

Present:

Chairman Gibson  
Vice Chairman Keith Ashworth  
Senator Dodge  
Senator Ford  
Senator Echols  
Senator Kosinski  
Senator Raggio

Also Present:

See Attached Guest Register

Chairman Gibson called the fortieth meeting of the Government Affairs committee to order at 2 p.m. The Chairman informed those present that due to the extensive amount of testimony and study on this bill in the Assembly Government Affairs committee the testimony would be limited to 45 minutes per side. The prepared testimony from the Assembly has been reviewed by the Senate Government Affairs committee.

Clark Guild, attorney representing the proponents of the bill spoke to the committee first and referred the committee to informational package prepared on AB-217 by the Home Rule Committee of Incline Village and Crystal Bay. (See Attachment #1)

Mr. George Sayre, resident in Incline Village for 17 years, testified to the committee in support of the new county. (See Attachment #1, Section 1) Mr. Sayre concluded by stating that the bill passed in the Assembly by a 23 to 17 majority. He stated that in all the discussions on this bill no concern was voiced with regard to the economic feasibility of the formation of a new county. They acknowledge the problems that will have to be faced by becoming a new county. At this point Mr. Sayre went over the history of other areas in Nevada becoming counties and noted some of the reasons. He felt that the method used by other counties is much the same as the Home Rule Committee is asking that Tahoe county be created.

Jeff Lundahl, Architect in the Incline Village area, testified in support of the bill. Mr. Lundahl's testimony is in Section 3 of Attachment #1.

Greg Englehard, an 18 year resident of the Incline Village, Crystal Bay area testified in support of the bill and spoke to the committee from the prepared testimony in Section 5 of Attachment 1.

Geno Menchetti, member of the Home Rule Committee, and many local government committees testified to the committee as an 11 year resident of the area. Mr. Menchetti's testimony is located in Section 8 of Attachment #1.

At this time those who oppose the bill were allowed their allotted time.

Mr. Bill Farr, Chairman of the Washoe County Commission, testified in opposition of the bill. Mr. Farr stated that the county took a neutral position on the new county bill until they could determine the facts and the impact that the creation of a new county would cause. They presented their findings to the committee. He also noted that the county commission voted four to one against the creation of a new county in the Incline Village, Crystal Bay area.

Mr. Farr stated that the creation of a new county is not financially sound, especially with the people supporting the concepts of proposition 6. There are tax economies of scale in setting up a new county. There will be five additional county commissioners, two sheriffs, etc. that will have to be hired. The Washoe County office will only decrease by \$25,000. There will be a loss of revenue by other counties in the State, approximated at \$8,000 per county. It will also reduce the share of taxes received by liquor and other sources of revenue for the county of Washoe.

Washoe County doesn't want to give up the beautiful land at Lake Tahoe at the present time and Mr. Farr felt that this should be studied and put to a vote of all the people in Washoe County who will be affected by the change. Mr. Farr concluded that this is special legislation and could be considered unconstitutional. Mr. Farr had some attachments for the committee to review on budget omissions that were left out of the feasibility study conducted by the Home Rule committee. (See Attachment #2) Mr. Farr also provided some amendments to the bill, in the event that the bill is passed. (See Attachment #3, A B & C)

Steve Brown, County Commissioner for Washoe County, testified in opposition to AB-217. Mr. Brown referred the committee to Section 27, of AB-217. Mr. Brown felt that the implications are too broad and will be far reaching. Tahoe county should be responsible for its portion of the debt in the general obligation bonds. The amount could be as high as \$20 million that Tahoe county would owe Washoe county. (Attach. #4, report from the Convention Authority)

Mr. Bob Johnson, bond counsel from the law firm of Dawson, Nagel, etc., testified only to the position of the county with regard to salability of bonds. Mr. Johnson had some prepared amendments for the bill. (See Attachment #5) He noted that the language in Section 27 provides that 10% of the debt service of Washoe County will be taken up by the newly created county. This may cause harm in the future. There is an impairment with regard to the school district. There is no language regarding their take over of debt service in the school district. Mr. Johnson went over Attachment #5 for the committee and felt that with these amendments the impairment problem would be rectified.

George Brighton, Associate Director of the School District in Washoe County, testified for the Superintendent. Mr. Brighton stated that he was not opposing the new county but felt that the

problem in the school district must be taken care of. Mr. Brighton indicated that the equipment, personnel and many other school items would have to be separated from Washoe County. Those teachers under the current contract would have to be given the option of coming into the Washoe County school district or going with the new Tahoe county school district. The new entity in the school district must accept their obligation of the bond indebtedness. The following concerns were also addressed to the Assembly Government Affairs committee. (1) The students. (2) The school district must develop a core of administration to make the system work from the very beginning. (3) Obligation to the people who have paid for bonds in the Washoe County school district in the past.

Mr. Brighton did not feel that the 2.90% for privilege taxes (page 12, subsection 5) was enough. Also noted on Page 18, of Section 28 the 10% should be 9.2%.

Mrs. Elizabeth Lenz, Union President of the Washoe County School District, spoke in opposition to the language in the bill and not the concept of the new county. Mrs. Lenz spoke to the committee about the employees involved. Mrs. Lenz concurred with testimony given by Mr. Brighton.

Tom Cox, attorney for the Teachers Association, testified to the committee also in opposition to the language in AB-217 regarding the school district and not in opposition to the creation of a new county. There was some new language suggested by Mrs. Lenz but Mr. Cox stated that this was incorrect and the language regarding the vested rights of the teachers who decide to stay with Tahoe county was presented as Attachment #6. Mr. Cox agreed that these employees who wish to remain with Washoe County should have ample time to make that decision. Mr. Cox concurred with the suggested amendments presented by Mr. Bob Johnson.

Dorothy Pierson, President of the Property Owners Association, testified in opposition to the bill. Mrs. Pierson felt that this important decision should be voted upon by the entire county and the possibility of a township should be considered. Mrs. Pierson was in favor of a study. Mrs. Pierson indicated that the vote in their area was 725 in favor of a new county and 564 in opposition. This was hardly considered an overwhelming majority.

Jane Maxfield, nine year resident and property owner and a member of the feasibility study. Mrs. Maxfield felt that the study indicated to her that the new county was not necessary at this time. The people in Washoe County need to be looking at ways to save money. Mrs. Maxfield concurred with the testimony presented by Mrs. Pierson and agreed with the study of a township.

Clark Guild had asked that five minutes be saved until the end in order to respond to comments made by the opposition. Mr. Guild stated that they were in favor of the suggestions made by Mr. Johnson.

They did not want to create harm to the bonds and felt that these problems could be worked out without dropping the whole bill.

The new county will pay its fair share of Washoe County obligations and noted that he did not have a chance to go over the problem areas with Mr. Farr that were stated in his testimony.

He further stated that the 9.34% was accepted in the earlier hearing. Their intent is to protect and improve the quality of the schools, there are many problems and these can be handled. The people involved will have the opportunity to stay with the new county or go with Washoe County.

Mr. Guild concluded by going over the effects of this bill noting that this bill only starts the county and gives it some skeletal ordinances to follow. Modifications will be necessary as the county progresses. (See Attachment #7)

Senator Raggio questioned the language regarding assets within the area of the county.

Mr. Guild stated that some road equipment was purchased especially for the Incline area and is now being used in Sparks. These things should be easily identified and turned over to Incline to be used in the heavy snow season.

John McIntyre, staff member for the County Commissioners in Washoe county, stated that these items were not as easily identified as Mr. Guild would lead the committee to believe. The difference between liquid and real assets will be hard to determine. This problem has been addressed in Attachment #3, A, B, & C.

The testimony was concluded at this point and the Chairman stated that the committee would study the testimony presented today as well as the material that has been presented to them from the Assembly Government Affairs Committee. There would be no action taken at this time.

SCR-38 Authorizes state land registrar to sell or exchange certain real property owned by the state and situated in Washoe County, Nevada.

Senator Raggio stated that he received correspondence from some land owners in his district that own land adjacent to the land noted above. These people want to buy this land. There are no water rights and the State of Nevada does not feel that the land can be utilized or traded for other land in the State. This bill allows the land to go up for bid.

Mr. Jac Shaw, State Lands Division, concurred with the comments made by Senator Raggio and stated that even though the people that want the land can't be assured they will have the highest bid the land is probably not desirable to anyone else.

Mr. Shaw indicated the location of the land in Washoe County and stated that there were 640 acres involved. Mr. Shaw stated that this process has to be approved by a concurrent resolution, then a private appraisal is necessary, bids will be sealed.

Senator Kosinski asked what useful purpose the land has and Mr. Shaw responded that it was probably only good for grazing cattle.

Senator Raggio moved "Do Pass" on SCR-38  
Seconded by Senator Keith Ashworth  
Motion carried unanimously.

Chairman Gibson assigned SCR-38 to Senator Raggio for explanation on the floor of the Senate.

AB-147 Changes certain provisions of law regarding place and notice of precinct meetings and bans appointment of delegates to certain party conventions.

Assemblyman Nick Horn was unable to be located when the hearing of this bill came up. The committee was concerned that the language in the bill might preclude gatherings of both parties in the smaller areas. This concern was voiced by Senator Dodge. The bill was held over until Wednesday, May 2, 1979 when Mr. Horn could be present to explain the intent of the bill.

AB-566 Removes restriction on installing toilets using quantities of water exceeding certain limits.

Sam Mamet, Clark County, testified to the committee in support of the bill and stated that this is enabling legislation.

The committee discussed the flexibility that is allowed in the bill and there is no cost factor for installation.

Senator Ford moved "Do Pass" on AB-566  
Seconded by Senator Keith Ashworth  
Motion carried unanimously.

At this point Chairman Gibson asked the committee to consider the following as committee introduced bills.

BDR-44-1723\* - Amends Washoe County Airport Authority Act.

BDR-21-1907\* - Allowing an attorney to be appointed as alternate for police judge.

There was no objection by those present to have the above mentioned requested introduced as committee bills.

\*SB 545

\* \* SB 547

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Senate Committee on Government Affairs

Date: April 30, 1979

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Chairman Gibson had the amended version that came from the Assembly on SB-128. Secretary of State, William Swackhammer approved the amended version of the bill. Mr. Swackhammer indicated to the Chairman that the change is to make the bill pertain to the total vote for the president rather than the total vote for a candidate.

Senator Keith Ashworth moved to "concur" with the amended version of SB-128  
Seconded by Senator Echols  
Motion carried unanimously

Chairman Gibson stated that the amendments were prepared on SB-444. The amended version now only exempts the absent ballots and now it will include the mailing precincts. The bill was amended and passed out of committee. Ann Rollins from Washoe County (Registrar) came to the committee and requested that the mailing precincts and absent ballots not be grouped together in the bill.

Senator Keith Ashworth moved to accept the above mentioned amendments in place of the amendments voted on during the meeting of 4-23-79.  
Seconded by Senator Ford  
Motion carried with one "no" vote cast by Sen. Raggio

The Senator felt that there was no need to have so many boxes in order to have the area more clearly defined as far as how many votes went to a particular candidate.

Chairman Gibson asked Senator Dodge to follow the amendments on the White Pine County power plant bill.

With no further business the meeting was adjourned at 5:15 p.m.

Respectfully submitted,

*Janice M. Peck*

Janice M. Peck  
Committee Secretary

Approved:

*James I. Gibson*

Chairman  
Senator James I. Gibson

Date Monday, April 30, 1979

Time 2:00 P.M. Room ~~-243~~ 131 Senate Hearing Room

Bills or Resolutions  
to be considered

Subject

Counsel  
Requested\*

A.B.217- Creates new county.

Agenda amended 4-27-79 to include the following:

S.C.R. 38- Authorizes state land registrar to sell or exchange certain real property owned by the state and situated in Washoe County, Nevada.

A.B.147- Changes certain provisions of law regarding place and notice of precinct meetings and bans appointment of delegates to certain party conventions.

A.B.566- Removes restriction on installing toilets using quantities of water exceeding certain limits.

HOME RULE COMMITTEE  
OF  
INCLINE VILLAGE - CRYSTAL BAY  
PRESENTATION ON  
ASSEMBLY BILL NUMBER 217  
FEBRUARY 14, 1979

*City Sec*  
EXHIBIT

1001 /



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MRS. LYNN MANCHESTER  
MRS. MARLENE STEINMEYER
5. PUBLIC WORKS - PARKS - RECREATION  
MR. GREG ENGLEHARD
6. POLICE - FIRE PROTECTION  
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MR. DON STEINMEYER
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MR. GEORGE G. SAYRE
12. PHYSICAL INVENTORY OF CRYSTAL BAY - INCLINE VILLAGE, NEVADA  
AS OF JANUARY 1, 1979 (AMENDED 1/18/79)

1. INTRODUCTION - MR. GEORGE G. SAYRE

2.. HISTORY & PHILOSOPHY - MR. PAUL SCHMIDT

3 YEAR RESIDENT/PROPERTY OWNER INCLINE VILLAGE. ONE OF THE FOUNDERS OF A MINI COMPUTER COMPANY AND STILL SERVES AS A DIRECTOR. HE SERVES AS PRESIDENT OF "FRIENDS OF INCLINE LIBRARY." HE SERVED AS CHAIRMAN OF THE CITIZENS COMMITTEE ON GENERAL GOVERNMENT FOR THE LEGISLATIVE STUDY ON THE FEASIBILITY OF A NEW COUNTY. HE WAS A DELEGATE TO THE GOVERNORS CONFERENCE ON THE "LIBRARY AND INFORMATION NEEDS OF NEVADA."

