

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

**and**

**BOARD OF TRUSTEES  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**SPECIAL JOINT MEETING**

**MONDAY**

**1:00 P.M.**

**SEPTEMBER 27, 2004**

**PRESENT:**

**WASHOE COUNTY:**

Jim Shaw, Chairman  
Bonnie Weber, Vice Chairman  
Jim Galloway, Commissioner  
Pete Sferrazza, Commissioner

**IVGID:**

Syd Brosten, Chairman  
John A. Bohn, Vice Chairman  
Gene Brockman, Treasurer  
Robert Wolf, Secretary

**ABSENT:**

David Humke, Commissioner

The Boards met in a special joint session at The Chateau, 955 Fairway Boulevard, Incline Village, Nevada. Also present were Washoe County Clerk Amy Harvey, County Manager Katy Singlaub, and Deputy District Attorney Melanie Foster. Staff present for the Incline Village General Improvement District were Assistant General Manager Dan St. John, General Counsel T. Scott Brooke and Susan Herron, Board Secretary.

**AGENDA**

In accordance with the Open Meeting Law, on motion by Commissioner Galloway, seconded by Commissioner Weber, which motion duly carried with Commissioner Humke absent, Chairman Shaw ordered that the agenda for the September 27, 2004 special joint meeting be approved.

**PUBLIC COMMENT**

Don Kaplan, Incline Village resident, discussed the problem with running dogs off-leash. He stated they formed a committee, which has found a location for a dog park; they have a budget; and they are requesting 4B funds for the dog park. Dave Delbridge and Richard Hertz echoed Mr. Kaplan's comments.

Tom O'Connor, Incline resident, asked if the sub-committee for Cable Television had been reorganized. Commissioner Galloway responded that Kathy Carter,

Washoe County Community Relations Director, is in charge of that committee; and he will ask her to respond to Mr. O'Connor.

Pat Aiello, Incline Village resident, expressed a desire for public transportation between Incline Village and Reno. Commissioner Galloway responded that the Regional Transportation Commission (RTC) was planning to provide some sort of transportation, but the funding was never available. Chairman Shaw said he serves on the RTC and will check into the matter.

Don Epstein, Incline Village resident, discussed the Orbit station and associated blight. He asked the Commission to consider an ordinance that would do something about such eyesores.

Katy Singlaub, County Manager, stated County staff has been very involved in the dog park issue and is researching whether 4B funds can be used in accordance with statutory guidelines. Commissioner Galloway added that he has heard from other people that there are other needs for the 4B funds, so there would need to be a fair process for receiving input and determining the highest priority for the funding.

#### **DISCUSSION - CITIZEN SERVICES PROVIDED BY THE COUNTY**

Katy Singlaub, County Manager, discussed the services provided by Washoe County, especially those that are not as obvious as the work performed by the Roads Department and the Sheriff. She described the new Library and the services provided by the Public Defender, the Coroner, the County Clerk, the Treasurer, the District Attorney, Juvenile Probation, Community Development, Senior Services, the Health Department, Children's Cabinet, and more. Ms. Singlaub further advised that the County has received many governmental awards demonstrating the commitment Washoe County staff has to providing excellent public and customer service.

Trustee Wolf said the District does many projects on its own, and it is important that the County be receptive, cooperative and helpful to what the District is trying to accomplish.

Commissioner Galloway advised that financial studies have shown that the County does need to return more funds to the Lake Tahoe area. He said the tax rate cannot be lowered, but the County can provide more services and provide more funding for projects that benefit the residents of Incline Village and Crystal Bay.

Trustee Brockman asked if there were any estimates concerning the amount of revenue that might be returned. Ms. Singlaub stated the data available now is from 1999, but a financial feasibility study will be done in the near future for the Independent Incline proposal that Incline Village become an incorporated city; and the County has agreed to fund half of the costs of that study.

Trustee Bohn asked if there are any opportunities for the County and the District to share facilities. Ms. Singlaub stated such attempts in the past have not worked out, but she would encourage continued exploration of those ideas.

Dan St. John, Assistant General Manager, suggested the County and the District work closely together on common legislative issues, especially since both entities employ the same lobbyist. Trustee Brockman advised that at their next Board meeting they would be considering their position on the legislative proposal concerning the redistribution of the motor vehicle fuel tax. He stated he believes they are going to take a very strong position in support of the County's position on this matter.

Chairman Brosten stated the purpose of this joint meeting was so the folks could understand what the County does and the County could learn more about what the District does. He thanked the Commissioners and the County Manager for attending.

Commissioner Galloway discussed the update of the Tahoe Area Plan and the TRPA requirements and advised a subcommittee of the Citizen Advisory Board will be formed to work on that. He encouraged people to become involved in that endeavor, stating an important issue that will be considered are the pathways.

Trustee Wolf remarked about the opening of the trailhead at the Mt. Rose Summit and noted there are other opportunities to partner on similar projects. Ms. Singlaub discussed the 1/8-cent sales tax proposal on the General Election ballot for funding such quality of life projects.

