

**BOARD OF FIRE COMMISSIONERS, TRUCKEE MEADOWS FIRE
PROTECTION DISTRICT**

TUESDAY

4:15 P.M.

MARCH 8, 2005

PRESENT:

Bonnie Weber, Chairman
Bob Larkin, Vice Chairman
Jim Galloway, Commissioner
David Humke, Commissioner

Nancy Parent, Chief Deputy Clerk
Katy Singlaub, County Manager
Melanie Foster, Legal Counsel
Gary Neilson, Division Chief

ABSENT:

Pete Sferrazza, Commissioner

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada, and conducted the following business:

05-10F AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Humke, seconded by Commissioner Galloway, which motion duly carried with Commissioner Sferrazza absent, Chairman Weber ordered that the agenda for the March 8, 2005 meeting be approved with the following change: **Delete** Item 7, Discussion regarding South Reno Fire Station.

05-11F MINUTES

On motion by Commissioner Larkin, seconded by Commissioner Humke, which motion duly carried with Commissioner Sferrazza absent, Chairman Weber ordered that the minutes of the regular meeting of January 18, 2005 be approved.

05-12F MONTHLY OPERATIONS REPORT

On motion by Commissioner Galloway, seconded by Chairman Weber, which motion duly carried with Commissioner Sferrazza absent, it was ordered that the Operations Report for January 2005 be accepted.

05-13F VOLUNTEER/AUXILIARY REPORT

Chairman Weber asked for an update at the next meeting relating to the Cold Springs, Lemmon Valley, and Silver Lake volunteers.

On motion by Commissioner Humke, seconded by Commissioner Larkin, which motion duly carried with Commissioner Sferrazza absent, Chairman Weber ordered that the Volunteer/Auxiliary Report for January 2005 be accepted.

05-14F RESOLUTION - OLD SUN VALLEY STATION

Chairman Weber called for the item to be continued. She said Don Jackson, Sun Valley Citizen Advisory Board (CAB) Chairman, asked for the item to be addressed at the CAB meeting on March 12, 2005.

Commissioner Galloway disclosed he had conversations with Mr. Jackson and Diana Lang, Sun Valley General Improvement District. Ms. Lang voiced concerns about sidewalk projects that were related to this item. Commissioner Galloway believed someone could go to the meeting on March 12, 2005 to present the information requested under the standing agenda item entitled, "Report of Fire District Operations." He recommended Mary Walker of Walker & Associates, and Gary Neilson, Division Chief, attend the meeting.

Melanie Foster, Legal Counsel, commented under an informational item that would be allowed; however, if the CAB desired to take a formal position, it would be necessary to post the specific item.

Ms. Walker said she would be present at the CAB meeting to offer the requested information. She explained it was necessary to move forward on this item because money was budgeted to come from the sale of the Sun Valley station when the Board authorized the construction of the Cold Springs station. She added the Cold Springs station was currently under construction and resources were essential to pay for the project. Chairman Weber remarked many of the Sun Valley citizens were not aware of that information.

Robert Fink, Sun Valley resident, agreed with the sale price. He recommended a use and zone change to commercial in order to gain the real value from a potential buyer. Mr. Fink suggested 50 percent of the balance of the sale price go to Sun Valley and 50 percent to Cold Springs.

Commissioner Galloway stated, if the money from this sale was not used for the new Cold Springs station, the pay-as-you-go savings plan would be defeated.

Chief Neilson confirmed a Chief would be in attendance at the meeting on March 12, 2005.

Chairman Weber disclosed she had contacted Mr. Jackson and Ms. Lang to notify them of this agenda item.

Commissioner Humke noted requests from citizens for sidewalk projects and other projects should be considered at an appropriate time.

On motion by Commissioner Galloway, seconded by Chairman Weber, which motion duly carried with Commissioner Sferrazza absent, it was ordered that the following resolution be adopted and the Chairman be authorized to execute the same. It was further ordered that the background of this item be presented to the Sun Valley CAB at their March 12, 2005 meeting and there be a future agenda item at any time the Commissioner that represents that District wishes to review the status concerning the close of the sale.

RESOLUTION

DECLARATION OF SURPLUS REAL PROPERTY AND INTENT TO SELL AT AUCTION

WHEREAS, Truckee Meadows Fire Protection District is the owner of one (1) parcel of real property situate in the County of Washoe, namely Assessor's Parcel Number 085-103-11, and more particularly described in Exhibit "A" attached hereto;

WHEREAS, Truckee Meadows Fire Protection District acquired this parcel in 1988, from the Sun Valley Volunteer Fire Department, Inc. for its use as a fire station. Truckee Meadows Fire Protection District has since constructed a new fire station in Sun Valley; and

WHEREAS, the Truckee Meadows Fire Protection District Board have approved that it is in the best interests of the District that this parcel (APN #085-103-11) is declared surplus to the District's needs and sold at public auction at a Fire Board meeting to be held on April 12, 2005, @ 4:15 p.m. pursuant to NRS 244.282, at a minimum price established by certified appraisal and under the terms and conditions listed below;

NOW THEREFORE, be it resolved that the Truckee Meadows Fire Protection District Board, hereby declares the above referenced parcel as surplus to the District's needs, that this improved parcel be sold at public auction, that the sale of this parcel is for a purpose other than to realign, change, vacate or otherwise adjust a street, alley, avenue or other thoroughfare, or portion thereof, and that it is in the best interests of the District and the public that this parcel be sold.

