

NORTH VALLEYS CITIZEN ADVISORY BOARD



DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held April 11, 2016, at the North Valleys Community Building, at the North Valleys Regional Park, 8085 Silver Lake Road, Reno, Nevada

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - The meeting was called to order at 6:04 p.m. by Francine Donshick, Chair. A quorum was present.

Present: Francine Donshick, Teresa Aquila, Edward "Ed" Hawkins (alternate), Ray Lake, Bonnie Klud (alternate filling in for Robert Conrad), Jennifer Salisbury, Robert Tangren, Anna Williams, Jean Harris, Frank Schenk.

Absent: Robert Conrad (excused)

2. *PLEDGE OF ALLEGIANCE - Francine Donshick led the Pledge.

3. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken. The public is requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

Henry Sotelo thanked the Board. He said he running for Municipal Court. He said his primary is June 14th. He said he has been here for 14 years and raised two children. He has been a prosecutor for 10 years, and 15 years in that court jurisdiction. He said he has been teaching a paralegal program at the college. He said they are transitioning into a therapeutic program. Helping people get off the criminal track and into therapeutic program. He said they have had great results with this program. He asked everyone to look him and consider him for this position into judge.

Bonnie Klud said she represents Silver Knolls. She said she has worked with the Prep and Save store on Linda. She said there are classes for emergency preparedness. Please sign in on the sign in list for the education course.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF APRIL 11, 2016 – Ray Lake moved to approve the agenda for the MEETING OF APRIL 11, 2016. Teresa Aquila seconded the motion. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 8, 2016 – Ray Lake moved to approve the minutes from the FEBRUARY 8, 2016 with edits to Include: indicate two separate trash/recycling driver. Sky Vista needs to be capitalized; and corrections to 'Buck Drive' and 'Matterhorn.' The Truckee Meadow Fire Protection District wasn't able to attend last meeting. Teresa seconded the motion to approve the minutes with corrections. The motion passed unanimously.

6. *UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

- Francine announced the Reno City Planning Commission Public Hearing for Sky Vista Master Plan, April 20, 6pm Downtown, Reno City Hall.
- Action Order SB-002 TMWA Special use permit for Lemmon Drive Public yard; please submit your comments
- Ray Lake wanted to recognize Commissioner Herman and Vicki Maltman (Sun Valley CAB) for attending this meeting

- Ray Lake said there is an upcoming NDOT meeting – charrette format to gather feedback regarding the Spaghetti Bowl
- He said he has seen work on Golden Valley
- Jean Harris said she attended the ‘Living with Coyotes’ presentation. They did a great job; well received.
- Francine said there was an article in RGJ about metering lights.
- Ed Hawkins said off of Sky Vista, a coyote went after them when they were walking on the path. Be aware because they were becoming aggressive.

7. * PUBLIC OFFICIAL REPORTS

A. *Washoe County Commission Update – Washoe County Commissioner, Jeanne Herman, will be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Herman will be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775)501-0002 or via email at jherman@washoecounty.us (*This item is for information only and no action will be taken by the CAB*).

- Commissioner Herman gave an update:
- Tomorrow, 10am, Commissioners’ meeting – interesting topics.
- Sign ordinance will be voted on – she said there are some scary things on the ordinance in regards to restricting off premise signs. Businesses need signs; signs bring businesses.
- They will be opening the Virginia Street Bridge tomorrow.
- Development project item on the agenda for CAB meetings; she said she will remind staff that development projects aren’t necessary to make the meeting happen.
- Water recharge is doing very well
- Francine asked about the flood damage. Commissioner Herman said the County said they would be up to clean things up within the next month. She said she will keep us posted.
- Ed Hawkins asked about the Cargo Container Rules/Regulations. Commissioner Herman said she thinks they will be successful. She said they are trying to work to keep them. There may be an administrative permit for new cargo containers with requirements, no permit fees, and information sheet. She said they won’t go after those who already have one.
- Andrea Corbett asked about the Special User permit for the TMWA; Francine said they are asking permission for a TWMA yard. Andrea asked if they will fix the roads that were messed up. Commissioner Herman said she will stay after it.