3. ZONING - PLANNING - LAND USE - MR. JEFFREY A LUNDAHL

3 YEAR RESIDENT/PROPERTY OWNER INCLINE VILLAGE. HE HOLDS A MASTERS DEGREE OF ARCHITECTURE FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA. HE IS A REGISTERED ARCHITECT IN CALIFORNIA & NEVADA. HE IS A MEMBER OF THE AIA. HE HAS SERVED OVER TWO YEARS ON THE INCLINE VILLAGE ARCHITECTURAL COMMITTEE WHOSE FUNCTION IT IS TO REVIEW ALL PLANS FOR PERMIT FOR COMPLIANCE WITH THE ARCHITECTURAL REQUIREMENTS OF OUR DEED RESTRICTIONS AT INCLINE.

4. SCHOOLS - MRS. LYNN MANCHESTER & MRS. MARLENE STEINMEYER

LYNN MANCHESTER - 8 YEAR RESIDENT/PROPERTY OWNER INCLINE VILLAGE. GRADUATE UNIVERSITY OF CALIFORNIA/BERKELEY. PAST PRESIDENT "INCLINE TEACHER STUDENT PARENT ASSOCIATION. PRESIDENT INCLINE PARENTS HIGH SCHOOL CLUB. MEMBER OF ADVISORY BOARD FOR THE WASHOE COUNTY SCHOOL BOARD. CURRENTLY A MEMBER OF THE INCLINE HIGH SCHOOL AND INCLINE

MIDDLE SCHOOL ADVISORY BOARD.

MARLENE STEINMEYER - 11 YEAR RESIDENT/PROPERTY OWNER  
INCLINE VILLAGE. GRADUATE OF THE UNIVERSITY OF KANSAS  
MEMBER OF THE WASHOE COUNTY PARK COMMISSION, HAVING  
SERVED FOR 2 YEARS AS CHAIRMAN. PAST PRESIDENT "INCLINE  
TEACHER STUDENT PARENT ASSOCIATION. MEMBER OF U. S.  
OLYMPIC SKIING COMMITTEE. DIRECTOR OF U. S. SKI  
ASSOCIATION. FOUNDER OF INCLINE VILLAGE SWIM TEAM.  
FORMER DIRECTOR CHAMBER OF COMMERCE. SERVED ON THE  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT,  
RECREATION ADVISORY BOARD.

5. PUBLIC WORKS - PARKS & RECREATION - MR. GREG ENGLEHARD

GRAND OLD MAN OF OUR COMMUNITY, FATHER CONFESSOR AND  
CONFIDANT. 18 YEAR RESIDENT/PROPERTY OWNER INCLINE  
VILLAGE. GRADUATE UNIVERSITY OF CALIFORNIA - BERKELEY  
EXTENSIVE TEACHING CAREER CULMINATING IN SERVING AS  
ATHLETIC DIRECTOR FOR THE UNIVERSITY OF CALIFORNIA AT  
BERKELEY. SERVED AS SALES MANAGER FOR CRYSTAL BAY  
DEVELOPMENT CO., THE ORIGINAL DEVELOPER OF INCLINE  
VILLAGE. MEMBER OF THE INCLINE VILLAGE GENERAL  
IMPROVEMENT DISTRICT BOARD. PRESENTLY SERVING A 4 YEAR  
TERM AS CHAIRMAN OF THAT BOARD.

6. POLICE - FIRE PROTECTION - MR. JAMES KING

13 YEAR RESIDENT/PROPERTY OWNER INCLINE VILLAGE. NEVADA  
LICENSED REAL ESTATE BROKER. PRESENTLY SERVING AS  
PRESIDENT OF THE INCLINE VILLAGE CRYSTAL BAY CHAMBER OF  
COMMERCE. HE IS A MEMBER OF THE BOARD OF DIRECTORS OF

OF THE LAKEVIEW COMMUNITY HOSPITAL. MEMBER NEVADA  
ASSOCIATION OF REALTORS LEGISLATIVE COMMITTEE. MEMBER  
NEVADA ASSOCIATION OF REALTORS LIASON COMMITTEE TO THE NEVADA  
DIVISION OF REAL ESTATE AND FINALLY, PERTINENT TO HIS  
PRESENTATION, HE HAS SERVED YEARS AS A VOLUNTEER DEPUTY  
SHERIFF WITH THE WASHOE COUNTY SHERIFF DEPARTMENT AT  
INCLINE , A PROGRAM DEVELOPED TO AUGMENT OUR POLICE  
PROTECTION.

7. LIBRARY - HEALTH & WELFARE - MRS. SHIRLEY WORDEN

18 YEAR PROPERTY OWNER/5 YEAR RESIDENT INCLINE VILLAGE.  
REGISTERED NURSE. FIELD DIRECTOR MISS NEVADA & MISS  
AMERICA. MEMBER ADVISORY BOARD INCLINE HIGH SCHOOL.  
PRESIDENT EL LAGO TOASTMISTRESS. SHE AND HER HUSBAND  
OWNED AND OPERATED THE HALLMARK CARD AND GIFT SHOP UNTIL  
RECENTLY. INCIDENTLY, SHE AND HER HUSBAND WERE AWARDED  
JOINTLY, THE CHAMBER OF COMMERCE CITIZEN OF THE YEAR  
AWARD FOR OUR COMMUNITY FOR 1978.

8. GENERAL GOVERNMENT - MR. GENO MENCHETTI

5 YEAR RESIDENT/PROPERTY OWNER INCLINE VILLAGE. GRADUATE  
STATE UNIVERSITY OF NEW YORK AND JURIS DOCTORATE, MC GEORGE  
SCHOOL OF LAW, UNIVERSITY OF THE PACIFIC. FORMER DEPUTY  
ATTORNEY GENERAL NEVADA ATTORNEY GENERALS OFFICE, CIVIL  
DIVISION. PRESENTLY SERVING AS CHIEF CRIMINAL DIVISION,  
NEVADA ATTORNEY GENERALS OFFICE. HE SERVED AS CHAIRMAN  
OF THE GOVERNMENT SERVICES SUBCOMMITTEE FOR THE  
LEGISLATIVE STUDY ON FEASIBILITY OF A NEW COUNTY.

9. FINANCIAL - MR. DARRYL GUNTHER & MR. DAVID HANNUKSELA

REVENUES - MR. DARRYL GUNTHER

20 YEAR RESIDENT/PROPERTY OWNER CRYSTAL BAY. OBTAINED HIS BS DEGREE IN ACCOUNTING AT ST. MARY'S COLLEGE. ACCOUNTANT & TAX CONSULTANT. CHAIRMAN OF THE BOARD OF DIRECTORS OF THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT. SERVED 6 YEARS ON THIS BOARD. TREASURER OF THE CRYSTAL BAY GENERAL IMPROVEMENT DISTRICT, SERVING ALMOST 6 YEARS ON THIS BOARD. HE IS SECRETARY OF THE INCLINE VILLAGE - CRYSTAL BAY ADVISORY BOARD TO THE COUNTY COMMISSION, SERVING THREE YEARS ON THIS BOARD.

EXPENSES - MR. DAVID HANNUKSELA

1½ YEAR RESIDENT, WHILE HE IS A RELATIVELY NEW MEMBER OF OUR COMMUNITY, HE HAS BECOME ACTIVELY INVOLVED IN COMMUNITY SERVICE. HE IS A CERTIFIED PUBLIC ACCOUNTANT AND THE ASSISTANT CONTROLLER, HYATT LAKE TAHOE.

10. SUMMATION - MR. DON STEINMEYER

11 YEAR RESIDENT /PROPERTY OWNER INCLINE VILLAGE. GRADUATE OF UNIVERSITY OF KANSAS. CHAIRMAN OF CHAMBER OF COMMERCE GOVERNMENT AFFAIRS COMMITTEE. VICE CHAIRMAN OF THE INCLINE VILLAGE-CRYSTAL BAY ADVISORY BOARD TO THE COUNTY COMMISSION. VICE CHAIRMAN OF VISITORS BUREAU. FORMER MEMBER OF TRPA ADVISORY PLANNING COMMISSION

2. HISTORY & PHILOSOPHY - MR. PAUL SCHMIDT

GOOD MORNING. IT IS A REAL PRIVILEGE TO BE HERE TODAY,  
PETITIONING YOU TO ESTABLISH A SEPARATE NEW COUNTY TO GOVERN  
THE NORTH SHORE AREA OF LAKE TAHOE.

WE SINCERELY APPRECIATE YOUR PAST ACTIONS IN UNANIMOUSLY  
FUNDING AN OBJECTIVE STUDY BY YOUR LEGISLATIVE COUNSEL BUREAU  
TO INVESTIGATE THE FEASIBILITY OF ESTABLISHING SUCH A COUNTY  
TO ACHIEVE A MORE EQUITABLE DISTRIBUTION OF LOCAL GOVERNMENTAL  
SERVICES TO THIS AREA. THIS THOROUGH 121 PAGE REPORT CONCLUDES  
THAT:

1. "A NEW COUNTY WOULD BE FISCALLY VIABLE..."
2. BASED ON PAST PRECEDENTS, THE NEW COUNTY WOULD  
CONTINUE TO BE CONTINGENTLY LIABLE FOR ALL OF THE  
EXISTING PRIOR DEBT.
3. ALSO BASED ON PAST PRECEDENT, THERE COULD BE AN  
EQUITABLE APPORTIONMENT OF JOINTLY ACQUIRED EXISTING  
REAL AND PERSONAL PROPERTY USING THE RATIO OF ASSESSED  
VALUATION OF THE NEW COUNTY TO THAT OF WASHOE COUNTY.
4. AND FINALLY, A NEW COUNTY WOULD BE THE MOST EFFECTIVE  
DEVICE FOR ENSURING AN EQUITABLE DISTRIBUTION OF  
LOCAL GOVERNMENT SERVICES IN THE NORTH SHORE AREA  
OF LAKE TAHOE.

YOUR REPRESENTATIVES IN THE LEGISLATIVE COUNSEL DID A GOOD  
PROFESSIONAL JOB ON THIS STUDY, AND EARNED THE ADMIRATION  
AND RESPECT OF THE CITIZENS GROUPS THAT WORKED WITH THEM  
TO SECURE AND VALIDATE THE INFORMATION IN THIS STUDY. IN A

SUBSEQUENT VOTE IN THE COMMUNITY, MORE THAN 56% OF THE LOCAL VOTERS FAVORED THE ESTABLISHMENT OF SUCH A NEW COUNTY.

BECAUSE OF THE MANY ACTIVITIES TO CONSIDER, THE CITIZEN VOLUNTEERS WERE SPLIT INTO THREE SEPARATE SPECIALIZED GROUPS WITH A MEMBER OF THE LEGISLATIVE COUNSEL ASSIGNED TO EACH ONE. THE CITIZEN ELECTED CHAIRMAN OF EACH GROUP IS HERE TODAY, PETITIONING YOU TO NOW ESTABLISH SUCH A COUNTY.

REALIZING THE HEAVY LOAD OF BILLS PRESENTED FOR YOUR CONSIDERATION, WE HAVE TRIED TO COORDINATE A CONCISE OVERALL PRESENTATION, INCLUDING UPDATING OF SOME OF THE MATERIAL INCLUDED IN THE STUDY THAT YOU ALREADY HAVE AS BACKGROUND MATERIAL FOR ACTION. I WANT TO TOUCH BRIEFLY ON THE HISTORICAL AND PHILOSOPHICAL BACKGROUND FOR YOUR DECISIONS.

A VERY TIMELY STUDY OF "COUNTY EVOLUTION IN NEVADA" APPEARED IN THE SPRING 1978 ISSUE OF THE NEVADA HISTORICAL SOCIETY QUARTERLY, AND SINCE "THE CREATION OF COUNTIES AND THE ESTABLISHMENT OF BOUNDARIES HAVE BEEN FUNCTIONS OF THE LEGISLATURE.....THIS IS PRIMARILY A LEGISLATIVE HISTORY."

