary to effectuate the land exchange as authorized herein.

96-11 ORDINANCE NO. 944 - BILL NO. 1119 - AMENDING WCC - CH. 100 REPEALING PROVISIONS TO BUILDING, CONSTRUCTION & UNIFORM CODES

7:00 p.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on December 29, 1995 to consider second reading and adoption of Bill No. 1119. Proof was made that due and legal Notice had been given.

Jess Traver, Washoe County Building Department, reviewed information contained in a staff reported dated November 21, 1995 and answered questions of the Board concerning the adoption of the 1994 Uniform Building Code and associated fees.

He advised that proposed amendments include technical issues involving lumber stresses, wind and snow loads, and modifications to construction practices and administrative changes including the creation of a Board of Appeals, a small shed exemption, permit expiration, fee increases, Plan Check Fee Reduction, and an Engineering Certification. Chairman Bradhurst stated that the issue of a maximum 14% grade for driveways previously resulted in a situation in Incline Village wherein a parcel located at the end of a cul-de-sac was having a difficult time meeting the 14% grade requirement.

He then referred to correspondence from Deputy District Attorney George Campbell, dated December 4, 1995, referencing variance procedures contained in the Development Code pertaining to these circumstances. Chairman Bradhurst then suggested that Section 43 of the Code pertaining to the 14% driveway grade be deleted in its entirety.

Chairman Bradhurst opened the public hearing and called on those wishing to speak.

Bob Jones, Executive Director, Northern Nevada Builders Association, commended Mr. Traver and the Building Department for making this information available to all members of the building industry. He advised that he supported Alternative No. 3 as recommended by staff; the implementation of an Enterprise Fund and an analysis to determine the exact costs of running the Building & Safety Division as it is a "fee for service" Department; and that he would support adoption of the 1994 Uniform Building Code.

The being no one else wishing to speak the public hearing was closed.

Following discussion, on motion by Commissioner Sims, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that Bill No. 1119, Ordinance No. 944 entitled "AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY REPEALING PROVISIONS RELATING TO BUILDINGS AND CONSTRUCTION AND ADDING UNIFORM CODES WITH CERTAIN CHANGES, ADDITIONS AND DELETIONS, RELATING TO BUILDINGS AND CONSTRUCTION," be adopted, and published in accordance with NRS 244.100, with the deletion of Section 43 pertaining to a 14% grade for driveways and pursuant to Alternative No. 3 as outlined by staff and placed on file with the Clerk.

96-12 ABANDONMENT CASE NO. AB9-13-95 - SPRING RIDGE SUBDIVISION/HANK MURPHY - APN: 510-023-01 THRU 12 AND 510-033-01 THRU 10

7:00 p.m. This was the time set in a Notice of Public Hearing mailed by certified mail to abutting property owners on December 28, 1995, and published in the Reno Gazette-Journal on December 29, 1995, to consider the recommendation of the Washoe County Planning Commission to approve Abandonment Case No. AB9-13-95 to abandon the public utility, drainage, emergency access and waterline easements for Lots 10 through 31 of Spring Ridge Subdivision, Unit No. 1, Phase 2 and Phase 3. The abandonment will facilitate the

redesign of 22 lots into 20 lots. All easements will be replaced. The 3.4 acre project is designated Low Density Urban in the Spanish Springs Area Plan and situated in a portion of Section 21, T20N, R20E, MDM, Washoe County, Nevada. Proof was made that due and legal Notice had been given.

Mike Harper, Director, Department of Development Review, reviewed background information concerning the abandonment advising that the emergency access will be relocated to the North side of the property.

The Chairman opened the public hearing and called on those wishing to speak. There being no response, the hearing was closed.