8. *PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A. *Truckee Meadows Fire Protection District (TMFPD) – Fire Chief Charles Moore, or another representative from the Truckee Meadows Fire Protection District, will provide a summary of the District’s activities including emergency operations, volunteer firefighter program, cooperative aid agreements with neighboring jurisdictions, and an update to fire services in the area. For more information contact (775) 326-6000 or via the webpage at www.tmfpd.us (*This item is for information only and no action will be taken by the CAB.*)

- **Open Burning:** He said we have had a wet spring and great open burning season. He said 1,000 people have been creating defensible space. Open burning period will extend into May due to all the rain. Please fill out the open burning permit. Please take advantage of this nice spring.
- **New Volunteers:** Excited to announce 19 new volunteers, Lemmon Valley, Red Rock, Silver Lake, Verdi. Former Cold Springs volunteer station was self eliminated; The Bureau of Land Management wants to lease that station. It will have a wild lands crew and the Cold Springs station is down the road as well. They will complement our response to wild land responses.
- **New Engines:** New Brush Engine at Cold Springs Station and Structural Engines at Stead.
- **Automatic Aid:** Automatic Aid is going very well. Its working as it was designed to. Very pleased with the results.
- Roger Edwards asked about volunteer training; Chief Moore said they have always had money and willingness to train volunteers, but we haven’t had too many to train. Chief Moore said with transition, the volunteers are training a lot more; he said they are rebuilding the program. They are a lot more capable.

- Ed Hawkins asked about Gerlach. Chief Moore said Gerlach is part of the County. A Captain and Paramedic have been put out there. 3 volunteers have been re-instated with two new employees coming on July 1st.
- Chief Moore said we will assist with Burning Man
- Dwayne Huber in Lemmon Valley said he has seen people burning up to 6pm at night and it's windy out. Someone needs to tell them to put it out when the wind picks up and they can't burn after 2pm. Mr. Huber said he is glad the Lemmon Valley station is up and running. Chief Moore said he is glad for the transition; Peevine volunteers were moved to Lemmon Valley. They are a very active group. Jean Harris asked about the Peevine Volunteer Station. Chief Moore said they store equipment there, but it's surrounded by City of Reno; he said didn't make sense to keep it open. There is no running water. He said we needed the volunteers in Lemmon Valley more than Peevine station. Chief Moore said they had 12 different volunteer stations working independently, and now they are answering to Chief Moore. He said they need more volunteers and manage them in the best possible way. We have a strong volunteer program.
- Teresa Aquila asked about the facilities at the Volunteer Stations. Chief said they are equipped to handle all risk (wild land, structure, etc). It will take them a year to get them all up to structural capability.

B. *Community Services Department, Parks – Jennifer Budge, Park Operations Superintendent will provide an update regarding the North Valleys Regional Park including an accounting of Sierra Sage Golf Course water rights proceeds and expenses. For more information Ms. Budge can be reached by calling (775) 328-2181 or via email at jbudge@washoecounty.us or via the webpage at www.washoecounty.us/parks *(This item is for information only and no action will be taken by the CAB.)*

Jennifer Budget gave an update:

- The south east playground is under construction; they received a grant to rebuild that playground with adjustments, retrofits, rubber surface, safer for kids, more enjoyable, reduce maintenance costs with new surfaces,
- \$160,000 grant for 80 acre parcel leased from Bureau of Land Management – trail system on the 80 acre parcel. Grant includes design and construction. It will be a great addition to the park. There will be interpretive and education components. Equestrian and pedestrians will be accommodated.
- **Water rights proceeds:**
- 2003 and 2005 – The County Commission sold water rights from Silver Sage, 280 acre feet. Net sale: \$8 million, interest bearing account. Total revenue \$9.7 million dollars. The proceeds were identified for the North Valleys Park and previous debt and bonds for the golf course and effluent pipeline. Effluent water is provided by City of Reno. The only users are Sierra Sage and North valley's Regional Park. More proceeds identified were improvements to this park – phase 1, 2, 3. In March 2013, the County Commission gave priorities for remaining proceeds that went towards building the splash park's (phase 4) design and construction. Reserve for maintenance of \$1million for future operation. Jennifer said we still have \$1million sitting in that account. Every little bit assists with better operation for the public. Phase 5 is next phase of the park. Priorities from March 2013 were baseball fields, concession, athletic fields, dog park, hiking and biking trails. We won't need to use our proceeds to build the trails because of the grant. She said we started on the next phase based on the Master Plan. She said they worked with the public. She said the budget is tight with future construction. She said they looked into other partners, grants, and other funding sources. She said they went to the City of Reno. She said the City generates the park tax for this park. Residential construction tax is based on new construction \$88-\$1000 per home per permit into a park tax fund based on the geographic location of the home. She said they reached out to them and asked for joint effort to go out for some grants. She said the application process was hard. Federal grant processes is long. She said they didn't receive the grant. She said they have a great partnership with Reno. Joint Funding agreement \$1million dollars for future development.
- City of Reno partnership agreement: \$1 million dollars for phase 5. The remaining cash balance - \$4K remaining for design. Athletic field construction – \$2.25 million dollars for future construction. \$1million for operation and maintenance for water park maintenance and fields. It will last 5-7 years. We already have a staff person allocated just for this park and equipment to support them. Thank you for supporting the \$1million dollars.
- Francine asked about a timeline for a start – Jennifer said they have all approvals, agreements, Lumus and associates; working with them to start construction in 2016.
- Ray Lake asked about \$1million reserve. He asked if there are earnings. Jennifer said no, no interest bearing account. Jennifer said she can provide response.
- Ed Hawkins said he has been part of the process for 10 years. He said that \$1million dollar should have been an interest bearing account.