NEVADA COUNTIES EVOLVED FROM THE UTAH AND NEW MEXICO TERRITORIES. (MAP 1). PAPER COUNTIES WERE CREATED BY UTAH IN 1852 BY SIMPLY EXTENDING WESTWARD TO CALIFORNIA THE WESTERN BOUNDARIES OF COUNTIES IN UTAH AND NEW MEXICO, WITHOUT REGARD FOR POPULATION CENTERS OR PHYSICAL FEATURES. THEY FAILED AND THEY NEVER COULD HAVE HOPED TO FUNCTION SATISFACTORILY

THE POPULATION CENTER IN GENOA (MORMON STATION) PETITIONED TO HAVE ITS OWN LOCAL GOVERNMENT, BY ANNEXATION TO

CALIFORNIA NEED BE, SO UTAH ESTABLISHED CARSON COUNTY, WHICH INCLUDED MUCH OF PRESENT WASHOE COUNTY AND OTHER WESTERN COUNTIES (MAP 3). IN 1856, CARSON COUNTY WAS EXTENDED NORTH TO THE PRESENT NEVADA BORDER (MAP 4). WITH THE MORMON EXODUS IN 1857, CARSON WAS DISORGANIZED AND AN ATTEMPT WAS MADE TO ATTACH IT TO GREAT SALT LAKE COUNTY. THIS PROVED UNWORKABLE, SO CARSON WAS REORGANIZED, AND ITS BOUNDARIES EXPANDED EASTWARD TO INCLUDE PRESENT HUMBOLT AND FORMER ST. MARYS COUNTIES (MAP 5). IN 1861, THE TERRITORY OF NEVADA WAS ESTABLISHED BY CONGRESS, AND NINE COUNTIES WERE ESTABLISHED. WASHOE COUNTY WAS SMALL (MAP 6). ALL BUT LAKE COUNTY SURVIVE TO THIS DAY, ALTHOUGH THEIR BOUNDARIES HAVE SHIFTED. MOST OF THE LAKE COUNTY (LATER CALLED ROOP COUNTY) POPULATION ACTUALLY PROVED TO BE IN CALIFORNIA NEAR SUSANVILLE, SO WASHOE COUNTY ADMINISTERED LAKE COUNTY FOR YEARS UNTIL EVENTUALLY, FORMALLY ABSORBING IT. TO AVOID FUTURE CONFUSION WITH THIS ORIGINAL COUNTY WE SUGGEST THAT THE NEW COUNTY BE NAMED TAHOE RATHER THAN LAKE COUNTY. ALSO, 12 OTHER STATES HAVE LAKE COUNTIES NOW. FURTHER CHANGES IN 1862 THROUGH 1866 (MAPS 7 THROUGH 12) MOVED THE NEVADA BOUNDARIES EASTWARD AND LANDER COUNTY WAS ESTABLISHED. IN 1866, AS THE DEMAND FOR COUNTY ORGANIZATION GREW, THE NEVADA LEGISLATURE PASSED AN ACT SIGNED BY GOVERNOR BLAISDEL ON FEBRUARY 26TH, AUTHORIZING CREATION OF A NEW COUNTY WHENEVER 300 PERSONS SIGNED A PETITION REQUESTING SUCH A GOVERNMENT. HOWEVER, THIS ACT HAS NOT SURVIVED INTO THE PRESENT NEVADA REVISED STATUTES, BUT IT IS INDICATIVE OF THE DEMANDS BY LOCAL CITIZENS AND THE THEN POLICY IN NEVADA. I NOTE IN PASSING THAT



A SUBSTANTIALLY LARGER GROUP HAS REQUESTED BY BALLOT SUCH ACTION BY THE PRESENT LEGISLATURE. BOUNDARIES CONTINUED TO SHIFT AND SEVERAL NEW COUNTIES WERE FORMED TO RECOGNIZE THE NEEDS OF CITIZENS FOR LOCAL GOVERNMENT (MAPS 13 THRU 17). IN 1909, CLARK COUNTY WAS ESTABLISHED (MAPS 18-20), IN 1919 PERSHING COUNTY WAS ESTABLISHED (MAP 21). THAT ARTICLE CONCLUDES, IN PART, BY OBSERVING THAT "MOST STATES, WITH MUCH SMALLER AREAS TO ORGANIZE HAVE A GREATER NUMBER OF COUNTIES. BUT THEN THOSE STATES ALSO HAVE GREATER POPULATIONS, AND SUCH DIVISIONS ARE WARRANTED. AS THE POPULATION OF NEVADA INCREASES IN SOME UNSETTLED AREAS, PERHAPS MORE COUNTIES WILL BE CREATED". THAT IS JUST WHAT WE URGE YOU TO DO NOW WITH THE NORTH SHORE AREA. AND THAT BLIZZARD OF MAPS WAS TO MAKE YOU MORE AWARE OF JUST HOW NORMAL IT HAS BEEN FOR THE LEGISLATURE TO RESPOND TO THE WISHES OF NEVADA'S CITIZENS FOR LOCAL COUNTY GOVERNMENT, IN 1948, THE NEVADA LEGISLATIVE COUNSEL BUREAU PUBLISHED BULLETIN #17 URGING SOME "COUNTY CONSOLIDATION AND REORGANIZATION" IN NEVADA FOR GREATER EFFICIENCY AND FOR TAX ECONOMIES. BECAUSE THEIR CITIZENS QUITE APPARENTLY, VALUE THE HOME RULE WHICH THE EXISTING COUNTIES PROVIDE, NO COUNTIES SOUGHT TO THUS CONSOLIDATE. THE NEVADA LEGISLATURE ALSO RECOGNIZING THIS SENTIMENT, HAD ALREADY ADOPTED, IN 1940, NRS 243,420 WHICH STATES THAT "WHENEVER ANY ACT OF THE LEGISLATURE ABOLISHES A COUNTY IN THIS STATE, SUCH ACT SHALL NOT BECOME EFFECTIVE UNTIL APPROVED BY A MAJORITY OF ALL THE

QUALIFIED VOTERS OF THE COUNTY AFFECTED VOTING AT A SPECIAL ELECTION TO BE CALLED FOR THAT PURPOSE." THE STUDY DID SUGGEST THAT A POPULATION OF AT LEAST 30,000 TO 35,000 IS NEEDED FOR MAXIMUM SERVICE AT MINIMUM COST... AND THAT THREE QUARTERS OF THE COUNTIES IN THE UNITED STATES FAIL TO MEET THIS STANDARD. NOTE, HOWEVER, THAT AT BUILDOUT, THE NORTH SHORE AREA WOULD CLOSELY APPROACH THIS IDEAL. THE STUDY NOTED THAT "SMALL PETROLEUM COUNTY, IN MONTANA, WITH A POPULATION OF LESS THAN 1,200, HAS PROVIDED AN EXCELLENT EXAMPLE OF SUCCESSFUL OPERATION OF THE COUNTY MANAGER PLAN." FOR COMPARISON, TEXAS, WITH ABOUT 2.5 TIMES THE AREA OF NEVADA, HAS ALMOST 15 TIMES AS MANY COUNTIES.

WE ARE FORTUNATE TO HAVE IN MR. ART PALMER, THE DIRECTOR OF THE NEVADA LEGISLATIVE COUNSEL BUREAU, A GENUINE EXPERT IN COUNTY GEOGRAPHY. HE WAS KIND ENOUGH TO SPEND SOME TIME WITH ME, AND SUGGESTED THAT I INVESTIGATE LOS ALAMOS COUNTY, NEW MEXICO, WHICH WAS FORMED IN 1949. IT WAS A PLANNED COMMUNITY, QUITE DIFFERENT IN CHARACTERISTICS FROM SANDOVAL AND SANTA FE COUNTIES, FROM WHICH IT WAS CREATED. IT IS NOTED FOR THE KEY ROLE IT PLAYED IN THE MANHATTAN PROJECT, WHICH DEVELOPED THE ATOMIC BOMB IN WARTIME. THEIR ADMINISTRATIVE AIDE ADVISED ME THAT "THERE WAS NO QUESTION THAT WE WERE UNIQUE, A SMALL COMMUNITY SURROUNDED BY FEDERAL LANDS. OUR INTERESTS, LIKE YOURS, WERE VERY DIFFERENT FROM THOSE OF THE SURROUNDING AGRICULTURAL COMMUNITY... I HOPE... THAT YOUR NEW COUNTY BECOMES A REALITY." THE DIRECTOR OF THEIR COUNTY HISTORICAL

MUSEUM WROTE ME THAT "I'M AFRAID THAT I DON'T HAVE ANY INFORMATION ABOUT "RESULTING EXPERIENCES" EXCEPT TO SAY THAT EVERYTHING HAS GONE VERY SMOOTHLY AND TO EVERYONE'S SATISFACTION SINCE WE BECAME A SEPARATE COUNTY."

WITH THIS MATERIAL AS BACKGROUND, AND THE LEGISLATIVE COUNSEL BUREAU STUDY THAT RECOMMENDS THAT " A NEW COUNTY WOULD BE THE MOST EFFECTIVE DEVICE FOR ENSURING AS EQUITABLE DISTRIBUTION OF LOCAL GOVERNMENT SERVICES IN THE NORTH SHORE AREA OF LAKE TAHOE", I URGE YOU TO PROCEED TO MAKE LEGISLATIVE HISTORY BY CREATING THAT NEW COUNTY. MY COLLEAGUES WILL ADDRESS IN GREATER DETAIL SOME OF THE OPERATIONAL REALITIES AND BENEFITS THAT JUSTIFY SUCH ACTION.

COUNTY FORMATION DATES

- 1861 9 ORIGINAL COUNTIES: CHURCHILL, DOUGLAS  
ESMERALDA, HUMBOLDT, LYON, ORMSBY, STOREY  
WASHOE AND LAKE
- 1862 10 COUNTIES: LANDERS FORMED AND LAKE CHANGED  
TO ROOP
- 1864 11 COUNTIES: NYE FORMED
- 1866 12 COUNTIES: LINCOLN FORMED
- 1869 14 COUNTIES: ELKO AND WHITE PINE FORMED
- 1873 15 COUNTIES: EUREKA FORMED
- 1883 14 COUNTIES: ROOP AND WASHOE CONSOLIDATED
- 1909 15 COUNTIES: CLARK FORMED
- 1911 16 COUNTIES: MINERAL FORMED
- 1919 17 COUNTIES: PERSHING FORMED

THANK YOU MR. CHAIRMAN AND COMMITTEE MEMBERS FOR YOUR TIME AND CONSIDERATION TODAY.

THE INCLINE VILLAGE/CRYSTAL BAY AREA IS A UNIQUE AREA IN THE WORLD AND PARTICULARLY DIFFERENT FROM THE TRUCKEE MEADOWS/RENO AREA. THESE TWO AREAS ARE PRESENTLY BOTH INCLUDED UNDER THE WING AND MANAGEMENT OF ONE COUNTY GOVERNMENT THAT ATTEMPTS TO REPRESENT AND GUIDE BOTH AREAS EFFECTIVELY. BECAUSE THAT PORTION OF WASHOE COUNTY AT LAKE TAHOE IS SO UNIQUE, IT DESERVES CAREFUL THOUGHT IN MATTERS RELATING TO GOVERNMENT IN GENERAL AND PHYSICAL PLANNING SPECIFICALLY. IT IS MY CONCLUSION, AS AN ARCHITECT WHO IS CONSTANTLY INVOLVED IN THE PLANNING PROCESS FROM BOTH ENDS, BEING A MEMBER OF THE INCLINE VILLAGE ARCHITECTURAL COMMITTEE AND ALSO AS MY CLIENT'S AGENT AND APPLICANT FOR COUNTY PLANNING REVIEW PROCESSES, THAT THE PLANNING FUNCTION WOULD BE BETTER CONTROLLED AND MORE RESPONSIVE IF THERE WERE A SEPARATE COUNTY FOR OUR AREA IN THE LAKE TAHOE BASIN. MY PRESENTATION TO YOU TODAY IS IN TWO PARTS. IN THE FIRST I WILL EXPLAIN IN WHAT RESPECTS THE INCLINE VILLAGE/CRYSTAL BAY AREA IS UNIQUE, AND IN THE SECOND I WILL COMMENT ON THE BENEFITS OF A NEW COUNTY. I WILL KEEP MY COMMENTS CONTAINED TO CONCEPTS THAT RELATE TO PHYSICAL PLANNING.

CURRENTLY SEVERAL AREAS IN THE COUNTRY ARE EXPERIENCING UNPRECEDENTED GROWTH AND DEVELOPMENT, AND THIS IS PARTICULARLY TRUE FOR AREAS IN NEVADA. GOVERNOR LIST DURING HIS GUBERNATORIAL CAMPAIGN STRESSED THAT ONE OF HIS CONCERNS WAS CREATING A PLANNING ORGANIZATION FOR THE STATE OF NEVADA SINCE THERE WAS SO MUCH ELECTORATE INTEREST AND CONCERN ABOUT GROWTH RELATED PLANNING MATTERS.

WASHOE COUNTY PARTICULARLY HAS BEEN STUNG BY THE EFFECTS OF GROWTH. THEIR "BLUE RIBBON TASK FORCE" SEVERAL YEARS AGO DESCRIBED THE TRUCKEE MEADOW'S GROWTH AS "SCATTERIZATION, LEAP FROG AND URBAN SPRAWL". MAJOR PROBLEMS SUCH AS A SHORTAGE OF HOUSING, TRAFFIC CONGESTION, AIR POLLUTION, LACK OF WATER, INSUFFICIENT SEWAGE CAPACITY, AND THE NECESSITY TO RELOCATE EXISTING RAILROAD TRACKS AND POSSIBLY THE AIRPORT AFTER INVESTING MILLIONS OF DOLLARS IN ITS NEW EXPANSION PROGRAM, HAVE THE ATTENTION OF WASHOE COUNTY PLANNER, POLITICIANS AND CITIZENS.

IN RECENT MONTHS THE WASHOE COUNTY REGIONAL PLANNING COMMISSION HAS RELOCATED ITS OFFICES DUE TO THE NECESSITY FOR MORE SPACE. THERE ARE NEW STAFF MEMBERS AS WELL AS NEW ORDINANCES AND PROCEDURES WHICH IN SOME CASES REQUIRE A DOUBLING OF SERVICES FOR PROJECT REVIEW, THUS CREATING AN INEFFICIENCY OF GOVERNMENT ACTION. WITH RESPECT TO PLANNING MATTERS AT LAKE TAHOE, THE TRPA, WITH WHOM I AM SURE YOU ARE FAMILIAR BY NOW, ALSO GETS INVOLVED, THUS COMPOUNDING THESE PROCEDURES. IN FACT, PROJECTS AS SMALL AS A FIVE UNIT APARTMENT PROJECT IN INCLINE VILLAGE REQUIRE REVIEW AND APPROVAL FOR A SPECIAL USE PERMIT BY THE REGIONAL PLANNING COMMISSION OF WASHOE COUNTY AND THE WASHOE COUNTY COMMISSIONERS, BY AN ADMINISTRATIVE PERMIT ISSUED BY THE WASHOE COUNTY BUILDING DEPARTMENT AND BY FULL TRPA REVIEW. OUR AREA OF LAKE TAHOE IS CAUGHT IN THE MIDDLE OF THE WASHOE COUNTY GROWTH RELATED CONCERNS, AND WASHOE COUNTY OFFICIALS ARE LOOKING FOR ANSWERS AND DIRECTION AND WILL CONTINUE TO DO SO FOR YEARS ON END.