It being the consensus of the Board that NRS 278.840 is being complied with and that the abandonment of the private easement described in the aforesaid Notice appears to be in the best interest of the public and that no person would be materially injured thereby, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that Abandonment Case No. AB9-13-95 for Spring Ridge Subdivision/Hank Murphy, be approved subject to the following conditions:

1. Prior to the recordation of the Order of Abandonment, the applicant shall submit legal descriptions to the County Engineer for review and approval. The legal descriptions shall be prepared by a registered professional and shall be for the area of abandonment, the portion of the abandonment reverting to each abutting property owner, and any required replacement easements.
2. Relocation of the subject public utility, cable TV, and drainage easements, to the satisfaction of and at no expense to the affected entities is required prior to the recordation of the Order of Abandonment. Relocation of the emergency access easement shall be completed to the satisfaction of the Nevada Department of Transportation (NDOT) and the County Engineer. The submittal of the revised NDOT encroachment permit shall demonstrate that agency's satisfaction with the new emergency access location. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements to said public utilities and the relinquishment by said public utilities of their former easements.
3. The applicant shall submit revised civil improvement plans and hydrology report prior to recordation of the Order of Abandonment. The revised document shall be approved by the County Engineer and the Washoe County Utility Division. The sanitary sewer on the revised plans shall also be reviewed by the City of Sparks.
4. All utility services shall be in compliance with standard utility locations. Any services installed according to the original lot layout shall be relocated accordingly.
5. The applicant shall comply with all conditions necessary to effect the Order of Abandonment within two years from the date of the action by the Board of County Commissioners or this conditional abandonment will be null and void.

The Order of Abandonment shall be recorded prior to the recordation of the associated Boundary Line Adjustment.

It was further ordered that upon execution and recordation of the order of abandonment voted herein, the Engineer's Office is authorized to prepare a plat incorporating the changes in question and to duly record same.

96-13 ABANDONMENT CASE NO. AB9-14-95 - WALL STREET PROPERTY COMPANY/REDFIELD LAND COMPANY (APN: 49-242-01 05, 06, 49-561-03, 06, 11 & 13 AND 49-562-05 & 06)

7:00 p.m. This was the time set in a Notice of Public Hearing mailed by certified mail to abutting property owners on December 28, 1995, and published in the Reno Gazette-Journal on December 29, 1995, to consider the recommendation of the Washoe County Planning Commission to approve Abandonment Case No. AB9-14-95 to abandon a 10-foot-wide by approximately 3800 foot-long utility right-of-way, granted in 1934. The abandonment would facilitate the construction of a commercial shopping center and residential homesites. The property is designated Specific Plan area in the Southwest Area Plan and situated in a portion of Section 29, T18N, R20E, MDM, Washoe County, Nevada. Proof was made that due and legal Notice had been given.

Mike Harper, Director, Department of Development Review, reviewed background information and answered questions of the Board

concerning the abandonment.

The Chairman opened the public hearing and called on those wishing to speak. There being no response, the hearing was closed.

It being the consensus of the Board that NRS 278.840 is being complied with and that the abandonment of the private easement described in the aforesaid Notice appears to be in the best interest of the public and that no person would be materially injured thereby, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered Abandonment Case No. AB9-14-95 for Wall Street Property Company/Redfield Land Company, be approved subject to the following conditions:

1. Prior to the recordation of the Order of Abandonment, the applicant shall submit legal descriptions to the County Engineer for review and approval. The legal descriptions for the area of abandonment shall be prepared by a registered professional.
2. Retention of all public utility easements or relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities which originally accepted and approved said easements as well as any other public utilities now in existence which currently utilize said easements. Said relocation shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements to said public utilities and the relinquishment by said public utilities of their former easements.
3. The applicant shall comply with all conditions necessary to effect the Order of Abandonment within two years from the date of the action by the Board of County Commissioners or this conditional abandonment will be null and void.

It was further ordered that upon execution and recordation of the order abandonment voted herein, the Engineer's office is authorized to prepare a plat incorporating the changes in question and to duly record same.