- Jennifer went to page two of the map: Worked with Master Plan and City of Reno on constraints and guidelines. City of Reno's guidelines met the County's goals as well
- There are huge needs for soccer, la crosse, football. We have limited fields for these sports. There are a lot of user groups who need these flat fields.
- She said we work with the user groups to maximize the use of the fields to accommodate all the users
- She reviewed the back page: Ideal option is shown on the Pink map
- Working with City of Reno to keep costs low in order to build all the needed fields; maximize park
- 200K people use this park and it will grow with more amenities.
- Ray Lake asked if there away to place the money in the account where there is a return.
- Ed Hawkins said after everything we did after 10 years, he said he is missing \$1million. He said \$1.2m is coming from Reno, and where is \$1million gone? He said it's missing. Jennifer said she would be happy to show him aside from this meeting.

C. *Community Services Department, Engineering and Capitol Projects – Mr. Dwayne Smith, Division Director will provide information regarding Spearhead Way and related traffic updates. Following his presentation, Mr. Smith will address questions and concerns from the CAB and the audience. For more information please contact Mr. Dwayne Smith at (775) 328-2043 or via email at desmith@washoecounty.us *(This item is for information only and no action will be taken by the CAB.)*

Dwayne Smith gave an update on traffic issues and Spearhead Way:

Concerns with opening up Spearhead Way; existing development and more development

He said he will address the history of the annexation to City of Reno:

- Parceled back in the 60-70s; 97 Golden Highlands looked to develop and were annexed by the City in 1998. During the Tentative Map Conditions by the County, the approval of the map with the extension of Spearhead Way satisfied the needs of the City and the County. Speed bumps shall not be installed.
- In 2004, a new Tentative Map identified Spearhead as an open street. That failed.
- Northridge subdivision used the same conditioning with final approved map which open the Spearhead Way up.
- Dwayne said he reviewed the traffic studies that identified for 91 unit subdivision to open Spearhead. It has always been identified as to be open. When construction starts, there will be additional movements. He said a lot of them associated with the school. He said they looked to understand options that may exist. Spearhead was not intended to stay closed. He said he wanted to make sure there wasn't a map that showed it as a fire road or closed road. He went through all maps. He said one map indicated a 30 foot temporary easement access. Dwayne said he read the maps, he can't find anything that says it will always be an emergency access road. Conductivity is important. It's important to give residents multiple points; alternative routes for emergency vehicles. The original conditions followed through. He said if anyone has any additional information, please bring it forward.
- Francine said this has been a hot topic. She said she can't find a document that indicates it would be an open road; its emergency access road. Dwayne asked Francine to see those documents. Dwayne gave Francine the maps to show the temporary emergency access. She said no documents said ultimately being an open road.
- Dwayne said this isn't a unique situation. You have to recognize emergency vehicles have to be able to turn around in the area. We always condition them with a turnable road, bulb, or hammer head. Spearhead Way doesn't have the 100 foot diameter to show a turnaround for emergency services. He said we look for those details.
- Francine asked about the studies conducted. Dwayne said the original tentative map had a traffic study and last year, Trafficworks conducted a study to look at existing conditions, accesses, future volumes and make conditions based on that. This is a City of Reno development. Francine said she was concerned it wasn't a canned study. She wanted it to be a physical study. Dwayne said often conditions change after the development, speeding, for example, and delays for turning. He said they actively listen to the public, listen to issue, and perform traffic counts and studies. He said they want to confirm that nothing is out of line. He said this doesn't always generate the answer.
- Francine said with Spearhead opening up, there is an increase of danger of the crossroads. She asked what has been thought about regarding the extra traffic as they fly over the hill. Dwayne said there weren't warrants high enough for traffic calming. He said they can look at radar speed signs. He said the biggest complaint with speed bump is from emergency services.
- Roger Edwards asked about the map; Dwayne said he believes its current, but can't guarantee is 100% accurate.