WHY IS THE PROPOSED TAHOE COUNTY AREA SO UNIQUE? IT IS PLANNED. CONTAINED BY THE GEOGRAPHY OF ALPINE MOUNTAINS AS OPPOSED TO THE EXPANSIVE PLAIN OF A DESERT, IT IS BY ITS PHYSICAL NATURE CONTAINED. BY LAW, ALL AREAS SURROUNDING CURRENTLY DEVELOPABLE SUBDIVISIONS IN THE INCLINE VILLAGE/CRYSTAL BAY AREA

ARE ZONED BY THE TRPA AS GENERAL FOREST AND MOST ARE OWNED BY THE FEDERAL GOVERNMENT. THEY CANNOT AND WILL NOT BE ABLE TO BE DEVELOPED EXCEPT FOR A FEW SINGLE FAMILY HOMESITES. THUS THERE IS AN OBVIOUS AND CONTROLLABLE LIMIT TO THE BUILDABLE AREA OF THIS REGION AND IT CANNOT GROW. ALL ROADS AND UTILITIES ARE PRESENTLY IN AND PLANNED ACCORDINGLY FOR THE AREA'S COMPLETE DEVELOPMENT. ONCE OUR AREA IS BUILT OUT, THAT'S IT AND THERE WILL BE NO MORE. THEREFORE BUILDING IN TAHOE COUNTY CAN BE DESCRIBED AS A COMPLETION OF A PLAN AND NOT GROWTH.

CRYSTAL BAY HAS A CORE COMMERCIAL AREA SURROUNDED BY RESIDENTIAL SUBDIVISIONS. IT IS AN OLDER AREA AND COMPLETELY ZONED. INCLINE VILLAGE IS THE RESULT OF A PREDESIGNED MASTER PLAN. IT IS ONE OF THE FEW AREAS OF ITS SCALE TO BE MASTER PLANNED IN THE COUNTRY AND THE ONLY ONE IN NEVADA. THE FORESIGHT OF THE AREA'S DEVELOPERS HAS BEEN WIDELY PRAISED AND HAS RESULTED IN A COMMUNITY WHOSE RESIDENTS HAPPILY LIVE IN BY CHOICE.

ALTHOUGH THERE ARE ENVIRONMENTAL MATTERS TO BE DEALT WITH, IT IS CLEAR THAT IN TERMS OF FUTURE PLANNING PROCESSES, INCLINE VILLAGE/CRYSTAL BAY'S DEVELOPMENT IS DIAMETRICALLY OPPOSITE OF THE REST OF WASHOE COUNTY. PER A PHYSICAL INVENTORY OF INCLINE VILLAGE/CRYSTAL BAY DATE 1 JANUARY, 1979, IT IS MORE THAN 50% BUILT OUT. GRAPLING WITH ISSUES OF GROWTH, UTILITIES, RESOURCES, ETC., WILL OCCUPY WASHOE COUNTY PLANNERS FOR YEARS, EXCEPT FOR THE INCLINE VILLAGE/CRYSTAL BAY AREA. IN TERMS OF WASHOE COUNTY AREA AND POPULATION, INCLINE VILLAGE/CRYSTAL BAY IS INSIGNIFICANT AND DOES NOT DESERVE TO BE THROWN INTO THEIR CAULDRON OF PROBLEMS. FOR THE BENEFIT OF INCLINE VILLAGE/CRYSTAL BAY IT SHOULD NOT BE REVIEWED BY AGENCY MEMBERS INVOLVED IN THE WASHOE COUNTY PLANNING PROCESS WHO HAVE A DIFFERENT GEOGRAPHIC, CLIMATIC, CULTURAL, SOCIAL AND ECONOMIC PERSPECTIVE; AND NOT

REVIEWED BY THOSE WHO APPROVE THE MGM GRAND AND ITS ENVIRONMENT OF ASPHALT, PLASTIC, BRIGHT LIGHTS, AND ENORMOUS SIZE.

THOSE AGENCY MEMBERS ARE PHYSICALLY SEPARATED FROM INCLINE VILLAGE/CRYSTAL BAY BY A HIGHT MOUNTAIN RANGE WHICH IS A PHYSICAL AND VISUAL BARRIER, AND BY APPROXIMATELY 35 MILES OF MOUNTAINOUS ROAD.

THE WASHOE COUNTY BUILDING DEPARTMENT ALSO GOVERNS INCLINE VILLAGE/CRYSTAL BAY AS WELL AS TRUCKEE MEADOWS AND HAS LAWS WHICH CANNOT STRETCH FOR THE UNIQUENESS OF BOTH AREAS. INCLINE VILLAGE/CRYSTAL BAY'S STRUCTURAL, CONSTRUCTION AND DESIGN PROBLEMS ARE DIFFERENT FROM THOSE OF A DESERT COMMUNITY.

THE TRPA, CREATED BY THE FEDERAL GOVERNMENT AND OPERATED AS A BI-STATE AGENCY, WAS SET UP TO CONTROL DEVELOPMENT IN THE TAHOE BASIN. AS A FACT OF LIFE, THE INFLUENCE OF ITS ORDINANCES, PARTICULARLY ITS LAND USE ORDINANCE, WHICH TOOK INTO ACCOUNT PHYSICAL LAND CAPABILITY, MASTER PLANNING, LAND USE ZONING, OTHER ENVIRONMENTAL CONSTRAINTS SUCH AS WATER QUALITY AND POPULATION CONTROL, IS THE PRIME CONTROLLING FACTOR OF ANY DEVELOPMENT IN THE PROPOSED TAHOE COUNTY AREA. THE TRPA HAS SIGNIFICANTLY DOWNZONED THE GENERAL INCLINE VILLAGE/CRYSTAL BAY AREA AND IS CONTINUALLY APPRAISING THE BASIN'S DEVELOPMENT POTENTIAL. THE PROPOSED TAHOE COUNTY PORTION IS ONE OF THE FEW REMAINING AREAS AT THE LAKE WHICH HAS NO PRESENT ENVIRONMENTAL MORATORIUMS OF ANY SORT STOPPING ITS BUILDOUT. ALL PROPOSED APPLICATIONS ARE REVIEWED AND SIGNIFICANT PROJECTS REQUIRE EXTENSIVE ENVIRONMENTAL IMPACT REVEIW.

IF AGREED UPON, THE PROPOSED REVISED TRPA COMPACT WOULD FURTHER CONTROL TAHOE COUNTY DEVELOPMENT, AND IN FACT A MAJORITY OF INCLINE VILLAGE'S DEVELOPERS HAVE BUILT PROJECTS WHICH FALL SHORT OF MAXIMUM ALLOWABLE



DENSITY AND IMPACT AND HAVE FURTHER VOLUNTARILY DOWNZONED THIS AREA. IN EFFECT, THIS AREA'S POSSIBLE MAXIMUM PROJECTED POPULATION IS NOW ABOUT 50% OF THAT ORIGINALLY PROPOSED AND 56% OF THAT ORIGINALLY APPROVED.

IN TERMS OF CONTROL AND LIMITATIONS, THE TRPA IS SIGNIFICANTLY MORE IMPACTING THAN WASHOE COUNTY. IF A NEW COUNTY WERE CREATED, THE TRPA WOULD STILL BE THE SIGNIFICANT CONTROL AGENCY IN TERMS OF LAND USE, AND INCLINE VILLAGE/CRYSTAL BAY WOULD BE LIMITED BY THE SAME RULES AND REGULATIONS IT IS UNDER NOW. THE DIFFERENCE WOULD BE THAT A NEW COUNTY FOR OUR AREA OF THE LAKE COULD RELIEVE WASHOE COUNTY OF INSIGNIFICANT REVIEW PROCEEDINGS FOR SOME PROJECTS AND LIGHTEN ITS LOAD. LOCAL GOVERNMENT PLANNING COULD ADDRESS ITSELF ENTIRELY TO LAKE PROBLEMS AND DIVORCE ITSELF OF OTHER TRUCKEE MEADOW'S PROBLEMS.

THIS POINT BRINGS ME TO THE SECOND PART OF MY PRESENTATION ABOUT THE POSITIVE BENEFITS OF A NEW COUNTY. BECAUSE INCLINE VILLAGE/CRYSTAL BAY IS UNIQUE, IT SHOULD HAVE ITS PLANNING MATTERS TREATED IN AN APPROPRIATE FASHION. PRESENTLY FOR MATTERS OF ZONING, LAND USE INTERPRETATION, VARIANCES AND PROJECT REVIEW, THERE ARE THREE AGENCIES OF WASHOE COUNTY GOVERNMENT WHICH DECIDE THE FATE OF INCLINE VILLAGE/CRYSTAL BAY'S DEVELOPMENT. THE WASHOE COUNTY BOARD OF ADJUSTMENT, THE REGIONAL PLANNING COMMISSION, AND THE WASHOE COUNTY COMMISSION HAVE BEEN COMPRISED OF RENO/SPARKS AREA RESIDENTS AS LONG AS I AM AWARE OF. NOT ONLY DO THESE PEOPLE HAVE A DIFFERENT PERSPECTIVE, BUT THEY ALSO REPRESENT A SIMILAR PERSPECTIVE AND INTERESTS OF THEIR NEIGHBORS AND THEIR BUSINESS COMMUNITY. INCLINE VILLAGE/CRYSTAL BAY NOW HAS A MEMBER ON THE COUNTY COMMISSION BUT IS A LONG WAY FROM HAVING ADEQUATE REPRESENTATION ON THESE BOARDS. IT HAS ALSO NEVER HAD A LOCAL

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REPRESENTATIVE ON THE TRPA GOVERNING BOARD. IF THERE WERE A NEW COUNTY, WE WOULD HAVE COMPLETE LOCAL REPRESENTATION AT THE COUNTY LEVEL AND ONE LOCAL MEMBER OF THE TEN VOTING MEMBERS ON THE TRPA GOVERNING BOARD.

