



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: January 17, 2023

**DATE:** December 9, 2023

**TO:** Board of County Commissioners

**FROM:** Joanne Lowden, Natural Resource Planner,  
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**THROUGH:** Eric Crump, Operations Division Director  
Community Services Department, 328-3624, [ecrump@washoecounty.gov](mailto:ecrump@washoecounty.gov)

**SUBJECT:** Recommendation to accept a Commission for Cultural Centers and Historic Preservation Grant [in the amount of \$345,050.00 with Washoe County as grantee with a cash/in-kind match in the amount of \$10,000.00] and approve the Commission for Cultural Centers and Historic Preservation Funding Agreement CCCHP-21-06 with a grant period from final execution through August 2, 2024; to complete Phase 1 of the Galena Creek schoolhouse building restoration located in Phillip & Annie Callahan Park; and authorize the Assistant County Manager [Dave Solaro] to sign the Commission for Cultural Centers and Historic Preservation Funding Agreement CCCHP-21-06 and any subsequent documents related to the grant on behalf of the County; and direct the Comptroller's Office to make the necessary budget amendments. (Commission District 2.)

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### SUMMARY

This item recommends acceptance of a Commission for Cultural Centers and Historic Preservation (CCCHP) Grant in the amount of \$345,050.00 with a County cash/in-kind match of \$10,000.00, and to approve amendments to the adopted fiscal year budget and direct the Comptroller's Office to make the necessary budget amendments. The goal of the project is to restore the historic Galena Creek schoolhouse building located in Phillip & Annie Callahan Park. Funding would be used for Phase 1 restoration work identified in the Galena Creek Schoolhouse Master Plan, included as part of the 2011 Phillip & Annie Callahan Park Master Plan. Phase 1 project work includes completion of restoration design and construction plans, permitting, environmental testing, pest control, structural stabilization and retrofitting, interior restoration, and exterior restoration. Future funding will be sought to complete Phase 2 restoration work with the long-term goal of adding the building to the Parks reservable facilities network.

Strategic Objective supported by this item: Fiscal Sustainability – Long Term Sustainability.

### PREVIOUS ACTION

August 23, 2011 – The Board of County Commissioners (Board) approved the 2011 Phillip & Annie Callahan Park, including Galena Creek Schoolhouse Master Plan update prepared by Lumos and Associates.

AGENDA ITEM # \_\_\_\_\_

August 10, 2010 - The Board accepted a reimbursable grant [\$6,500 with an in-kind County staff match of \$4,388.93] from the Nevada 2010 Historic Preservation Fund (HPF) to conduct the National Register Nomination process for the Galena Schoolhouse.

September 12, 2006 – The Board approved the Purchase and Sale Agreement between Spanish Springs Investments, LLC and Washoe County in the amount of \$600,000 for the purchase of 1.003 acres of property, APN 045-472-28 commonly known as the Historic Galena School House property, located at 16000 Callahan Ranch Road, Reno, Nevada.

### **BACKGROUND**

In 2006, Washoe County acquired the Galena Creek schoolhouse property (APN 045-472-28) for \$600,000. A Historic Preservation Fund grant was accepted in 2010 to nominate the Galena Creek schoolhouse for inclusion on the National Register of Historic Places. The schoolhouse was officially added to the National Register in 2011. The Galena Creek schoolhouse represents a period in Nevada’s educational history when the days of the rural one-room school were coming to an end and was strongly associated with the Callahan Ranch. In addition, it played a significant role in the career of Reno poet Joanne DeLongchamps, who owned the building from 1971 until 1982.

A Master Plan for the Galena Creek schoolhouse was completed in 2011 as part of the Master Plan update for Phillip & Annie Callahan Park where the building is located. The Master Plan includes recommendations for restoring the building back to its’ historic condition when it served as a schoolhouse. The grant funding would be used to complete Phase 1 restoration work which includes restoration design and construction plans, permitting, environmental testing, pest control, structural stabilization and retrofitting, interior restoration, and exterior restoration. Additional funding would be sought to complete Phase 2 work which would include final interior and exterior finishes to restore historic character, and amenities to make the building suitable as a reservable facility. Once Phase 2 work is complete the building will be added to the Parks reservable facilities network. As a reservable facility the Galena Creek schoolhouse will be available for the public to reserve for meetings and special events and will generate revenue that can help offset management and maintenance costs. The building may also be used by Parks staff to host interpretive and educational programs and events.

### **GRANT AWARD SUMMARY**

**Project/Program Name:** Galena Creek Schoolhouse Restoration

**Scope of the Project:** Phase 1 restoration of the historic Galena Creek schoolhouse building located in Phillip & Annie Callahan Park. Project work includes completion of restoration design and construction plans, permitting, environmental testing, pest control, structural stabilization and retrofitting, interior restoration, and exterior restoration.