96-14 ABANDONMENT CASE NO. AB9-15-95 SPANISH SPRINGS VILLAGE UNIT 7/HAWCO INVESTMENT COMPANY - APN: 530-102-07 & 08 AND 530-121-02, 03, 06, 07 10 & 11

7:00 p.m. This was the time set in a Notice of Public Hearing mailed by certified mail to abutting property owners on December 28, 1996 and published in the Reno Gazette-Journal on December 29 1996, to consider the recommendation of the Washoe County Planning Commission to approve Abandonment Case No. AB9-15-95 to abandon the knuckles on two cul-de-sacs, Rae Court and Brunke Court. The abandonment is requested in conjunction with a series of parcel maps further dividing the lots at the termini of these cul-de-sacs. The knuckles will be relocated to the proposed termini of the extended streets. Spanish Springs Village Unit No. 7 is designated Medium Density Suburban (MDS) in the Spanish Springs Area Plan and situated in a portion of Section 34, T21N, R20E, MDM, Washoe County, Nevada. Nevada. Proof was made that due and legal Notice had been given.

Mike Harper, Director, Department of Development Review, reviewed background information and answered questions of the Board concerning the abandonment.

The Chairman opened the public hearing and called on those wishing to speak. There being no response, the hearing was closed.

It being the consensus of the Board that NRS 278.840 is being complied with and that the abandonment of the private easement described in the aforesaid Notice appears to be in the best interest of the public and that no person would be materially injured thereby, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that Abandonment Case No. AB9-15-95 for Spanish Springs Village Unit 7/Hawco Investment Company, be approved subject to the following conditions:

1. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit legal descriptions to the County Engineer for review and approval. The legal descriptions shall be prepared by a registered professional and shall be for the area of abandonment, the portion of the abandonment reverting to each abutting property owner, and any required replacement easements.



2. Relocation of all public utility and cable TV company easements to the satisfaction of and at no expense to Washoe County or the affected utilities is required prior to the recordation of the Order of Abandonment. Said relocation shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements and the relinquishment of former easements.

3. The applicant shall comply with all conditions necessary to effect the Resolution and Order of Abandonment within two years from the date of the action by the Board of County Commissioners or this conditional abandonment will be null and void.

4. The Order of Abandonment shall be recorded simultaneously with the recordation of parcel maps extending Rae Court and Brunke Court.

It was further ordered that upon execution and recordation of the order of abandonment voted herein, the Engineer's Office is authorized to prepare a plat incorporating the changes in question and to duly record same.

96-15 AWARD OF BID - 1894-95 - AUTOMOTIVE AND MOTORIZED EQUIPMENT FILTERS

This was the time to consider award of bid, Notice to Bidders for receipt of sealed bids having been published in the Reno Gazette-Journal on November 13, 1995 for Automotive and Motorized Equipment Filters for Washoe County in joinder with the City of Sparks, the City of Reno, and the Washoe County School District. Proof was made that due and legal Notice to Bidders had been given.

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

- Auto Diesel Electric
- Fleet Parts, Inc.
- Truck Parts & Equipment
- Cummins International
- Silver State International
- Vantage Parts
- Ferrous Supply, Inc.
- Smith Detroit Diesel

Allied Automotive, Inc., was a disqualified bidder, Incline Auto Parts, Inc., Pioneer Equipment Co., Interstate Oil Company, R.W.G. Enterprises, Mighty Dist. Systems and W.W. Grainger submitted "no bid" responses, and Arnold Machinery, Inc., Dick Donneley Automotive Ent., Humboldt Distributing Corp., Nevada Tractor & Equipment, Re-Neva Auto & Paint, Associated Concrete Products, Empire Equipment, Inguipco, Pennzoil Company, Titan Rubber and Supply, Auto Depot, Holley Generator, Nevada Energy Sys., Plaza Auto Parts and Weaver Equipment failed to respond to the Invitation to Bid.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that Bid No. 1894-95 for Automotive and Motorized Equipment Filters for Washoe County in joinder with the City of Sparks, the City of Reno and the Washoe County School District be awarded to the lowest responsive and responsible bidders follows:

Auto Diesel Electric, Inc.	(All Items)	Primary Vendor
Fleet Parts, Inc.	(All Items)	Secondary Vendor

It was noted that the award shall be for AC brand filters; that discounts for Washoe County and participating joinder agencies shall be applied at 81.5% off suggested list price, using price sheets dated January 1, 1995; that the award shall be for Napa brand filters and discounts for Washoe County and participating joinder agencies shall be applied at 50% off suggested jobber list price, using price sheets dated August 14, 1995; and that the recommendation for the secondary vendor represents the most responsible secondary supplier that has and will be able to supply (common and specialty filters) at a contracted and competitive price for Washoe County and participating joinder agencies.