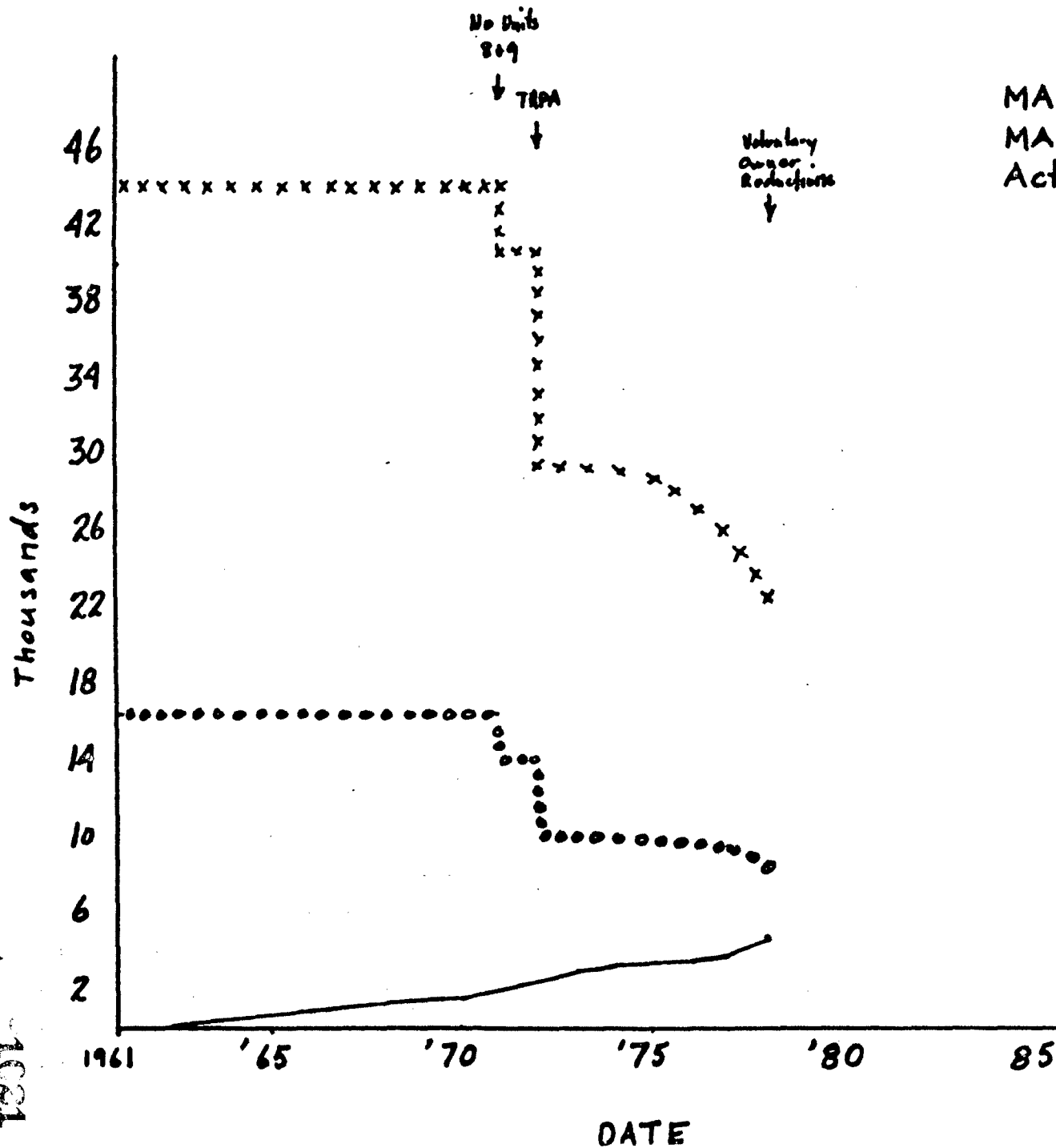
MORE SIGNIFICANTLY, THE WASHOE COUNTY MEETINGS ARE PUBLIC HEARINGS AND ARE HELD IN RENO WITH ONE EXCEPTION. THE BOARD OF ADJUSTMENT DOES HAVE A HEARING IN INCLINE VILLAGE EVERY OTHER MONTH. HOWEVER, IT IS NOT UNCOMMON FOR INCLINE VILLAGE/CRYSTAL BAY ITEMS ON THE REGIONAL PLANNING COMMISSION AGENDA TO BE HEARD AFTER 12:00 MIDNIGHT. THE TIME AND PHYSICAL LOCATION OF THESE MEETINGS DOES NOT OBVIOUSLY ENCOURAGE LOCAL INCLINE VILLAGE/CRYSTAL BAY CITIZEN PARTICIPATION AND REPRESENTATION ON ISSUES AFFECTING THEM. A NEW COUNTY WITH LOCAL OFFICES AND MEETINGS WOULD NOT ONLY REDUCE AUTOMOBILE TRAVEL, TRAFFIC AND AIR POLLUTION, BUT WOULD PROVIDE A RESPONSIVE AND LOCAL FORUM FOR PUBLIC HEARINGS SO THAT MATTERS OF IMPORTANCE COULD BE ACTED ON APPROPRIATELY. TO THOSE PEOPLE WHO FEEL THAT SPECIAL INTERESTS WOULD CONTROL INCLINE VILLAGE/CRYSTAL BAY DEVELOPMENT, I SAY TO YOU THAT THE OPPOSITE WOULD BE TRUE. WITH LOCAL GOVERNMENT AND MEETINGS, THERE WOULD BE MORE OPPORTUNITY FOR CITIZEN PARTICIPATION FOSTERING BETTER COMMUNICATION AND UNDERSTANDING. WITH A NEW COUNTY, MATTERS WOULD BE ACTED ON MORE EXPEDITIOUSLY AND APPROPRIATELY, AND ALL COMMISSIONERS WOULD BE OF AND ENTIRELY ELECTED BY THE COMMUNITY. GOVERNMENT PLANNING PROCESSES WOULD BE GREATLY SIMPLIFIED. ORDINANCES COULD BE CREATED THAT PERTAIN TO INCLINE VILLAGE/CRYSTAL BAY'S UNIQUENESS, AND THEY COULD BE ENFORCED BY LOCAL OFFICIALS. AND I MIGHT ADD, I FIRMLY BELIEVE THAT THE GREAT MAJORITY, IF NOT ALL, OF THE RESIDENTS OF THE PROPOSED TAHOE COUNTY WANT TO PRESERVE THAT ENVIRONMENT THEY ARE FORTUNATE TO LIVE IN BECAUSE IT IS WHY THEY LIVE IN THIS BEAUTIFUL AREA.

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TO SUMMARIZE, I FEEL LOCAL GOVERNMENT, BY THE CREATION OF A NEW COUNTY FOR INCLINE VILLAGE/CRYSTAL BAY, WOULD BE A POSITIVE STEP TOWARDS RESPONSIBLY TREATING MATTERS OF PLANNING POLICY AND ENFORCEMENT. IT WOULD DIVORCE OUR REPRESENTATIVES FROM THE PROBLEMS THAT THEY PRESENTLY ARE OCCUPIED WITH, WHICH IS A CONSEQUENCE OF GROWTH. THE PLANNING PROCESS WOULD BE GREATLY SIMPLIFIED FOR OUR REPRESENTATIVE, AND THEY WOULD BE ABLE TO MORE EFFECTIVELY CONCERN THEMSELVES WITH LOCALLY UNIQUE MATTERS. IF THIS WERE NOT ENOUGH BENEFIT, LOCAL CITIZENS WOULD HAVE THE OPPORTUNITY FOR GREATER PARTICIPATION AND INVOLVEMENT IN MATTERS THAT SIGNIFICANTLY AFFECT THEIR OWN LIVES AS WELL AS OTHER.

# INCLINE VILL MASTER PLAN STATS



MAX POPULATION    xxx  
 MAX DU's            ooo  
 Actual DU's        —

- \* 1/78 Total Build Out            51%
- \* 1/78 Multiple Build out        70%
- 1/78 Single Fam B.O.            37%
- \* 1/78 Commerc-Hotel B.O.       38%
- \* Factored for imperious & Surface Practical Use

4. SCHOOLS - MRS. MARLENE STEINMEYER

A

THE EDUCATION SUBGROUP OF THE STUDY OF THE FEASIBILITY OF A NEW COUNTY DEVELOPED BASIC FISCAL DATA FOR THE PROPOSED NEW COUNTY FROM FISCAL INFORMATION PROVIDED BY THE WASHOE COUNTY SCHOOL DISTRICT. THESE FIGURES WERE THEN PROJECTED TO THE 1980/81 SCHOOL YEAR.

THERE ARE CURRENTLY 2 SCHOOLS AT INCLINE, AN ELEMENTARY SCHOOL HOUSING GRADES K-6 AND A HIGH SCHOOL HOUSING GRADES 7-12.

THE TOTAL SCHOOL POPULATION IS 1,200 STUDENTS.

THE STUDENT GROWTH, THIS PAST YEAR, WAS 14%.

A NEW MIDDLE SCHOOL FOR THE INCLINE-CRYSTAL BAY AREA WAS INCLUDED IN THE SCHOOL BOND ISSUE PASSED LAST NOVEMBER IN WASHOE COUNTY. PROJECTIONS OF COSTS TO RUN THE NEW SCHOOL DISTRICT ASSUMES THIS MIDDLE SCHOOL FACILITY.

THE RESIDENTS OF THE INCLINE-CRYSTAL BAY AREA WILL, OF COURSE, PAY THE COST OF NEW FACILITIES ONE WAY OR ANOTHER. THE AREA OF A NEW COUNTY WOULD BE OBLIGATED TO PAY ITS SHARE OF ANY DEBT INCURRED WHILE IT WAS A PART OF THE FORMER COUNTY. AS TIME PASSES, AND SOME OF THE DEBT ISSUES MATURE, THE OBLIGATION TO THE FORMER COUNTY WILL DECREASE. AT THE SAME TIME, OF COURSE, THE NEW SCHOOL DISTRICT WOULD BE INCURRING ITS OWN DEBT SO A FAIR PERCENTAGE OF PROPERTY TAXES WILL CONTINUE TO GO FOR DEBT SERVICE WHETHER OR NOT THE AREA BECOMES A NEW COUNTY.

KEEP IN MIND, THAT MOST OF THE FIGURES ARE INTERRELATED. FOR INSTANCE, IF INFLATION IS IN EXCESS OF 6 PERCENT THUS RAISING EXPENDITURES, REVENUE FROM THE LOCAL SCHOOL SUPPORT TAX AND THE PROPERTY TAX WILL LIKELY INCREASE CORRESPONDING TO INFLATION. SIMILARLY, IF PUPIL POPULATION DOES GROW FASTER THAN 5 PERCENT, THE PROPERTY TAX ROLL AND THE LSST WILL GROW AT A FASTER RATE AS WELL, OFFSETTING THE INCREASED EXPENDITURES. IN ALL CASES, THE FIGURES ARE CONSERVATIVE TO THAT IF THEY ARE OFF, THEY SHOULD ALL BE OFF TO THE SAME RELATIVE EXTENT WITH REVENUES AND EXPENDITURES REMAINING IN THE SAME ROUGH RELATIONSHIP.

THE CONCLUSIONS ON REVENUES AND EXPENDITURES POINTS OUT THAT A SEPARATE SCHOOL DISTRICT AT INCLINE-CRYSTAL BAY WOULD HAVE REVENUES IN EXCESS OF EXPENDITURES BY APPROXIMATELY \$500,000 IF THE CURRENT TAX RATES CONTINUE TO BE APPLIED. WHEN THE 1980/81 ASSESSED VALUATION IS USED AS THE BASIS FOR TAXES THERE WILL BE A PROJECTED SURPLUS OF 1 MILLION DOLLARS

EXHIBIT 1

Incline Schools  
1980-81 Estimated Appropriations

Operation

100 Administration	\$ 51,212
200 Instruction	1,486,392
300 Auxilliary Services	38,112
400 Transportation	55,000
500 Plant Operation	255,591
600 Plant Maintenance	99,472
700 Fixed Charges	377,976
800 Transfers	7,026
900 Capital Outlay	169,932
Subtotal - Operation	2,540,713
Contingency	25,000
Ending Balance	25,000
Total Operation	2,590,713
Debt Service	619,074
Total Expenditures	\$3,209,787

1980-81 Estimated Revenues

I. State Aid

Total Weighted Enrollment = 1,219  
Minimum Support = \$1,338

A = 1,219 X \$1,338 = \$1,631,875  
Special Programs for Handicapped  
Number of units = 4  
State aid = \$20,374

B = 4 X \$20,374 = \$81,496

Total Guaranteed Support

A + B = \$1,713,371

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EXHIBIT 1 J

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Local Funds Available

District's Assessed Valuation	\$163,000,000
(a) Proceeds of 70 cents ad valorem tax	1,141,000
(b) Proceeds of 1 cent LSST	278,521
Total local funds available \$	1,419,521

Amount of State Apportionment

Guaranteed Support minus Local Funds Available

\$1,713,371 - \$1,419,521 = \$294,000

II. Total Revenues

A. State Aid	\$ 294,000
B. LSST	278,521
C. Motor Vehicle Privilege Tax	96,895
D. Total Ad Valorem Tax Receipts for Operation at current rate of \$1.50	2,445,000
Total Operation	\$3,114,416
E. Total Ad Valorem Tax for Debt Service at current rate of 37.98 cents	619,490
Total Receipts	\$3,733,490

Conclusions on  
Revenues and Expenditures

Based upon the foregoing assumptions and figures, in the 1980-81 school year, a separate school district at Incline would have revenues in excess of expenditures by about \$523,703 if the current tax rates continue to be applied.

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EXHIBIT 1 J

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AS AN INCLINE PARENT INTERESTED IN QUALITY EDUCATION, I BELIEVE EDUCATION IN INCLINE-CRYSTAL BAY WOULD BE IMPROVED THROUGH THE FORMATION OF A SEPARATE COUNTY, FOR THESE REASONS:

1. INCLINE IS GEOGRAPHICALLY SEPARATE FROM WASHOE COUNTY.

THE THIRTY-FIVE MOUNTAINOUS MILES BETWEEN INCLINE AND RENO HINDER COMMUNICATION, POSTAL SERVICE, PROGRAMS IN ATHLETICS, AND ESPECIALLY EXCLUDE INCLINE STUDENTS FROM FULL PARTICIPATION IN MANY SPECIAL PROGRAMS FOR THE GIFTED AND HANDICAPPED, ETC.

WINTER WEATHER CONDITIONS OFTEN CAUSE A COMPLETE BREAKDOWN IN COMMUNICATION AND IN THE PROGRAMS THAT MUST COME FROM RENO.

SCHOOL BOARD MEETINGS ARE HELD AT NIGHT IN RENO, MAKING PARTICIPATION DIFFICULT FOR INCLINE RESIDENTS AND WE HAVE NEVER HAD A REPRESENTATIVE FROM INCLINE ON THE SCHOOL BOARD.

I HAVE THE GREATEST RESPECT FOR THE WASHOE COUNTY SCHOOL BOARD MEMBERS, YET, OUR OWN LOCAL SCHOOL BOARD MEMBERS AND LOCAL ADMINISTRATORS WOULD BE MORE AWARE OF, AND RESPONSIVE TO OUR NEEDS.

2. INCLINE IS UNIQUE IN WASHOE COUNTY.

INCLINE HAS A LIMITED POPULATION. ALTHOUGH THE STUDENT POPULATION IS RAPIDLY GROWING WITH 14% GROWTH DURING THE PAST YEAR AND 12% THE PREVIOUS YEAR, MAKING IT THE FASTEST GROWING AREA IN THE WASHOE COUNTY SCHOOL DISTRICT, THIS GROWTH IS LIMITED BY THE PHYSICALLY LIMITED BOUNDARIES OF INCLINE/CRYSTAL BAY--A TOTALLY PLANNED COMMUNITY. THEREFORE, THE SCHOOL ENROLLMENT CAN ROUGHLY DOUBLE BUT CANNOT INCREASE BEYOND THAT NUMBER. THIS MEANS THAT

AFTER INCLINE REACHES ITS MAXIMUM GROWTH, THERE WILL BE NO NEED FOR MORE BUILDINGS OR INCREASED STAFF. AS WASHOE COUNTY GROWS, WE WILL BENEFIT FROM BEING SEPARATE FROM THEIR "GROWING PAINS".

