



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: January 15, 2019

DATE: Thursday, January 10, 2019
TO: Board of County Commissioners
FROM: Paul Lipparelli, Assistant District Attorney
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SUBJECT: Recommendation to adopt a resolution declaring Washoe County's intent to convey to the Washoe County School District a portion of the property commonly known as the Wildcreek Golf Course on Sullivan Lane in Sparks, Nevada and setting a date for a hearing at which objections can be heard and other matters properly related thereto. (All Commission Districts)

SUMMARY

A resolution setting a date for a hearing to hear objections and possibly later approve a conveyance of a portion of Wildcreek Golf Course to the Washoe County School District for a new high school.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

PREVIOUS ACTION

On May 1, 2017 the Board of County Commissioners approved at a concurrent meeting a letter of intent to cooperate in the planning, development and construction of new high school on a portion of the Wildcreek Site.

BACKGROUND

Washoe County has title to Wildcreek Golf Course and related improvements at 3500 Sullivan Lane in Sparks. The Reno-Sparks Convention and Visitor's Authority (RSCVA) developed and operates Wildcreek Golf Course, but the RSCVA's modern focus on attracting overnight visitors to Washoe County lodging properties through tourism marketing, convention sales and facility operation does not include the operation of golf courses and the RSCVA desires to cooperate in transitioning its property interest in the Wildcreek Site to other public agencies for public benefit and use. The Washoe County School District ("School District") identified the Wildcreek Site as a desirable

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site for a new high school given the proximity to student populations and necessary infrastructure and the needs of the School District (“School Project”).

On May 1, 2017 the governing boards of Washoe County, the City of Reno, the City of Sparks, the Washoe County School District Board of Trustees and the Reno Sparks Convention and Visitors’ Authority (“RSCVA”) approved a letter of intent to cooperate in the planning, development and construction of new high school on a portion of the Wildcreek Site. The School District engaged a team of planning, engineering, legal, construction and real estate consultants to conduct a due diligence report of Wildcreek as a school site and the work included evaluations of drainage, soil conditions, environmental constraints (including wetlands studies), utilities, soils, flight path, traffic and site plan alternatives (the “Due Diligence Report”). The report is available on the School District website:

[https://www.boarddocs.com/nv/washoe/Board.nsf/files/AT6RF369A5A4/\\$file/Attachment_A-Wildcreek_HS_Due_Diligence_Report.pdf](https://www.boarddocs.com/nv/washoe/Board.nsf/files/AT6RF369A5A4/$file/Attachment_A-Wildcreek_HS_Due_Diligence_Report.pdf)

The School District’s preliminary plans will allow for the possible continuation of a redesigned and reconstructed public golf course on a remainder portion of the Wildcreek Site which would continue to be owned by Washoe County (“Golf Course Project”). The Golf Course Project could be constructed and operated by Washoe County if it is determined to be desirable and viable.

On September 12, 2018 a parcel map was recorded in Washoe County dividing Washoe County’s 212.22 acre parcel into 3 parcels as follows: Parcel 1 (14.50 acres), Parcel 2 (87.02 acres) and Parcel 3 (110.72 acres). A copy of the parcel map (Parcel Map No. 5369) is attached as Exhibit A to the resolution. Legal title to all three parcels is currently held by Washoe County. When all the necessary approvals are obtained, Parcel 2 would be transferred to the School District for the School Project and Parcels 1 and 3 would be retained by Washoe County for drainage control and the possible golf course project.

Washoe County and the School District are public agencies as defined in NRS 277.100 with the power to enter into cooperative agreements. State law provides that before ordering the conveyance of any property to another public agency, the board of county commissioners of a county shall, in a regular open meeting, by a majority vote of its members, adopt a resolution declaring its intention to convey the property and set a date not less than 2 weeks later than the declaration of the intent to convey the property (NRS 277.050). As expressly provided in NRS 244.281, the sale or transfer of property between Washoe County and another public agency pursuant to a cooperative agreement made under NRS 277.050 and NRS 277.053 does not require: a vote of the electors of the public agency, advertising for public bids, the use of the public bidding processes, or minimum price and terms. A cooperative agreement will be prepared for consideration by the Board of County Commissioners after any objections are heard.

Washoe County and the School District envision that after title to Parcel 2 passes to the School District, the School District will lease Parcel 2 to Washoe County so that Wildcreek Golf Course can continue to operate in its present configuration until the time the School District needs to occupy the site for the construction of the School Project.

If the Board adopts the resolution it would be declaring that it is in the best interests of Washoe County and its citizens for Washoe County to convey Parcel 2 to the School District and declaring its intent to do so. The actual conveyance must occur later only after a public hearing is held to entertain objections. If later approved the transfer may be made with or without the payment by School District to Washoe County of money or other consideration because the School Project will be used for a public purpose—a high school and related facilities. The additional terms and conditions for the transfer may be stated in a cooperative agreement and may include provisions requiring that the property be used for public purposes, that the property will be well and properly maintained.

If the Board adopts the resolution, it would be authorizing the County Manager to fix a date for a future public hearing of the Board at which the electors of Washoe County may appear and object to the transfer to the School District and at which hearing the Board can finally determine whether to approve the transfer. The date for that public hearing must be later than 2 weeks from the date of the meeting at which this resolution is adopted. The resolution would also direct the publishing of a notice of the adoption of this resolution and announcing the public hearing date chosen by the County Manager which must be not less than twice, on successive days, the last publication to be not less than 7 days before the date of the public meeting to be held or such later date as the Board may establish.

FISCAL IMPACT

No fiscal impact is expected for the setting of a hearing.

RECOMMENDATION

It is recommended the Board of County Commissioners adopt a resolution declaring Washoe County's intent to convey to the Washoe County School District a portion of the property commonly known as the Wildcreek Golf Course on Sullivan Lane in Sparks, Nevada and setting a date for a hearing at which objections can be heard and other matters properly related thereto.

POSSIBLE MOTION

I move that the Board of County Commissioners adopt a resolution declaring Washoe County's intent to convey to the Washoe County School District a portion of the property commonly known as the Wildcreek Golf Course on Sullivan Lane in Sparks, Nevada and setting a date for a hearing at which objections can be heard and other matters properly related thereto.