D. *Stead Airport Development, Request for Qualifications – Ms. Stacie Huggins, Manager of Airport Economic Development will provide a brief informational update regarding the Request for Qualifications process and anticipated next steps regarding the undeveloped 3,500 acres at Reno-Stead Airport. Following the update, Ms. Huggins will answer questions and concerns from the audience and CAB. For more information please contact Ms. Stacie Huggins via email at shuggins@renoairport.com *(This item is for information only and no action will be taken by the CAB.)*

Stacy Huggins, Dane Schultz and a representative from Dermody properties gave an update:

- February 2016 – board awarded RFQ to Dermody properties and Hillway group, an Aviation Business out of Texas.
- They reviewed the exhibit
- The map of air race course as they exist today
- All potential development will work cohesively with airport operations; not pushing air races out
- 500 acres of aviation designation
- Co-location of suppliers
- Truckee Meadows Regional Planning Agency – land development will bring jobs
- Board approved agreements with Dermody – MOU outline business terms; ground formulas; takedown schedule; infrastructure; timing; funding
- 17 performance measurements with deadlines. The Board memo is available online that goes through performance measures.
- Phase 1 ground Lease: 90 acres; grand entrance at Moya Blvd.
- Primary access from Red Rock to Moya blvd.
- Phase 1, 2,3,4, 5 has been identified on the map

Phase 1 map:

- Ground Lease – board approved in February
- Concerns with traffic; alleviate issues – proposed RTC Red Rock to Moya as primary access with grand entrance at Moya.
- RTC supported that proposal for entrance
- Long and short term improvements study – study to access intersections for stop light or roundabout. They know the plans and outcome moving forward.

Next Steps:

- Master developer agreement - Dermody team is reviewing it
- Phase 1 - Ground lease - still 2 years before any development
- Dermody/Hillwood team is responsible for permitting
- Airport will provide oversight – tenant, construction, but not involved with fiscal aspects
- Stacie said she reached out to the Silver Knolls group to get on their agenda
- Stacie said they are not closing down the airport. She said she wanted to reassure everyone that the airport will not be closed down. They just put money into new terminals and improvements with aviation centric businesses and aerospace focused.

Comments and questions:

Teresa asked about Red Rock and Moya traffic. With new construction, the truck traffic will rip up the roads. Even a light there will be a problem. The residents are going to be backed up in that area. Stacie said RTC is conducting studies. Ken Crater said when they do that analysis; RTC will determine the amount of trucks. The design and configuration of the intersection will be taken into consideration. Teresa said there have been accidents and congested. There will be back up from the highway.

Ray Lake talked about trucks in school zone and Stead Blvd. He said RTC is working on it. However, there is issue down by the park as well. Are they requiring the trucks use Moya Blvd, and what about Stead Blvd. Stacie said there is no project yet, however, she thought trucks aren't suppose to use Stead Blvd. Ray said he followed several trucks and saw truck traffic on Stead. Ken Crater said there is traffic task force with representation from agencies; they are well

represented, and they discussed it with Regional Transportation and NDOT will focus on main corridors to anticipate growth. He said we have a map of all the upcoming projects in the transportation corridors that will identify truck routes. He said he has worked for many years in this area; trucks have been deterred from using certain roads. He said there will be focused truck routes. This is a 30 year project. There will be plenty of time to determine the traffic corridors in the North Valleys. He said he is excited to look at the issues now and not wait for the crisis.