INCLINE MIDDLE SCHOOL AND HIGH SCHOOL WILL ALWAYS BE SMALLER THAN SCHOOLS IN RENO. FEWER STUDENTS MEANS FEWER DOLLARS RETURNED, AND AS A RESULT, STAFF, CURRICULUM AND OTHER PROGRAMS ARE LIMITED. LOCAL CONTROL WOULD ALLOW US TO DESIGN A PROGRAM AND CURRICULUM BETTER SUITED TO A SMALLER SCHOOL AND TO OUR STUDENT BODY, PROVIDING FOR DIFFERENCES IN GEOGRAPHY AND INTEREST.

BECAUSE WE ARE SMALLER, WE DO NOT COMPETE WITH WASHOE COUNTY SCHOOLS IN ATHLETIC COMPETITION. WE HAVE MORE IN COMMON WITH AND COMPETE WITH OTHER SCHOOLS AROUND THE BASIN AND WITH SCHOOLS OUR SIZE SUCH AS DOUGLAS, TRUCKEE, NORTH TAHOE, FALLON AND ELKO.

SALARIES OFFERED TEACHERS, BUS DRIVERS, COOKS AND ADMINISTRATORS ARE GENERALLY LOWER THAN THOSE OFFERED AT SCHOOLS ADJACENT TO US AROUND THE LAKE. WITH A SEPARATE COUNTY, WE COULD CONSIDER OFFERING SALARIES MORE COMPETITIVE WITH THESE SCHOOLS, REDUCING THE NEARLY 40% TURNOVER IN THIS PERSONNEL AND, THEREBY, IMPROVING EDUCATION. UNDER PROPOSITION #6 TAX CUTS, THE INCLINE SCHOOLS COULD STILL PROVIDE BETTER SERVICES AS A SEPARATE COUNTY THAN AS A PART OF WASHOE COUNTY. INCLINE SCHOOL ADMINISTRATORS HAVE

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BEEN DIRECTED BY WASHOE COUNTY SCHOOL DISTRICT TO SHOW HOW THEY CAN CUT THE SCHOOL BUDGET 5%, 10%, 15% FOR THE 1979/80 SCHOOL YEAR IN ANTICIPATION OF TAX REFORM. WITH THE EXPECTED 14% GROWTH IN STUDENT ENROLLMENT FOR THE COMING YEAR, WE ARE FACING THE PROSPECT NOW, UNDER WASHOE COUNTY, OF SCHOOL BUDGET CUTS IN EFFECT AS HIGH AS 30%.

INCLINE ELEMENTARY SCHOOL ALREADY HAS A DIFFERENT CALENDAR FROM THE REST OF WASHOE COUNTY SCHOOLS. THIS CALENDAR IS VERY POPULAR, AS IT IS DESIGNED TO SUIT OUR WEATHER AND LIFESTYLE HERE. LOCAL CONTROL WOULD MAKE IT EASIER TO EXTEND THIS CALENDAR INTO THE MIDDLE SCHOOL AND HIGH SCHOOL IF THE COMMUNITY WISHES.

IN CONCLUSION, INCLINE/CRYSTAL BAY HAS THE POTENTIAL TO OFFER ONE OF THE FINEST EDUCATIONAL PROGRAMS IN THE COUNTRY. WE DO NOT HAVE URBAN SOCIAL PROBLEMS, WE HAVE A HIGH QUALITY STUDENT BODY, WE HAVE CONCERNED AND ACTIVE RESIDENTS, AND WE HAVE MANY OUTSTANDING AND DEDICATED STAFF MEMBERS AND ADMINISTRATORS. WITH LOCAL CONTROL AND WITH MORE EFFICIENT USE OF FUNDS DESIGNED TO MEET LOCAL NEEDS, THIS DREAM CAN BECOME A REALITY FOR THE CHILDREN OF INCLINE VILLAGE/CRYSTAL BAY.

PUBLIC WORKS, PARKS AND RECREATION COME WITHIN THE JURISDICTION OF THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, POPULARLY KNOWN AS IVGID. THE DISTRICT WAS ORGANIZED IN 1961 UNDER CHAPTER 318 OF THE NEVADA REVISED STATUTES.

THERE ARE FIVE TRUSTEES ELECTED ON A ROTATING BASIS, EACH FOR A FOUR-YEAR TERM.

SINCE THE FIRST IMPROVEMENT BONDS WERE SOLD IN 1961, THERE HAS BEEN A TOTAL OF \$33,308,893.00 BONDS SOLD, OF WHICH THERE ARE \$9,428,000.00 REMAINING AS OF THE AUDIT OF JUNE 30, 1978. THESE IMPROVEMENT BONDS HAVE PROVIDED:

1. WASTE WATER TREATMENT PLANT - AND RELATED PIPELINES AND PUMPING STATIONS TO HANDLE ALL RESIDENTIAL, MULTIPLE, AND COMMERCIAL WASTE WATER TREATMENT. THE EFFLUENT IS THEN PUMPED OUT OF THE TAHOE BASIN. PLANS ARE NEARING COMPLETION TO MAKE A DECISION AS TO THE DISPOSITION OF THE EFFLUENT TO COMPLY WITH THE FEDERAL REGULATIONS BY 1982. THE DISTRICT HAS THE FINANCIAL CAPABILITY OF DOING THIS WORK WITHOUT ADDITIONAL ASSESSMENTS, PROVIDING FEDERAL GRANTS ARE OBTAINED.
2. WATER SYSTEM - STORAGE TANKS, PUMPING STATIONS, FILTER PLANTS, AND THE RELATED MAIN AND LATERAL LINES ARE INSTALLED TO SERVE ALL RESIDENTIAL, MULTIPLE, AND MOST COMMERCIAL LOTS AND PARCELS. THERE ARE A FEW COMMERCIAL PARCELS WHERE THE MAIN LINE IS NEARBY AND THE OWNER WOULD BRING THE SERVICE TO THE PARCEL.
3. ROADS - ALL PUBLIC ROADS IN THE DISTRICT WHICH WERE BUILT

TO WASHOE COUNTY STANDARDS, AND UPON COMPLETION, WERE DEDICATED TO WASHOE COUNTY. UPON ACCEPTANCE OF THE ROADS, WASHOE COUNTY HAS MAINTAINED THE ROADS AND PROVIDED SNOW REMOVAL SERVICE. THIS ROAD MAINTENANCE AND SNOW REMOVAL SERVICE WOULD BE THE RESPONSIBILITY OF THE NEW COUNTY AND A BUDGET FOR SAME HAS BEEN PROVIDED.

THE IMPROVEMENT BONDS FOR THE ABOVE THREE PROJECTS WERE ASSESSED AGAINST THE LAND. PURCHASERS OF PROPERTY ASSUMED THE BONDS AS PART OF THE PURCHASE PRICE, AND EITHER HAVE PAID THE BONDS OFF IN FULL, OR ARE PAYING FOR THEM SEMI-ANNUALLY.

TRASH COLLECTION - A RESPONSIBILITY OF THE DISTRICT UNDER CHAPTER 318 OF THE NEVADA REVISED STATUTES. THIS SERVICE IS PROVIDED BY A CONTRACT WITH INDEPENDENT SANITATION CO. OF RENO. WEEKLY (OR MORE OFTEN IF NECESSARY) PICK-UPS ARE PROVIDED TO ALL AREAS IN THE DISTRICT. THE MONTHLY COST IS BILLED BY THE DISTRICT WITH THE WATER AND SEWER BILLING. INDEPENDENT SANITATION CO. IS PAID BY THE DISTRICT UNDER TERMS OF THE CONTRACT. THE MONTHLY COST FOR TRASH PICK-UPS HAS REMAINED THE SAME FOR THE PAST SIX YEARS.

RECREATION AND PARKS - IS THE FOURTH RESPONSIBILITY OF IVGID. IN THE PAST FEW YEARS COMMUNITY PARTICIPATION IN THE ACTIVITIES OF THIS DEPARTMENT HAS GROWN CONSIDERABLY EACH YEAR. THE DISTRICT OWNS AND OPERATES:

1. BURNT CEDAR AND INCLINE BEACH - THESE TWO BEAUTIFUL SANDY

BEACHES WERE PURCHASED BY IVGID IN JUNE OF 1968 WITH A REVENUE BOND ISSUE OF \$2,585,000.00. A DEED RESTRICTION WAS INCLUDED IN THE TRANSFER THAT RESTRICTED THE BEACHES TO "PROPERTY OWNERS, THEIR GUESTS, AND TENANTS". EACH DWELLING UNIT, OR LOT, IS CHARGED \$50.00 PER YEAR TO "PURCHASE, MAINTAIN, AND OPERATE" THE TWO BEACHES. THIS CHARGE GUARANTEES THE PAYMENTS ON THE REVENUE BONDS. THE TWO BEACHES ARE AN IMPORTANT PART OF PROPERTY OWNERSHIP WITHIN THE DISTRICT AS ITS BOUNDARIES WERE IN JUNE OF 1968.

2. TWO GOLF COURSES AND THE SKI AREA - THESE IMPORTANT RECREATIONAL FACILITIES WERE PURCHASED BY THE DISTRICT IN AUGUST 1976. THE PURCHASE WAS MADE BY A "1976 RECREATION REFUND AND ACQUISITION REVENUE BOND" ISSUE OF \$5,710,000.00 (WHICH INCLUDED THE REFUNDING OF THE BEACH BONDS ABOVE IN #1). EACH DWELLING UNIT, OR LOT, WAS ASSESSED AN ADDITIONAL \$50.00 PER YEAR (\$100.00 total) TO GUARANTEE PAYMENT OF THE BONDS. ALSO THE REVENUE FROM THE OPERATIONS IS PLEDGED TO GUARANTEE PAYMENTS. PROPERTY OWNERS ARE GIVEN REDUCED RATES FOR GOLFING AND SKIING. THE POPULAR BUILDING KNOWN AS "THE CHATAUX" WAS ACQUIRED WITH THE PURCHASE. IT IS NOW USED AS A "COMMUNITY CENTER" AND HOUSES MANY ACTIVITIES SUCH AS MEETINGS, CLASSES, DANCES, SPECIAL DINNERS, RECEPTIONS, AND CONCERTS.

3. GENERAL RECREATION ACTIVITIES AND CLASSES - THE DISTRICT CONDUCTS A BROAD PROGRAM IN RECREATIONAL ACTIVITIES AND CLASSES. THESE ACTIVITIES ARE CHANGED EACH SEASON WHEN A NEW LIST OF AC-

TIVITIES AND CLASSES IS PUBLISHED. A SMALL FEE IS USUALLY CHARGED FOR THE COSTS OF THE ACTIVITY OR CLASS. THIS IS A POPULAR PROGRAM WITH RESIDENTS OF THE DISTRICT.

4. PARKS - THE DISTRICT ACQUIRED 58 ACRES OF PREVIOUSLY ZONED CASINO AND RECREATION PROPERTY IN THE CENTRAL CORE ON DECEMBER 1, 1977. IN ORDER TO PLAN FOR THE FUTURE, THE DISTRICT EMPLOYED ECONOMIC RESEARCH AND ASSOCIATES AND EDAW, INC. OF SAN FRANCISCO TO CONDUCT A SURVEY OF THE NEEDS WHEN INCLINE VILLAGE IS BUILT OUT. THE REPORT AND PLANS WERE ADOPTED IN PRINCIPLE BY THE TRUSTEES AND THE FIRST PHASE OF DEVELOPMENT IS UNDERWAY WITH THE BUILDING OF A 7COURT TENNIS COMPLEX.

THE MASTER PLAN INCLUDED A SITE FOR A CULTURAL CENTER AND A 6-ACRE SITE FOR A MIDDLE SCHOOL. THE TRUSTEES OF THE SCHOOL BOARD AND THE TRUSTEES OF IVGID HAVE ENTERED INTO AN AGREEMENT TO JOINTLY DEVELOP THE 9 ACRES ADJACENT TO THE SCHOOL SITE IN PLAY FIELDS TO BE USED FOR PROGRAMS BY BOTH ENTITIES. ON DECEMBER 1, 1978, THE DISTRICT INCREASED THE RECREATION REVENUE BOND BY \$2,000,000.00 TO PURCHASE AND DEVELOP THE "VILLAGE PARK". THIS WAS DONE WITHOUT AN INCREASE IN THE RECREATION FEE.

5. PRESTON FIELD - AN OUTDOOR SPORTS FIELD FOR LITTLE LEAGUE BASEBALL, MEN'S AND WOMEN'S SOFTBALL, SOCCER, AND POP WARNER FOOTBALL. IT IS A HEAVILY USED AREA AND ADDITIONAL FIELDS AT THE MIDDLE SCHOOL WILL PROVIDE SPACE FOR INCREASED PROGRAMS. THIS FACILITY WAS FINANCED BY MONIES FROM THE RESIDENTIAL CONSTRUCTION TAX, STATE RECREATION FUND, AND IVGID.

OTHER UTILITIES - ELECTRICITY, TELEPHONE, AND NATURAL GAS ARE PROVIDED BY SIERRA PACIFIC POWER CO., NEVADA BELL, AND SOUTHWEST GAS CORP. THESE UTILITIES ARE INSTALLED TO ALL SUBDIVIDED LOTS. A FEW PARCELS IN MORE REMOTE AREAS HAVE THE UTILITIES AVAILABLE WITH THE PARCEL OWNER PAYING FOR THE EXTENSION OF THE SERVICE.

AFTER SEVERAL YEARS OF NEGOTIATION, WASHOE COUNTY SEWER IMPROVEMENT DISTRICT NO. 1 ( AN AREA SURROUNDING THE CLUBS AT THE STATE LINE) MERGED AND BECAME A PART OF IVGID ON JULY 1, 1978. THE SEWER AND WATER SERVICES IN THAT AREA ARE NOW PROVIDED BY IVGID.