BE IT FURTHER RESOLVED that the referenced parcel, APN #085-103-11, described in Exhibit A hereto, shall be auctioned and sold "AS IS, WHERE AS" to the highest bidder in accordance with Nevada Revised Statutes 244.282, at a public meeting of the Fire Protection Board on April 12, 2005, at 4:15 p.m. and following satisfaction of the terms set forth below, the Chairman shall be authorized to execute a

Purchase and Sale Agreement and Quit Claim Deed, and that the minimum selling price shall be \$430,000.00.

PROCESS: Notice of the sale and request for sealed written bids to be advertised at a minimum of three weeks as required by NRS 244.282 (2). Bids are to be accepted at the Washoe County Public Works Department, 1001 E. Ninth Street, Building A, Reno, NV 89512, until 5:00 pm on Friday, April 8, 2005. All sealed bids shall be opened, examined and declared at the Truckee Meadows Fire Protection Board meeting on April 12, 2005, at 4:15 p.m. at the Washoe County Administration Complex, 1001 E. Ninth Street, Building A, and of the written bids submitted that conform to all terms and conditions specified herein, and which are made by responsible bidders, the bid that is the highest shall be accepted by the Board. However, the Board will, before accepting a written bid, call for oral bids, and if a higher oral bid is made by a responsible person during the meeting, in conformance with all terms and conditions specified herein, for a price exceeding by at least five percent (5%) the highest qualified written bid, the Board will accept the highest qualified oral bid. The Board reserves the right to reject any and all bids and withdraw the property from sale and/or adjourn the meeting and sale to a date and time within the 10 days next following, to be announced at the meeting.

TERMS: Upon award of the highest qualified bid, the successful bidder must immediately submit a non-refundable deposit equal to twenty percent (20%) of the minimum selling price listed above, by certified treasury, bank or cashier's check, and also execute a Purchase and Sale Agreement. The remaining balance is due and payable to Washoe County, c/o Public Works Department, 1001 E. Ninth Street, Building A, Reno NV 89512, within 30 calendar days of the date on which the successful bidder is announced. In the event the successful bidder fails to tender either payment or execute a Purchase and Sale Agreement, the District may elect to offer the property to the next highest, qualified bidder as the Board may determine, or the Board may elect to start over with a new public auction for the property in question, or the Board may withdraw the property in question. Truckee Meadows Fire Protection District will accept and pay a broker/realtor commission not to exceed two percent (2%) of the minimum-selling price listed above. Said commission, if any, must be disclosed at the time of submitting a bid and will reduce the net amount of the bid offered.

DISCLOSURE: The property to be sold hereby is sold "AS IS, WHERE AS" and potential bidders are urged to perform due diligence prior to submitting a bid. No warranties of any kind whatsoever, either express or implied, are made by Washoe County or the Truckee Meadows Fire Protection District concerning the property in question, its condition, its value, any rights or obligations connected with the property, or the state of title to this property. The successful bidder will take title from the District subject to any and all easements and encumbrances, including taxes of record. Any water rights connected with this property shall not be included in the sale and are reserved by the District.

This Resolution shall be effective on passage and approval.

The County Clerk is hereby directed to distribute copies of the Resolution to the Comptroller, Finance, Purchasing, Assessor, Treasurer and Public Works.

**EXHIBIT A
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
SURPLUS REAL PROPERTY**

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Washoe, as described below as:

Washoe County Assessor's Parcel 085-103-11

That certain lot, piece or parcel of land situate in the County of Washoe, State of Nevada and further described as follows, to wit:

Lot 1 (1) in Block "D" of SUN VALLEY SUBDIVISION NO. 3, according to the official map thereof, files in the Office of the County Recorder of Washoe County, Nevada on July 26, 1950, under Filing No. 186427.

COMMISSIONERS'/CHIEF'S ANNOUNCEMENTS

Gary Neilson, Division Chief, remarked that Station 18 in Cold Springs was under construction, and the project was running on time and under budget.

PUBLIC COMMENTS

Gary Schmidt, Washoe County resident, articulated his ideas about public comment for the Board of County Commissioners, Sierra Forest Fire Protection District, South Truckee Meadows General Improvement District, and Truckee Meadows Fire Protection District meetings.

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There being no further business to come before the Board, the meeting adjourned.

BONNIE WEBER, Chairman
Truckee Meadows Fire
Protection District

ATTEST:

AMY HARVEY, Washoe County Clerk
and Ex-Officio Clerk, Truckee Meadows
Fire Protection District

*Minutes Prepared by
Lori Rowe, Deputy County Clerk*