It was further noted that discounts, prices and exceptions stated in this bid shall be honored and adhered to until December 31, 1997, with a provision for two (2), one (1) year extensions of any resultant Agreement from the Invitation to Bid as long as the successful bidders shall agree not to increase prices during the award period; that the award shall be for an indeterminate amount as these are rolling stock maintenance items and the exact requirements of the using agencies are not known; and that the estimated value of the award is \$25,000 per year for Washoe County.

96-16 SEXUAL ASSAULT VICTIMS - MEDICAL CARE - PAYMENT

Pursuant to NRS 217-280 to 217.350, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that payments with funds from the District Attorney's account designated Sexual Assault Victims Expenses be authorized for initial emergency medical care and follow-up treatment for 12 victims of sexual assault in an amount totaling \$3,093.76 as set forth in a memorandum placed on file with the Clerk from Vickie Wedow, Administrative Assistant, District Attorney's Office, dated December 6, 1996.

96-17 BUDGET AMENDMENT - FY 1995/96 MATERNAL AND CHILD HEALTH PROGRAM

Upon recommendation of Dave Rice, District Health Officer, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that an amendment to the fiscal year 1995/96 Maternal and Child Health Program budget in the amount of \$10,920 be approved and that the following account transactions be made:

Account Number	Description	Amount
002-1700-1705G-5608	Services to Other Agencies	\$10,920.00
002-1700-1705G-7140	Professional Services	\$10,920.00

96-18 THIRD AMENDED LEASE AGREEMENT - SUN VALLEY LANDOWNERS ASSOCIATION

Upon recommendation of Bud Fujii, Director, General Services Department, on motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, it was ordered that a Third Amended Lease Agreement between Washoe County and Sun Valley Landowners Association, concerning the extension of an existing Lease for an additional 12-month period retroactive to April 1, 1995 and terminating March 31, 1996, to facilitate operation of a satellite location of the Senior Nutrition Program currently administered by the Senior Services Center, be approved and Chairman Bradhurst be authorized to execute.

96-19 RESIGNATION AND APPOINTMENT - AT-LARGE MEMBER - SPANISH SPRINGS CITIZEN ADVISORY BOARD

Upon recommendation of John Slaughter, Department of Comprehensive Planning, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the resignation of Pat Schweigert (At-Large representative) from the Spanish Springs Citizens Advisory Board be accepted effective immediately; and that the appointment of Elizabeth Younger to fill this position be approved with a term to expire June 30, 1996.

96-20 APPROPRIATION TRANSFER - BOARD TRAVEL (NACO) - FINANCE

Upon recommendation of Lisa Gianoli, Finance Division, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that an Appropriation Transfer in the amount of \$8,500 to cover travel costs associated with the Board of County Commissioners attendance at the National Association of Counties Convention, be approved; and that the following account transactions be authorized:

Decrease Account	Description	Amount
001-1001-7105	Consulting Services	\$ 2,500.00
001-1001-7307	Auto Expense	3,000.00

001-1001-7382	Telephone	3,000.00
	Total	\$ 8,500.00
Increase Account	Description	Amount
001-1001-7620	Travel	\$ 8,500.00

96-21 CONVERSION - PART-TIME POSITION TO FULL-TIME - COOPERATIVE EXTENSION

Upon recommendation of Lisa Gianoli, Finance Division, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the Cooperative Extension Program Assistant Position #12 be converted to a full-time position; and that the part-time Cooperative Extension Program Assistant Position #4, be abolished.

96-22 ALCOHOLIC BEVERAGE WAIVER - SENIOR SERVICES

Upon recommendation of Karen Mabry, Director, Washoe County Senior Services, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the prohibition of serving alcoholic beverages for the New Year's Eve dinner/dance sponsored by the Senior Dance Club of Nevada, be retroactively waived.