Anna asked about the uses of the maps. Stacie reviewed the map and defined 'pods' uses. Mix use. Ken Crater said uses are based on the aviation, air traffic and safety.

Stacie explained the white hatched marking on the map indicate the air races. Ken said there will be park and open space in this development plan. There are no residential plans for this project. Stacie said the western boundary that cannot have any structures on it.

Ed Hawkins said when the airport was part of the air force there were talks about chemicals in the ground. He asked what the clean up looks like and what will happen with the toxic barrels. Stacie said she wasn't aware of it. Mr. Schultz said they will address the environmental concerns. He said they have records from when the air force owned this land. There is a remediation and mitigation plan. Ken said detailed environmental studies will be conducted additional to what has already happen, and will have to comply with any environmental regulations. The remediation efforts are great progress.

Frank Schenk asked about concurrency with planning. He said he is concerned about growth in the schools and traffic on 395. He said he wants to see the growth in infrastructure before this development. He said he supports this project, but wants to see development in infrastructure first. Ken said depreciation is an issue for homes. Industrial pays its way; there will be more tax revenue for schools and roads. He said the legislature needs to be changed, but he said he agrees with Frank. If we bring multimillion dollar companies, we need to consider the schools as well.

Roger Edwards said the first plan is near the runway; he asked if there are plans for the expansion of the runway. Mr. Schultz said they have no need to extend the runway. He said there are requirements for the runway; no buildings will be built at the end of the runway.

Ed Hawkins asked about Phase 5, transportation through Lemmon Drive. Stacie said it takes advantage of existing roadways with a potential to Lemmon Drive. Mr. Schultz said 19 years ago, he started as the airport planner. He said he said the primary reason to come tonight was to thank this group. He said they want to be partners. He said he wants to assure everyone that they will continue to work with this group. The Master plans from 2010 envisioned a 'super loop' connection with Moya and create connection over on the east side with Veterans. It is a 50 year plan.

Casey Median asked about a railroad spur on the edge of property. Stacie said we don't have a project and haven't looked into that too much. She said the rail line has been discussed to come in. it's not proposed on the west site.

Andrea Corbett asked if the info is on the website. Stacie said the Reno/Airport website under Airport Authority site will have the document from February in a board/staff report associated with this project.

Stacie said she would be happy to come back and give updates to this board.

E. *Sierra Nevada Job Corps – Mark Huntley, Business & Community Liaison was unable to attend. You may contact Mr. Huntley at 775-789-0803 or 775-846-6178 cell. HuntleyMark@jobcorps.org.

9. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

Jean Harris said Michelle Bays from the DA's office extended an offer to come to a future meeting. Frank Schenk said he wants to hear more about the proposal to raise rates in Cold Springs

10. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a “Request to Speak” form to the Board chairman. Comments are to be addressed to the Board as a whole.

Vicki Maltman thanked the board. She said they got the Sun Valley CAB back. She said they are divided in two jurisdictions. She said they didn’t have any planning projects; therefore, the meeting was cancelled. She said they have different needs in Sun Valley. She said she has been vocal with the staff to get a change. She said they can’t just worry about planning projects; they are concerned for the traffic, accidents, and other problems. She said she is asking this CAB to support the Sun Valley agenda; CABs aren’t just for planning. There needs to be liaison with the County and agencies.

Francine Donshick said she believes it was a negative change to make the CAB meetings only for development projects. The Board of County Commissioners isn’t serving the community with development projects only. Not everyone can attend the Board of County Commissioners.

Roger Edwards said planning commission can’t function without CAB meetings. He said we have argued about CAB representation. The Board of County of Commissions has shown some support.

Andrea Corbett said she got involved with this CAB because a topic was mentioned to her. She said residents aren’t aware of what’s going on; how do we get information.

Andrea Tavener invited everyone to sign up for County news, CAB, and County agendas. She said you can elect to sign up for different categories.

Mr. Huber said there is a problem with people speeding on Sky Vista by Smiths. There needs to be a calming device for that road. The County needs to take care of it. Mr. Huber said State of Oregon and State of Washington have reflective paint on the roads.

12. ADJOURNMENT –The meeting adjourned at 8:04pm.

Number of CAB members present: 10

Number of Public Present: 40

Presence of Elected Officials: 1

Number of staff present: 1

Submitted By: Misty Moga