**WASHOE COUNTY BALLOT QUESTIONS**

**WC – 1**

**CONDENSATION (Ballot Question)**

Shall the Washoe County Board of Commissioners create by ordinance the unincorporated town of Warm Springs Valley for the purpose of providing street lights pursuant to NRS 269.575(1)(k), in the larger defined petition area; and which ordinance imposes a special tax levy, establishment of a user fee schedule or a combination of both; creates a five member Town Advisory Board, members of whom will be initially chosen by appointment by the Board of County Commissioners, thereafter, by election determined by NRS 269.017? An affirmative vote carries with it the assent to be taxed for the provision of streetlights.

Yes 🞏 No 🞏

**EXPLANATION**

This ballot question is being posed to the voters who reside within the proposed boundaries as described in the Petition to Establish the Unincorporated Town of Warm Springs Valley No.1, which was deemed sufficient and presented to the Board of County Commissioners at the July 21, 2020 meeting.

The purpose of the proposed action is to support the concept of unincorporated town government, to make provision for the supplying of streetlights within the boundaries of the following area:

T24N, R19E, Sections 25 through 36;

T24N, R20E, Sections 19 through 36;

T24N, R21E, Sections 19, 30, 21, 32;

T23N, R21E, All Sections; T23N, R21E, Sections 4 through 10, 14 through 36;

T23N, R22E, Section 31;

T22N, R20E, Sections 1 through 17, 20 through 29;

T22N, R21E, All Sections; T22N, R22E, Sections 3 through 10, 14 through 22, 27 through 34;

T21N, R21E, Sections 1 through 25;

T21N, R22E, Sections 2 through 10, 15 through 22, 27 through 30.

An affirmative vote of this question carries with it the assent to be taxed for the service indicated by virtue of a special property tax assessment not to exceed 1.5% of the assessed property value, the establishment of a user fee schedule or a combination of both. The unincorporated town government will be governed by a Town Advisory Board (TAB) composed of five members.

**A “yes” vote means** you are in favor of the creation of the unincorporated town of Warm Springs Valley and that you agree to the special tax assessment levy or the establishment of a user fee to provide for the services as outlined in the petition and the establishment of a five member Town Advisory Board (TAB).

**A “no” vote means** you are not in favor of the creation of the unincorporated town of Warm Springs Valley and that you do not agree to the special tax assessment levy or the establishment of a user fee to provide for the services as outlined in the petition and the establishment of a five member Town Advisory Board (TAB).

**Description of Anticipated Financial Effect**: The formation would include the special tax levy of approximately .00011 per $100.00 of assessed valuation of real property, the establishment of a user fee schedule, or a combination of both for the residents of the newly formed unincorporated town.

**WC – 1 ARGUMENT FOR PASSAGE**

The unincorporated town will provide a greater voice for the Warm Springs Valley residents, in conjunction with the towns Master Plan, to determine the future of the valley and maintain and preserve the valley’s character, rural agriculture nature, and way of life.

As an adjunct of county government, rather than another layer of government, the unincorporated town will allow greater access to all county services.  Additionally, as an established government entity, the unincorporated town will be able to seek state and federal funding for the possibility of a rural medical clinic to enhance the quality of life and begin the process of getting a Post Office in the valley.

The town advisory board, through monthly meetings, will fulfill the residents’ interests and provide the opportunity for them to engage in the participatory, representative government of their community, ensuring and preserving their constitutional rights. Likewise, the town advisory board will be able to provide input on future development and infrastructure requirements.

The unincorporated town would assume the approximate annual $240.00 cost of the contracted streetlight at the corner of Whiskey Springs and Pyramid Highway, to be funded by an estimated tax levy of .00011 per $100.00 assessed valuation of real property.  Funds collected beyond the cost of the light will remain in the town account with the county to be used for future beneficial town projects.

**WC 1 – REBUTTAL TO ARGUMENT FOR PASSAGE**

Vote NO on WC-1! The proponents have purposefully underestimated the costs to operate an unincorporated town. There will be more expenses to operate a town, and the BCC can impose 1.5% per annum to cover those costs.

There will be no Post Office, medical clinic, career fire station, nor any other fanciful enticements they have offered up.

The cities of Reno and Sparks do not want to annex us, because we do not have the tax base. We would be a liability, not an asset.

A Town ADVISORY Board does not have the power to establish a “Town Master Plan.” They can, however, create town codes that are far STRICTER than County codes. Prepare to be controlled by a 5-member board - an HOA on steroids!

Please allow us to show you an abundance of facts we have compiled at [www.ProtectOurRuralLifestyle.com](http://www.ProtectOurRuralLifestyle.com) and learn why you should vote NO on WC-1.

**WC – 1 ARGUMENT AGAINST PASSAGE**

Proponents of WC-1 have miscalculated the tax consequences of forming an unincorporated town. Forming and managing a Town Advisory Board (TAB) will cost substantially more than the .00011 that the proponents claim. Furthermore, pursuant to Nevada law, the Board of County Commissioners (BCC) has the power to levy taxes up to 1.5% per annum to cover the actual costs of the unincorporated town.

The Town Advisory Board will have no more power and influence than our Citizen Advisory Board (CAB) in stopping development in Warm Springs/Palomino Valley. The BCC has committed to revitalizing and enhancing the current CAB program, and going forward, the CAB can have the same results without the taxpayers paying additional taxes or fees. While the town may recommend their own ordinances and codes, town ordinances and codes cannot be less stringent than the county ordinances and codes and must be approved by the BCC.

Fears that the City of Reno or Sparks may annex part, or all, of our valley are unfounded. Neither city has any plans to pursue annexation of our valley. The only portion of our valley that is within Reno’s sphere of influence is Spring Mountain which is on the far west side of our valley and the costs of putting in the required infrastructure is cost prohibitive. The TAB cannot take away any entitlements Spring Mountain has already obtained.

If you want our valley to stay rural, we urge you to vote NO on WC-1.

**WC 1 – REBUTTAL TO ARGUMENT AGAINST PASSAGE**

The figures provided are estimates; final values are determined by the County. The service to be paid for is a fixed price contract of less than $240 per year for providing one streetlight. Our property taxes are already at the maximum allowed by law.

Citizen Advisory Boards (CABs) exist at the will of the Board of County Commissioners (BoCC). CAB meetings and agendas are controlled by the BoCC. An Unincorporated Town is an adjunct of the BoCC. Monthly meetings and agendas are controlled by Nevada Revised Statues and the town’s residents.

The City of Reno had “no plans” to annex 730+ acres in Lemmon Valley until a property owner submitted an “Application for Annexation” in 2015. That acreage is now part of Reno. Most residents were not notified of the annexation. If you want Warms Springs Valley to have any influence regarding proposed annexation or development, vote YES on WC – 1.



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Have questions? Call Washoe311 or (775) 328-3670

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