96-23 GRANT - HUMAN SERVICES CONSORTIUM - SENIOR SERVICES

Upon recommendation of Karen Mabry, Director, Washoe County Senior Services, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the Director of Washoe County Senior Services be authorized to pursue a grant for FY 1996/97 in the amount of \$40,000 from the Human Services Consortium for the purpose of providing Case Management services with particular emphasis on integrating specific senior services into the Sun Valley, Glen Duncan, Desert Heights, Neil Road Family Resource Centers and the Reno-Sparks Indian Colony.

96-24 GRANT AWARD - LEONETTE FOUNDATION - SENIOR SERVICES

Upon recommendation of Karen Mabry, Director, Washoe County Senior Services, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the pursuit and receipt of Leonette Foundation grant funds in the amount of \$80,000 be retroactively approved and accepted; and that the Comptroller be directed to establish the following new accounts:

Revenue		Expenditure	
Amount	Account	Amount	Account
\$ 80,000.00	2559D - 5802	\$ 80,000.00	2559D - 7140

96-25 ACCEPTANCE OF DONATION - SENIOR ALLIANCE FOR SUPPORT SERVICES - SENIOR SERVICES

Upon recommendation of Karen Mabry, Director, Washoe County Senior Services, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that a \$13,500 cash donation from the Senior Alliance for Support Services, be accepted with gratitude; and that the Comptroller be authorized to make the following account transactions:

Revenue		Expenditure	
Amount	Account	Amount	Account
\$13,500.00	25441G - 7855	\$13,500.00	25441G - 7855

96-26 ACCEPTANCE OF CASH DONATIONS - SENIOR SERVICES

Upon recommendation of Karen Mabry, Director, Washoe County Senior Services, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the following cash donations be accepted with gratitude:

**The Nevada Landman's Association**

\$1,500.00 for sponsorship of a home meal client for 18 months.

**The General and Vascular Associates**

\$2,000.00 to support the Department's proposed adult community.

**The Unity Ministry of Reno**

\$330.00 to the Sparks Senior Center towards the purchase of a dividing wall for the Multi-purpose Room.

It was further ordered that the Comptroller be authorized to make the following account transactions:

REVENUE		EXPENDITURE	
Amount	Account	Amount	Account
\$ 2,000.00	2559 D - 5802	\$ 2,000.00	2559 D - 5802
1,500.00	25441G - 5802	1,500.00	25541G - 7392
330.00	2502 - 5802	330.00	2502 - 7849

96-27 PARCEL SPLIT - ELLSWORTH H. & MUI T. BELL - APN 013-032-35

Upon recommendation of Ronald Fox, Chief Appraiser, Washoe County Assessor's Office, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, it was ordered that the request of Ellsworth H. & Mui T. Bell to split parcel number 013-032-35 be granted; that the following order be approved and Chairman Bradhurst be authorized to execute on behalf of Washoe County:

ORDER - Directing the County Treasurer to Apportion Property Tax

WHEREAS, the Board of County Commissioners of Washoe County has the authority to direct the County Treasurer to divide and prorate the assessment and tax as same appears on the property tax rolls.

WHEREAS, Ellsworth H. & Mui Bell have made application to the County Treasurer to divide and prorate the assessment and tax on assessor's parcel number 014-032-35.

WHEREAS, an offer to tender the prorated tax when due and owing has been made.

WHEREAS, this Board is satisfied that the person offering to tender payment of the taxes due has a legal or beneficial interest in the smaller parcel only.

WHEREAS, this Board has determined how the assessment and tax should be apportioned between the parcels.

IT IS HEREBY ORDERED THAT:

1. Each officer who has custody of the tax or assessment roll for the year for which the offer to tender has been made and for each subsequent year divide and prorate the assessment and tax as follows:

APN 013-032-36

NAME: Ellsworth H. & Mui T. Bell

LAND \$16,116                      IMP \$18,013                      PERS \$- 0 -                      TOTAL \$ 34,129

APN 013-032-37                      NAME: Blood Systems, Inc.

LAND \$64,545                      IMP \$63,944                      PERS \$- 0 -                      TOTAL \$128,489

2. The County Treasurer accept the prorated tax when tendered and apply it to the proper parcel.

3.        The County Assessor assess each parcel separately thereafter.

4.        The Clerk of the Board mail a copy of this order to the owner of each parcel and to the person offering to tender payment.