**Benefit to Washoe County Residents:** Completing Phase 1 restoration work will keep the historic building from deteriorating into an unusable condition. Once Phase 2 work is completed the building will be incorporated into the Parks reservable facilities network

and will be available for the public to reserve for meetings and special events. Restoring the building to preserve its historic character also provides an opportunity for the public to learn about the history of the park and the area through interpretive signage and events.

**On-Going Program Support:** The grant award will be used to complete Phase 1 of the Galena Creek schoolhouse building restoration. Washoe County Parks will continue to manage and maintain the Galena Creek schoolhouse and surrounding area using infrastructure preservation funds, park operations budgets, park ranger staff, and park maintenance staff. Once Phase 2 of the project is funded and completed, the facility will be added to the reservable facilities network and will generate revenue for the Parks department to help offset maintenance and management costs.

**Award Amount:** \$345,050.00

**Grant Period:** Full execution of the Subgrant Award through August 02, 2024

**Funding Source:** State of Nevada, Commission for Cultural Centers and Historic Preservation (CCCHP)

**Pass Through Entity:** None.

**CFDA Number:** NA

**Grant ID Number:** CCCHP-21-06

**Match Amount and Type:** A total match of \$10,000.00 is required. Match will be provided exclusively through Washoe County staff time (\$10,000) for project and grant management.

**Sub-Awards and Contracts:** A professional services contract will be awarded to a consultant specializing in historic architecture to complete the restoration and construction plans including permitting. A construction contract will be awarded to complete restoration work including building rehabilitation and stabilization. Services contracts may be awarded to complete environmental testing and pest control. All contract and supply purchases will follow Washoe County procurement guidelines and federal procurement regulations.

**FISCAL IMPACT**

Should the Board accept this grant award and approve these amendments, the FY23 Parks Capital Fund (404) budget will be increased by \$345,050.00 in both revenues and expenditures in the following accounts:

<b>Cost Object &amp; Description</b>	<b>G/L Account &amp; Description</b>	<b>Amount</b>
IO-12132 – Galena Schoolhouse Restoration	432100 – State Grants	\$345,050.00
IO-12132 – Galena Schoolhouse Restoration	818000-Intrafund Transfer	\$345,050.00
PK-900144 - Galena Schoolhouse Restoration	818000-Intrafund Transfer	(\$345,050.00)
PK-900144 - Galena Schoolhouse Restoration	781080-Construction Contracts	\$290,050.00

PK-900144 - Galena Schoolhouse Restoration	710100 – Professional Services Contracts	\$40,000.00
PK-900144 - Galena Schoolhouse Restoration	710200 – Service Contracts	\$12,000.00
PK-900144 - Galena Schoolhouse Restoration	710503 – Licenses and Permits	\$3,000.00

A total of \$10,000.00 in staff time match will be provided by the County for this grant. Match includes \$10,000 staff time for project and grant management from “CSD Engineering & Capital Projects” (C105-5), and “Parks Operations” (C104-4).

**RECOMMENDATION**

It is recommended that the Board of County Commissioners accept a Commission for Cultural Centers and Historic Preservation Grant [in the amount of \$345,050.00 with Washoe County as grantee with a cash/in-kind match in the amount of \$10,000.00] and approve the Commission for Cultural Centers and Historic Preservation Funding Agreement CCCHP-21-06 with a grant period from final execution through August 2, 2024; to complete Phase 1 of the Galena Creek schoolhouse building restoration located in Phillip & Annie Callahan Park; and authorize the Assistant County Manager [Dave Solaro] to sign the Commission for Cultural Centers and Historic Preservation Funding Agreement CCCHP-21-06 and any subsequent documents related to the grant on behalf of the County; and direct the Comptroller’s Office to make the necessary budget amendments.

**POSSIBLE MOTION**

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to accept a Commission for Cultural Centers and Historic Preservation Grant [in the amount of \$345,050.00 with Washoe County as grantee with a cash/in-kind match in the amount of \$10,000.00] and approve the Commission for Cultural Centers and Historic Preservation Funding Agreement CCCHP-21-06 with a grant period from final execution through August 2, 2024; to complete Phase 1 of the Galena Creek schoolhouse building restoration located in Phillip & Annie Callahan Park; and authorize the Assistant County Manager [Dave Solaro] to sign the Commission for Cultural Centers and Historic Preservation Funding Agreement CCCHP-21-06 and any subsequent documents related to the grant on behalf of the County; and direct the Comptroller’s Office to make the necessary budget amendments.”