CRYSTAL BAY GENERAL IMPROVEMENT DISTRICT IS A SMALL AREA BETWEEN THE CLUBS AT THE STATE LINE AND THE BOUNDARY OF IVGID. BY CONTRACTURAL AGREEMENT IVGID IS RECEIVING THEIR WASTE WATER, PROCESSING IT, AND PUMPING THE EFFLUENT OUT OF THE TAHOE BASIN. THERE IS AN AGREEMENT IN PRINCIPLE BETWEEN CRYSTAL BAY GENERAL IMPROVEMENT DISTRICT AND IVGID FOR THE TWO DISTRICTS TO MERGE AND IVGID WILL BE THE ONE REMAINING DISTRICT. THIS WILL RESULT IN IVGID BEING THE ONE DISTRICT TO SERVE ALL THE TAHOE BASIN PORTION OF WAHSOE COUNTY.

THE TAHOE BASIN PORTION OF WASHOE COUNTY IS UNIQUE IN THAT ALL THE LAND IS MASTER PLANNED AND ZONED. FEW OTHER AREAS ARE IN A POSITION TO DETERMINE ULTIMATE GROWTH, AND MORE IMPORTANTLY, HAVE THE NECESSARY SERVICES PLANNED AND IN OPERATION TO MEET THE ULTIMATE NEEDS.



HISTORICALLY THE PROPERTY OWNERS OF INCLINE VILLAGE HAVE BEEN VERY PROUD OF THE OWNERSHIP OF THE TWO BEACHES. THAT PRIDE EXPANDED WITH THE ACQUISITION OF THE TWO GOLF COURSES, THE SKI AREA, AND "VILLAGE PARK". SINCE THE PROPERTY OWNERS HAVE PURCHASED, MAINTAINED, AND OPERATE THESE FACILITIES THROUGH IVGID, THE POLICIES OF THE TRUSTEES HAVE ALWAYS TAKEN THIS IN CONSIDERATION IN DETERMINING USE AND FEES TO BE PAID. IT IS ALSO UNIQUE FOR PROPERTY OWNERS OF AN AREA TO BE WILLING TO PAY FOR SUCH FINE FACILITIES WITHOUT RELYING ON COUNTY OR STATE FUNDS.

THE LOCAL STUDY COMMITTEE ON "GENERAL GOVERNMENT" OF THE "LEGISLATIVE COMMISSION'S SUB-COMMITTEE TO STUDY THE FEASIBILITY OF CREATING A NEW COUNTY FOR THE NORTH SHORE OF LAKE TAHOE RECOMMENDED THAT IVGID REMAIN AND OPERATE THE SAME AS IT IS TODAY. THIS IS THE POPULAR FEELING OF THE RESIDENTS OF THE COMMUNITY.

THE PEOPLE OF NEVADA HAVE SPOKEN LOUD AND CLEAR IN THEIR OVERWHELMING RESPONSE AT THE POLLS IN NOVEMBER FOR A CHANGE IN THE PROPOSITION OF FINANCING GOVERNMENT THROUGH TAXES. MANY INTERPRETATIONS ARE BEING PLACED ON THAT CALL. IT IS REGRETABLE PERHAPS THAT THE ELECTORAL PROCESS IN NOVEMBER, 1978, WAS LIMITED WITHOUT ALTERNATIVE TO A CHOICE OF PROPOSITION #6, FOR IT IS MY BELIEF, AND A BELIEF SHARED BY MANY, THAT THE REAL INTENT OF THE TAX REVOLUTION MOVEMENT IS NOT SIMPLY THAT REAL PROPERTY TAXES, SALES TAXES AND OTHER FORMS OF TAXES BE REDUCED. IT IS CLEAR, AND SUPPORTED BY SURVEYS, PARTICULARLY THOSE TAKEN IN CALIFORNIA, THAT THE TAX PAYER WANTS RESPONSIBLE GOVERNMENT SPENDING OF THE TAXES GENERATED. CALIFORNIA'S #13 WITH ITS TWO TO ONE VICTORY WAS FOLLOWED UP BY SEVERAL STATE-WIDE SURVEYS ASKING WHERE AND WHAT KIND OF SERVICES SHOULD BE CUT BACK. THE OVERWHELMING RESPONSE INDICATED THE AREAS LEAST FAVORABLE IN CUTS WERE POLICE PROTECTION, FIRE PROTECTION AND EDUCATION. WHAT WAS CALIFORNIA GOVERNMENTAL REACTION TO THE TAX CUT MANDATE? SIMPLY STATED, IN MY VIEW, IT WAS A SIMPLE SOLUTION TO COMPLEX PROBLEMS; EFFECT TAX CUTS ACROSS THE BOARD, CAUSING EACH TAX SUPPORTED ENTITY, POLICE, FIRE, EDUCATION AND OTHERS, TO SHARE PROPORTIONATELY IN THE LOSS OF REVENUE. FORTUNATELY, IN CALIFORNIA'S CASE, THEIR ENORMOUS TAX SURPLUS HAS TEMPERED THE IMPACT OF THAT LEGISLATIVE PHILOSOPHY; WEN IN THE FACE OF ENORMOUS PUBLIC OPINION, A MORE THOUGHTFUL, PROBLEM SOLVING PROCESS OF GOVERNMENT REORGANIZATION AND TAX DOLLAR ECONOMY IS REALLY WHAT THE VOTER IS DEMANDING.

I SUBMIT TO YOU THAT IT IS WRONG TO APPROACH THE PROBLEM BY IMPLEMENTING BROAD-BRUSH, COST-CUTTING MEASURES BY COUNTY AND STATE GOVERNMENT WITHOUT CAREFUL ANALYSIS TO AREA NEEDS, WITHOUT CAREFUL ANALYSIS TO THE PROBLEM FACING EACH OF THE LEVELS OF GOVERNMENTS THROUGHOUT THE STATE AND DEALING WITH THEM ON THAT BASIS. THERE CAN BE NO BETTER EXAMPLE OF THE POINTS I AM TRYING TO MAKE THAN THE AREA DESIRING TO DEVELOPE ITS OWN COUNTY GOVERNMENT WITHIN THE LAKE TAHOE PORTION OF WASHOE COUNTY: INCLINE VILLAGE/CRYSTAL BAY.

WHAT WILL HAPPEN WITH THE IMPLEMENTATION OF TAX CUTS, BE IT THROUGH PROPOSITION #6 OR THOSE GENERATED BY THE WISDOM OF THE MEN AND WOMEN OF THE NEVADA LEGISLATURE? IF WE ASSUME THAT SOME PERCENTAGE TAX REDUCTION WILL BE IMPLEMENTED, A SCRAMBLE, THE LIKES OF WHICH VERY FEW IN NEVADA GOVERNMENT AT THE LOCAL, COUNTY AND STATE LEVEL HAVE EVER EXPERIENCED, WILL BE ON FOR EVERY REVENUE DOLLAR THAT CAN BE FOUND. AND IT WILL BE SPENT WHERE, IN THE WISDOM OF THOSE LOCAL AND COUNTY REPRESENTATIVES, THE PROBLEMS ARE THE BIGGEST. NO CONSIDERATION IS EXPECTED TO BE GIVEN THE GEOGRAPHIC SOURCE OF THE REVENUE OR ITS RELATIONSHIP TO PROBLEMS AT THE SOURCE OF THE REVENUE. HOW WILL THAT EFFECT INCLINE VILLAGE? LET'S TAKE THE WASHOE COUNTY SHERIFF'S DEPARTMENT, INCLINE VILLAGE SUBSTATION, AS THE EXAMPLE. THAT DEPARTMENT IS OPERATING UNDER THE PROPOSITION #6 PHILOSOPHY AND HAS ALMOST FROM THE BEGINNING OF INCLINE VILLAGE. HOW IS THAT? INCLINE SUBSTATION HAS, THROUGH THE YEARS, GROWN FROM A PART-

TIME, ONE-MAN RESIDENT DEPUTY BACK IN THE EARLY 60'S TO A DEPARTMENT CURRENTLY COMPRISED OF SEVENTEEN COMMISSIONED PERSONNEL, INCLUDING A CAPTAIN, THREE SERGEANTS AND THIRTEEN PATROLMEN, PLUS SIX CIVILIAN PERSONNEL AND SUCCEEDED. IT HAS DONE WELL BECAUSE OF THE NEED TO MEET COMMUNITY NEEDS UNDER VERY LIMITED STAFF CIRCUMSTANCES.

WHAT WILL THE EFFECT OF TAX REFORM LEGISLATION BE ON THE WASHOE COUNTY SHERIFF'S OFFICE, INCLINE VILLAGE SUBSTATION? AS LONG AS WASHOE COUNTY'S GROWTH PROBLEMS CONTINUE AND IF POPULATION PROJECTIONS FOR WAHSEO COUNTY AND THE GREATER RENO AREA ARE ANYWHERE NEAR ACCURATE, THE WASHOE COUNTY PORTION OF METROPOLITAN RENO/SPARKS IS GOING TO TAKE UP A GREAT DEAL OF THE TIME, EFFORT AND MONEY OF THE WASHOE COUNTY SHERIFF'S DEPARTMENT. THE NEEDS OF THE INCLINE VILLAGE AREA WILL, AS THEY HISTORICALLY HAVE, GO UNFULFILLED. WE ARE REASONABLY CERTAIN IN WASHOE COUNTY UNDER PROPOSITION #6, THE CUTBACKS AND SERVICE CURTAILMENTS WILL BE GREATER THAN UNDER PROPOSITION #6 WITH THE FORMATION OF A NEW COUNTY.

APPLYING THE EFFECTS OF PROPOSITION #6 TO THE PROPOSED NEW TAHOE COUNTY, OUR FINANCIAL STUDIES CONCLUDE WE CAN SUPPORT MODERATE INCREASES IN STAFF AND SUPPORT SERVICES IN THE SHERIFF'S OFFICE. THE FACTS CLEARLY SUPPORT FORMATION OF A NEW COUNTY IF THE SHERIFF'S OFFICE IS TO MAINTAIN ITS CURENT LEVEL OF SERVICES OR EXPAND TO MEET THE NEEDS OF OUR AREA.

THE WASHOE COUNTY SHERIFF'S OFFICE IS ACCUSTOMED TO WORKING UNDER THE DURESS OF A SHORTAGE OF MANPOWER, A SHORTAGE OF SUPPLIES AND A SHORTAGE OF EQUIPMENT. THE BEST ILLUSTRATION I CAN MAKE OF A NEED FOR A THOUGHTFUL APPROACH TO THE SOLVING OF THESE PROBLEMS AND THE PROVIDING OF SERVICES, I BELIEVE, IS POLICE VEHICLES. INCLINE VILLAGE, AS MOST ALPINE AREAS, HAS SOME UNIQUE PROBLEMS. AMONG THEM IS THE QUANTITIES OF SNOW, THE ICY ROADS AND THE INTENSITY OF SNOW STORMS WHICH OCCUR DURING THE WINTER SEASON. NOW YOU WOULD THINK THIS CONDITION WOULD SUGGEST THAT PATROL VEHICLES WHICH SERVE THE AREA SHOULD BE BEST SUITED TO FUNCTION UNDER SUCH CONDITIONS. THE PATROL VEHICLES WASHOE COUNTY EMPLOYEES AT INCLINE VILLAGE ARE THE SAME YOU FIND IN METROPOLITAN AREAS IN THE WESTERN UNITED STATES, A FOUR-DOOR, MIDSIZED CHEVROLET. EIGHTY PLUS PERCENT OF GREATER NORTH LAKE TAHOE RESIDENTS WHO DRIVE, DRIVE FOUR-WHEEL DRIVE VEHICLES. THE PEOPLE ASSOCIATED WITH THE WASHOE COUNTY SHERIFF'S OFFICE, INCLINE VILLAGE SUBSTATION, DO AN OUTSTANDING JOB UNDER FREQUENTLY SEVERE LIMITATIONS OF THEIR RESOURCES. THE DEPARTMENT'S SUCCESS RECORD AND CASE CLOSING RATE IS EXCELLENT. THE PERSONNEL ARE TO BE HIGHLY COMMENDED FOR THE FINE DEDICATED JOB THEY DO. BUT THEY WORK UNDER FRIGHTENING HANDICAP. THERE ARE OCCASIONS, HAPPILY LIMITED IN NUMBER, WHEN THERE ARE AS FEW AS ONE PATROLMAN AND ONE SUPERVISOR ON A SHIFT FOR AN AREA OF SOME THIRTEEN THOUSAND PEOPLE NOT INCLUDING THE TOURISTS WHO PENETRATE THE AREA. THESE ARE SOME OF THE PROBLEMS FACING OUR SHERIFF'S OFFICE.

ANOTHER PUBLIC SAFETY DEPARTMENT, THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT ILLUSTRATES WE CAN EFFICIENTLY AND SUCCESSFULLY GOVERN OUR AREA'S SERVICES. THE NLTFPD - INCLINE VILLAGE/CRYSTAL BAY FIRE DEPARTMENT, OPERATES AS A SPECIAL ASSESSMENT DISTRICT FROM TAX REVENUE - THE DISTRICT IS GOVERNED BY AN ELECTED BOARD OF COMMISSIONERS.