### **PUBLIC COMMENTS**

Chairman Shaw stated he would like to open the meeting up to questions from the citizens.

Richard Hertz asked what the most recent figures are concerning the amount of taxes the County receives from Incline Village. Ms. Singlaub stated she does not have the actual numbers, but property taxes make up approximately 41 percent of the County's total \$268-million budget; and, of those, Incline Village/Crystal Bay generates about 13 percent. She said there is very little sales tax generated in Incline. Commissioner Galloway said there is no way to track sales tax revenue because Incline residents do shop in the Truckee Meadows.

Chuck Otto stated the financial analysis that was done the last time Incline considered becoming its own county indicated that for every \$2.00 that went down the hill, \$1.00 came back up. He further advised there was a meeting in Carson City at the Department of Taxation earlier today, which brought out some shocking inequities regarding the tax assessments.

Mr. Hertz stated, considering the tax revolt that has been occurring in Incline Village, he was amazed that County officials came to this meeting without having

those numbers readily available. Ms. Singlaub apologized and noted that it is important to recall that there is no relationship between expenditures and taxation. The taxation is based on the assessments and appraised values; expenditures are based on delivery of services as required by Nevada Revised Statutes. Ms. Singlaub stated the County provides those services at one of the lowest costs in the country on a per unit basis; but at the Lake, the cost of providing services is twice as much.

Mr. Epstein stated he has friends who live in Reno who have views of the mountains. He asked if those people are being taxed on their views like the residents of Incline are taxed on their view of the Lake. Assessor Bob McGowan stated view does influence the value of the land. He said in some areas it is actually segregated out, but in other areas, views are a factor reflected in the market place. He further said if a whole subdivision had a view of downtown Reno, that would be reflected in the lot values. Commissioner Galloway stated he has one of those Peavine views; and, while he does not have a view rating like the Lake, he does have a 20 percent surcharge in his value for that view. Mr. McGowan said the value of land is according to the market value; and a clear, panoramic view of the Lake adds to the market value of a lot. Mr. Epstein asked why everyone is not assessed by the same set of rules. Mr. McGowan responded that everyone is assessed by the same laws, and hopefully there will soon be a court ruling concerning this matter. He said the Assessor gets the values from the marketplace and the numbers are not arbitrary.

Ted Harris stated there is an issue with how these laws are being interpreted and how they are being applied to Incline Village. He said it is their opinion that the view values are being applied arbitrarily in Incline. He said he has just returned from a meeting at the State Department of Taxation and there are going to be some changes in the way the Assessors arrive at land values. Mr. Harris said new regulations and laws took effect August 4<sup>th</sup> that mean virtually every lot in Incline Village is overvalued. Mr. McGowan responded that there have been discussions at the State level, but no one has yet said the land values are being figured incorrectly.

In response to Mr. Delbridge, Commissioner Galloway explained the TRPA proposals concerning vacation rentals. Ms. Singlaub advised there is an item on the Board's agenda on September 28<sup>th</sup> for the County to enter into the necessary agreement with TRPA.

Mr. Kaplan brought up problems with voting in the primary election at the elementary school.

Trustee Brockman stated another problem that occurs frequently is there no enforcement to require property owners to clean up blighted properties or junk cars or boats. Commissioner Weber responded that there is a full-time Code Enforcement Officer working in Sun Valley and that is not enough. She said other areas of the County also need Code enforcement and the County is looking at ways to solve these problems, including adopting stronger laws. Ms. Singlaub stated that, as far as the Orbit station, there are no violations right now that would permit the County to issue any citations.

Dan Salerno asked why Incline Village does not have the same shielded lighting requirements as the rest of the County. Commissioner Galloway suggested the Code Enforcement Officer could check into that.

Trustee Wolf suggested information, perhaps in the form of a brochure prepared jointly, should be available to residents that explains which services are performed by which entity.

Chairman Brosten noted part of the problem is there are different requirements in different codes and suggested the codes should be integrated. Mr. Salerno asked if the same laws have to be applied to the entire County or if different areas can have different laws. Melanie Foster, Deputy District Attorney, advised laws could be written for specific areas. Commissioner Weber suggested newspaper articles and newsletters should be done to be sure the people are informed about the regulations. Commissioner Galloway explained another challenge is defining "nuisance."

Dan Salerno asked if the County can lien property. Deputy District Attorney Foster replied that the County can only place liens on property under certain circumstances. He also objected to the lighting at the middle school ball fields stating it sort of jumps out at you.

Kathy Carter, Community Relations Director, provided the County's website address inviting the citizens to check it out and stated staff tries to post specific information about specific areas on the website.

A discussion then ensued concerning the schedule for joint meetings and when the next joint meeting should be scheduled. The general consensus was that the joint meetings should be quarterly.

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**2:50 p.m.** The meeting adjourned.

The foregoing minutes represent the understanding of the Washoe County Clerk's Office of the discussions held during this meeting.

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

*Minutes Prepared by  
Sharon Gotchy  
Deputy County Clerk*