

RESOLUTION

A RESOLUTION APPROVING A COOPERATIVE AGREEMENT BETWEEN WASHOE COUNTY, THE WASHOE COUNTY SCHOOL DISTRICT AND THE RENO-SPARKS CONVENTION AND VISITORS' AUTHORITY FOR THE TRANSFER OF PORTIONS OF WILDCREEK GOLF COURSE ON SULLIVAN LANE IN SPARKS, NEVADA, COMPRISING THE PARCELS OF PARCEL MAP NO. 5369, AND RIGHTS AND OBLIGATIONS RELATED TO THOSE PARCELS INCLUDING: PERSONAL PROPERTY, WATER RIGHTS, RIGHTS TO AN EFFLUENT AGREEMENT, RIGHTS TO A GOLF MANAGEMENT AGREEMENT AND A DITCH MAINTENANCE AGREEMENT AND MATTERS PROPERLY RELATED THERETO.

WHEREAS, Washoe County has title to 212.24 acres of land at 3500 Sullivan Lane in the City of Sparks upon which a portion of the Wildcreek Golf Course and related improvements are located (the Wildcreek Site);

WHEREAS, The Reno-Sparks Convention and Visitor's Authority (RSCVA) developed and operates Wildcreek Golf Course, a public golf course, on the Wildcreek Site, 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;

WHEREAS, The Washoe County School District ("School District") identified the Wildcreek Site as a desirable site for a new high school given the proximity to student populations and necessary infrastructure and the needs of the School District ("School Project");

WHEREAS, on May 1, 2017 at a duly-noticed public meeting 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;

WHEREAS, The School District's plans for the development of the high school will allow for the possible continuation of a redesigned and reconstructed public golf course on a portion of the Wildcreek Site which would continue to be owned by Washoe County ("Golf Course Project"). The Golf Course Project may be constructed and operated by Washoe County if it is determined to be desirable and viable;

WHEREAS, the School District engaged a team of planning, engineering, legal, construction and real estate consultants to conduct a due diligence report to evaluate the Wildcreek Site 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 Due Diligence Report is dated November, 2017 and with all its exhibits is 688 pages. 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);

WHEREAS, with the cooperation of Washoe County and the RSCVA, the School District prepared a parcel map to divide the Wildcreek Site into 3 parcels. On September 12, 2018 with the consent of Washoe County the parcel map (Parcel Map No. 5369) was recorded in Washoe County dividing the 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). Legal title to all three parcels is currently held by Washoe County;

WHEREAS, Parcel 2 is proposed to 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 other public purposes possibly including the Golf Course Project;

WHEREAS, Washoe County and the School District are public agencies as defined in NRS 277.100 with the power to enter into cooperative agreements and interlocal agreements; and

WHEREAS, on January 15, 2019 in a regular open meeting, by a majority vote of its members, the Board of County Commissioners adopted a resolution of intent and, on the basis of the recitals stated therein and all the evidence and testimony on the record of the meetings of the Board, declared it is in the best interests of Washoe County and its citizens to convey Parcel 2 (a portion of the Wildcreek Site) to the School District, and thereby declared its intent to do so.

WHEREAS, through the resolution of intent the Board directed a public hearing be held later than 2 weeks from the date of the adoption of the resolution of intent for the Board to hear objections, if any, and to finally determine whether to approve the transfer of Parcel 2;

WHEREAS, 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; and

WHEREAS, a cooperative agreement has been prepared for consideration by the Board of County Commissioners which sets forth in detail the terms of the conveyance of the real property and related rights and obligations;

NOW THEREFORE be it hereby resolved by the Washoe County Board of County Commissioners (“the Board”) as follows:

1. The objections made to the conveyance of Parcel 2 to the Washoe County School District on the record and otherwise are overruled.
2. Parcel 2 is ordered to be conveyed to the Washoe County School District on the terms provided for by the cooperative agreement.
3. The cooperative agreement and its attachments presented with this resolution are approved.

4. The County Manager or his designee are authorized to sign any papers or documents necessary to carry out the transaction as set forth in the cooperative agreement including, but not limited to, escrow instructions, deeds, applications, assignments, and acceptances.

ADOPTED this _____ day of _____, 2019 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Chair
Board of County Commissioners

ATTEST:

Nancy Parent, County Clerk