

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

TUESDAY

4:15 P.M.

JUNE 14, 2005

PRESENT:

**Bob Larkin, Vice Chairman**  
**Jim Galloway, Commissioner**  
**David Humke, Commissioner**  
**Pete Sferrazza, Commissioner**

**Amy Harvey, County Clerk**  
**John Berkich, Assistant County Manager**  
**Melanie Foster, Legal Counsel**  
**Roy Slate, Division Chief**

ABSENT:

**Bonnie Weber, Chairman**

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:

**05-33F      AGENDA**

In accordance with the Open Meeting Law, on motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried with Chairman Weber absent, Vice Chairman Larkin ordered that the agenda for the June 14, 2005 meeting be approved.

**05-34F      MINUTES**

On motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried with Chairman Weber absent, Vice Chairman Larkin ordered that the minutes of the regular meeting of April 12, 2005 be approved.

**05-35F      MONTHLY OPERATIONS REPORT**

On motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried with Chairman Weber absent, Vice Chairman Larkin ordered that the Operations Report for April 2005 be accepted.

**05-36F**            **VOLUNTEER/AUXILIARY REPORT**

Commissioner Galloway asked how many volunteers participated in the District sponsored Wildland Type III Driver's Course and the Emergency Medical Services (EMS) - Spinal/Orthopedic training. Roy Slate, Division Chief, estimated 30-40 volunteers participated in the driver's course and 15-25 attended the monthly EMS refresher training.

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

**05-37F**            **REJECT ALL BIDS - MOHAWK MOBILE LIFTING COLUMNS**  
**BID NO. 2472-05**

This was the time to consider rejection of all bids for Mohawk Mobile Lifting Columns for the District. The Notice to Bidders for receipt of sealed bids was published in the *Reno Gazette-Journal* on January 3, 2005. Proof was made that due and legal Notice had been given.

Bids were received from the following vendors:

Northwest Equipment Sales  
Interstate Lift & Equipment Company, Inc.  
Midway Equipment & Supply Company  
D Johnson Enterprises  
Koch Electric Company, Inc.

Roy Slate, Division Chief, explained staff was not aware that more than one vendor could supply the product, and it was further discovered there was testing criteria that staff was unable to verify. Chief Slate said the recommendation from the Purchasing Department was to withdraw the bid, reject all bids, and revise the specifications to cover those aspects.

In response to Vice Chairman Larkin, Chief Slate described mobile lifting columns and their use in the fleet maintenance shop.

Upon recommendation of Chief Slate, through Marty Scheuerman, Interim Fire Chief, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Weber absent, Vice Chairman Larkin ordered that all bids received for Bid No. 2472-05 for Mohawk Mobile Lifting Columns for the District be rejected. It was noted the item would be re-bid in the future.

**05-38F**

**GRANT OF PUBLIC UTILITY EASEMENT – SIERRA PACIFIC  
POWER COMPANY**

Roy Slate, Division Chief, explained the easement was consistent with the area around the Spanish Springs fire station, and the lot was the last one remaining to have the easement granted.

Upon recommendation of Roger Van Alyne, Capital Projects Division Director, through Tom Gadd, Public Works Director, on motion by Commissioner Humke, seconded by Commissioner Galloway, which motion duly carried with Chairman Weber absent, it was ordered that the Grant of Public Utility Easement to Sierra Pacific Power Company be approved and Vice Chairman Larkin be authorized to execute the documents upon presentation.

**05-39F**

**SALE OF OLD SUN VALLEY FIRE STATION – APN 085-103-11**

Tom Gadd, Public Works Director, reviewed the agenda memorandum dated May 18, 2005 concerning the sale of the old Sun Valley Fire Station. He pointed out what could be obtained from the property would be market driven, and the appraisal was only a starting place in terms of selling a piece of property. Mr. Gadd confirmed the Sun Valley General Improvement District (SVGID) had offered a proposal to purchase the property at the current zoning. He outlined the options recommended by staff regarding the sale of the station.

Commissioner Sferrazza asked if SVGID would pay \$430,000 for the station. Mr. Gadd replied there was a section in the law that would allow the District to transfer the property to SVGID for less than the appraised value because SVGID was a political subdivision; however, the Board would determine the amount of the transfer.

Mary Walker, District Financial Consultant, offered different options for the Board to consider regarding the sale of the fire station. She noted that the Public Works Department estimated the expense to go to public auction would be between \$12,000 and \$21,000.

Diana Langs, SVGID representative, explained the offer from SVGID was \$400,000 with one half to be paid this fiscal year, and the balance to be paid off next fiscal year. She stated if that was not acceptable, SVGID would pay the appraised value of \$430,000. Ms. Lange confirmed SVGID was in need of the site for safety and storage.

Commissioner Sferrazza said he would favor selling the station to SVGID rather than putting it up for auction, and he would support either option.

Commissioner Galloway stated one of the reasons he had been interested in rezoning the property was not only the prospect of receiving more money, but also because there were no offers at that time. He said the existence of a buyer changes that, and he would be inclined to accept the offer from SVGID. He said he would favor the

offer of the higher price, and the District could give SVGID the consideration of not having to pay the entire amount at one time. He stated the District had a duty to the ratepayers to maximize the proceeds from the station, and that could reduce the chances of future rate increases.

Commissioner Sferrazza indicated SVGID and the ratepayers of the District were one in the same, and SVGID would be receiving a benefit of no interest for one year.

Commissioner Sferrazza made a motion to accept the offer of SVGID for the appraised value of \$430,000, allowing SVGID to pay \$215,000 down and \$215,000 at 12 months thereafter without interest. Commissioner Galloway seconded the motion.

Mr. Gadd clarified staff would have to bring the resolution back to the Board outlining the details. He noted staff would complete the public process of noticing and publishing the item; however, the auction piece would not be pursued.

Commissioner Sferrazza revised his motion to direct staff to prepare the necessary documentation to enable the District to sell the old Sun Valley Fire Station to SVGID for \$430,000, allowing SVGID to pay \$215,000 down and the balance of \$215,000 at 12 months thereafter without interest. Commissioner Galloway accepted the revised motion.

Gary Schmidt, Washoe County resident, commented the property should not be sold at this time, but it should be rezoned to a commercial use to obtain the highest and best use for the site.

Commissioner Galloway stated he supported the motion because of the existence of a buyer. He said the price was fair, and it was an asset to all the ratepayers of the District. Commissioner Sferrazza added rezoning could have maximized the profit, but there was no guarantee of that.

On call for the question, the motion passed on a 4-0 vote, with Chairman Weber absent.

#### **COMMISSIONERS'/DIVISION CHIEF'S ANNOUNCEMENTS**

Discussion ensued about the next Joint Fire Advisory Board meeting, and Commissioner Sferrazza suggested July 25, 2005 at 9:30 a.m. at the Emergency Operations Center. Roy Slate, Division Chief, said the new Fire Chief would be introduced at that time.

#### **PUBLIC COMMENTS**

There was no response to the call for public comments.

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

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**ROBERT M. LARKIN**, Vice Chairman  
Truckee Meadows Fire Protection District

**ATTEST:**

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

*Minutes Prepared by  
Lori Rowe, Deputy County Clerk*