96-28 CORRECTION OF FACTUAL ERROR - JOSE A. RODRIQUEZ, ET AL., - APN 008-061-19 - 1995 SECURED ROLL

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that a factual error on Roll Change Request No. 252 for Jose A. Rodriguez be corrected for the reason indicated thereon and mailed to the property owner, a copy of which is placed on file with the Clerk.

96-29 CORRECTION OF FACTUAL ERROR - RALPH W. & KATHLEEN R. KNEPP - APN 021-682-05 - 1995 SECURED ROLL

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that a factual error on Roll Change Request No. 253 for Ralph and Kathleen R. Knepp be corrected for the reason indicated thereon and mailed to the property owner, a copy of which is placed on file with the Clerk.

96-30 CORRECTION OF FACTUAL ERROR -ROBERT D. & LESLIE HOWELL - APN-045-471-53 - 1995 SECURED ROLL

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that a factual error on Roll change Request No. 254 be corrected for the reason indicated thereon and mailed to property owner, a copy of which is placed on file with the Clerk.

96-31 ACCEPTANCE OF DONATIONS - COMMISSARY FUND SHERIFF

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the following items, purchased through inmate commissary funds be accepted, and placed in County Property Inventory:

General Electric Washing Machine

Model Number WWA8990SCLWW

Serial Number LM1050986

General Electric Dryer

Model Number DDE85005AMWW

Serial Number FL754098A

General Electric Refrigerator

Model Number CTX14CAXKRWH

Serial Number LM739264

DFI 486 Computer

Serial Number 4508NDM0445-A

96-32 ACCEPTANCE OF DONATIONS - COMPUTERS, MONITORS & PRINTERS - SHERIFF

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion

duly carried, Chairman Bradhurst ordered that a donation of computers, monitors and printers (listed items placed on file with the Clerk), purchased through inmate commissary funds, be accepted and placed into County Property Inventory.

#### 96-33 RECREATIONAL VEHICLES IN MANUFACTURED HOME PARKS

Michael Harper, Director, Department of Development Review, reviewed background information contained in a staff report concerning recreational vehicles in long-term stays at manufactured home parks, referred to Section 110.316.50 of the Development Code pertinent to this issue and responded to questions of the Board raised at yesterday's caucus regarding recreational vehicle occupancy regulations. Mr. Harper advised that the District Health Department previously imposed a 60-day maximum park residency time limit for recreational vehicles for plumbing purposes only. He then discussed options including direction by the Board to the Director of the Department of Development Review to interpret the Development Code in a manner that would exempt non-conforming recreational vehicles in mobile home parks from the length of stay provision currently contained in the Code, and amending the Development Code to either lengthen or eliminate entirely the 60-day time limit requirement for recreational vehicles.

Commissioner Mouliot stated he is concerned with the 60-day time limit and such strong regulations explaining that there is no comparison between a recreational vehicle built in 1970 and 1990 as the newer vehicles are far superior. He said that many individuals temporarily relocate to Reno to work on various construction sites such as the Silver Legacy at which time they reside in recreational vehicles until the job is completed.

Mr. Harper advised that notification would be given to the Truckee River Mobile Home Park and the Long Ridge Mobile Home Park that previous notification by Washoe County Code Enforcement to tenants with recreational vehicles occupying rental spaces and maintaining residency beyond the 60-day limit to vacate, will be held in abeyance until this issue is resolved.

Following discussion, Chairman Bradhurst suggested that the length of stay for residents residing in recreational vehicles in the Truckee River Mobile Home Park and the Long Ridge Mobile Home Park be extended beyond the 60-day time limit and requested that staff report back to the Board as soon as possible concerning proposed amendments to the ordinance regarding this matter.

#### 96-34 COMMISSIONERS' COMMENTS

Commissioners Sims gave a brief overview and answered questions of the Board concerning the Debt Management Commission meeting held on December 13, 1995.

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There being no further business to come before the Board, the meeting adjourned at 9:00 p.m.

STEPHEN T. BRADHURST, Chairman  
Washoe County Commission

ATTEST: JUDI BAILEY, County Clerk