REARTICULATION OF THE WASHOE COUNTY BOUNDARIES WILL HAVE NO SPECIAL EFFECT ON THE GOVERNMENT OF OR PERFORMANCE BY THE NLTFPD. IF THERE IS ANY VALIDITY TO THE CALL STRETCHING ACROSS THE NATION, DECENTRALIZE GOVERNMENT, GET BETTER BUYING FOR YOUR TAX DOLLAR, INCREASE EFFICIENCY, REDUCE THE SIZE OF GOVERNMENT, MAKE IT MORE RESPONSIVE TO THE PEOPLE BEING GOVERNED, THERE CAN BE NO BETTER WAY IN WHICH TO DO THAT THAN THROUGH THE FORMATION OF A NEW COUNTY AT LAKE TAHOE. YOU ARE FACED WITH A DIFFICULT DECISION BUT IT IS THE WILL OF THE PEOPLE AND YOUR TASK IS MADE EASIER SINCE IT IS THE WILL OF THE PEOPLE OF OUR COMMUNITY TO GOVERN OURSELVES. I ASK AND URGE YOUR SUPPORT FOR THE BILL UNDER CONSIDERATION.

7. LIBRARY - HEALTH & WELFARE - MRS. SHIRLEY WORDEN

CHAIRMAN DINI & COMMITTEE MEMBERS.....IT IS MY HONOR TO COME BEFORE YOU AS A MEMBER OF THIS GROUP. WE HAVE WORKED HARD WITH SINCERITY ON THE FEASIBILITY OF A NEW COUNTY IN NEVADA. I AM HERE TO SPEAK TO YOU ON THE SUBJECT OF HEALTH & WELFARE AND THE LIBRARY IN THE NEW PROPOSED TAHOE COUNTY.

HEALTH & WELFARE SERVICES FALL BASICALLY INTO THREE CATEGORIES:

1. MANDATORY STATE PROGRAMS
2. PRESENT WASHOE COUNTY PROGRAMS
3. VOLUNTARY PROGRAMS

THE MANDATORY STATE PROGRAMS IN WHICH INCLINE VILLAGE-CRYSTAL BAY MUST PARTICIPATE, IS FINANCED THROUGH THE 11¢/\$100 AD VALOREM TAX, AND IS USED TO SUPPORT THE MEDICAL AND INDIGENT PROGRAMS RUN BY THE STATE OF NEVADA. THIS IS A CONSTANT FINANCIAL FACTOR AND HAS NO BEARING AS TO WHICH COUNTY ONE RESIDES IN!

THE COUNTY OBLIGATION FOR ORPHANED OR NEGLECTED CHILDREN, PLACEMENT AND FOSTER CARE OF DELINQUENT CHILDREN, HANDICAPPED CHILDREN OR UNWED MOTHERS OR THE BURIAL EXPENSES OF THOSE UNABLE TO ASSUME THEM, WOULD BE MINIMAL BY OUR COMMUNITY. WE ARE A HIGHER INCOME AREA; WE ARE LESS OF A STATE BURDEN THAN ARE OTHERS.

THE SECOND CATEGORY IS PRESENT WASHOE COUNTY PROGRAMS.....ONE OF WHICH IS A PUBLIC HOSPITAL.

INCLINE VILLAGE - CRYSTAL BAY WILL HAVE A PRIVATE, NON-PROFIT, 30 BED HOSPITAL. IT IS PUBLIC KNOWLEDGE THAT THIS HAS BEEN SLOW IN MATERIALIZING, DUE MAINLY TO THE TRPA'S POSTPONEMENT UNTIL THE AIR QUALITY CONTROL STUDIES WERE COMPLETE. A NEW APPLICATION HAS

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BEEN SUBMITTED AND IT IS ON THE FEBRUARY AGENDA FOR THE TRPA AND A FAVORABLE VOTE IS EXPECTED WITH CONSTRUCTION COMMENCING IN MAY, 1979 AND A PROJECTED COMPLETION DATE OF JUNE, 1980. THERE ARE NO FINANCIAL OBLIGATIONS OF THE COUNTY FOR THIS HOSPITAL.

AT PRESENT, WASHOE COUNTY MEDICAL CENTER HAS A TOTAL BONDED INDEBTNESS OF SLIGHTLY OVER 13 MILLION DOLLARS. THESE BONDS ARE BEING PAID OFF BY THE CENTER THROUGH MONIES GENERATED FROM THEIR SERVICES. HOWEVER, TAHOE COUNTY MUST CARRY THEIR FAIR SHARE OF THE UNRETIRED BONDS AS A CONTINGENT LIABILITY.

IN REGARDS TO THE THIRD CATEGORY, VOLUNTARY PROGRAMS, ARE CONCERNED, SUCH AS DETOXIFICATION, MENTAL HEALTH, HEALTH EDUCATION, ET CETRA, THERE ARE SEVERAL ALCOHOLIC ANONYMOUS GROUPS IN THE VICINITY; WE CURRENTLY HAVE TWO PSYCHOLOGISTS PRACTICING IN OUR COMMUNITY AND THROUGH THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, HEALTH PROGRAMS SUCH AS CPR AND PHYSICAL FITNESS ARE AVAILABLE. ONE OTHER IMPORTANT FACTOR IS THE STATE OF NEVADA IS A SOURCE OF INFORMATION AND PROGRAM FUNDING IN THESE AREAS.

ANOTHER PRESENT WASHOE COUNTY PROGRAM IS THE FOOD & DRUG CONSUMER HEALTH SERVICES. THESE SERVICES INCLUDE INSPECTIONS OF GROCERY STORE & RESTAURANTS AND FOLLOW-UP ON COMPLAINTS. AT PRESENT, THERE ARE NO CURRENT FIGURES AVAILABLE AS TO TOTAL EXPENDITURES. SO I SPOKE WITH THE COUNTY HEALTH DEPARTMENT & JOHN MC INTYRE AND BOTH AGREE THAT A 15% INCREASE OVER THE 1976 PUBLISHED DATA FOR INCLINE VILLAGE-CRYSTAL BAY WOULD BE MORE THAN ADEQUATE. THIS WOULD BRING A CURRENT COST FOR THE BEFORE MENTIONED SERVICES TO \$9,247.

LIKEWISE WITH COMMUNITY NURSING SERVICES, WHICH HAS A PROGRAM COST



OF \$10,310 IN 1976 AND WOULD NOW BE \$11,856.

THE ENVIRONMENTAL SERVICES (AIR, WATER, TRASH) WOULD INCREASE FROM \$3,016 TO \$3,468.

OUR TOTAL FINANCIAL RESPONSIBILITY FOR CONTINUING THE SAME HEALTH PROGRAMS WOULD BE \$24,571, EXCLUSIVE OF THE MANDATORY 11¢ OF THE AD VALOREM TAX.

INCLINE VILLAGE HAS A LIBRARY DUE TO THE DILIGENT EFFORTS OF RUSS MC DONALD AND THE FRIENDS OF INCLINE LIBRARY, BETTER KNOWN AS FOIL, WHICH WAS FORMED IN 1972.

THE 6,000 SQ. FOOT LIBRARY EXISTS TODAY WITH A VALUE OF \$400,000 OF WHICH ONLY APPROXIMATELY \$80,000 OF WASHOE COUNTY FUNDS WERE USED. THE MONIES FOR CONSTRUCTION CAME FROM TWO MAIN SOURCES: \$150,000 FROM THE FLEISHMAN FOUNDATION AND \$100,000 FROM AN ANONYMOUS DONOR.

FOR THE SIZE & POPULATION OF OUR COMMUNITY, THE NEVADA LIBRARY STANDARDS STATE THAT THE FACILITY SHOULD BE AT LEAST 11,000 SQ. FEET. THIS GOAL WAS UNATTAINABLE AT THE TIME OF CONSTRUCTION DUE TO THE LACK OF FUNDS AND THE STIPULATION OF THE FLEISHMAN GRANT THAT THE BUILDING HAD TO BE COMPLETED WITHIN A GIVEN TIME PERIOD. AT PRESENT, THERE ARE PLANS TO ENLARGE THE FACILITY WITH AN ADDITIONAL 5,000 SQ. FEET TO BE UTILIZED AS A MULTI PURPOSE ROOM FOR SHOWING MOVIES, HOUSING GROUPS THAT NEED A MEETING PLACE, FOR MUSIC/CASSETTE LISTENING AND EXPANDING THE STACKS. FOIL CONTINUES TO MEET THE NEEDS OF OUR LIBRARY; THEY HAVE TRIED NUMEROUS AVENUES TO ACQUIRE FUNDS AND WILL CONTINUE TO DO SO. THEY HAVE REQUESTED A CHALLENGE GRANT FROM THE NATIONAL ENDOWMENTS FOR THE HUMANITIES. AS WAS RESOLVED AT THE GOVERNOR'S CONFERENCE ON NEVADA LIBRARY'S

AND INFORMATION NEEDS THAT THE STATE MATCH THE FUNDS FROM A FEDERAL PROGRAM, BUT HALF THE MONIES NEEDED WILL BE RAISED BY THE LOCAL ORIGINATING GROUP. I HAVE NO DOUBT THAT SOMEWAY OR SOMEHOW FOIL WILL RAISE THE MONIES. IT'S OBVIOUS, THE STATE AND NATIONAL ORGANIZATIONS WILL HELP THOSE WHO ~~HELP THEMSELVES~~..... THAT'S BEEN OUR HISTORY SINCE DAY ONE!

IT CANNOT BE SAID THAT THE INCLINE VILLAGE-CRYSTAL BAY AREAS LACK IN MOTIVATION TO FULFILL THEIR COMMUNITY NEEDS. AS OUR OWN COUNTY, WE WILL HAVE THE FINANCIAL STABILITY TO HAVE "HOME RULE." ITEMS SUCH AS A LIBRARY COULD BE ASSISTED THROUGH THE MONIES GENERATED LOCALLY BY THE ROOM TAX ALONE.....OVER \$320,000 THIS PAST YEAR WAS COLLECTED IN ROOM TAXES. AS OUR OWN COUNTY, WE ALSO BECOME OUR OWN CONVENTION AUTHORITY, GIVING US FULL USE OF OUR ROOM TAX MONIES.

YOU ONLY HAVE TO VISIT OUR COMMUNITY TO SEE THE RESULTS OF A COMMUNITY THAT DOES IT WITHOUT STRONG FINANCIAL ASSISTANCE FROM OTHERS. THE PROPERTY OWNERS THROUGH INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, PURCHASED THE TWO EIGHTEEN-HOLE GOLF COURSES AND THE SKI AREA WITHOUT THE USE OF MONIES SUCH AS TAXES. THEY ALSO OWN AND MAINTAIN THE TWO LOCAL BEACHES.

WE DO DESERVE TO CONTROL OUR OWN DESTINY AND OUR OWN MONIES. WE WILL BE "THAT MODEL COMMUNITY IN NEVADA" THROUGH GOOD HOME RULE.

8. GENERAL GOVERNMENT - MR. GENO MENCHETTI

I. THE FORM OF GOVERNMENT IS THAT PRESCRIBED BY THE LEGISLATURE.

THE NEVADA CONSTITUTION IN ARTICLE IV PROVIDES:

"SEC: 25. UNIFORM COUNTY, TOWNSHIP GOVERNMENT. THE LEGISLATURE SHALL ESTABLISH A SYSTEM OF COUNTY AND TOWNSHIP GOVERNMENT WHICH SHALL BE UNIFORM THROUGH-OUT THE STATE."

A. COUNTY OFFICES.

IT FURTHER PROVIDES THAT CERTAIN OFFICES SHALL BE HAD, TO WIT:

"SEC: 26. BOARDS OF COUNTY COMMISSIONERS: ELECTION AND DUTIES. THE LEGISLATURE SHALL PROVIDE BY LAW, FOR THE ELECTION OF A BOARD OF COUNTY COMMISSIONERS IN EACH COUNTY, AND SUCH COUNTY COMMISSIONERS SHALL JOINTLY AND INDIVIDUALLY PERFORM SUCH DUTIES AS MAY BE PRESCRIBED BY LAW."

"SEC. 32. COUNTY OFFICERS: POWER OF LEGISLATURE; ELECTION, DUTIES AND COMPENSATION; DUTIES OF COUNTY CLERKS. THE LEGISLATURE SHALL HAVE POWER TO INCREASE, DIMINISH, CONSOLIDATE OR ABOLISH THE FOLLOWING COUNTY OFFICERS: COUNTY CLERKS, COUNTY RECORDERS, AUDITORS, SHERIFFS, DISTRICT ATTORNEYS AND PUBLIC ADMINISTRATORS. THE LEGISLATURE SHALL PROVIDE FOR THEIR ELECTION BY THE PEOPLE, AND FIX BY LAW THEIR DUTIES AND COMPENSATION. COUNTY CLERKS SHALL BE EX-OFFICIO CLERKS OF THE COURTS

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OF RECORD AND OF THE BOARDS OF COUNTY COMMISSIONERS IN AND FOR THEIR RESPECTIVE COUNTIES."

B. JUDICIAL OFFICES.

ARTICLE VI, PARAGRAPH 6 PROVIDES FOR THE FORMATION OF JUDICIAL DISTRICTS AND FURTHER GIVES THE LEGISLATURE THE POWER TO ALTER THE BOUNDARIES OF EXISTING DISTRICTS OR TO INCREASE OR DECREASE THE NUMBER OF DISTRICTS AND NUMBER OF JUDGES THEREIN. THE BILL BEFORE YOU PROVIDES THAT TAHOE COUNTY WILL BE PART OF THE SECOND JUDICIAL DISTRICT. (p.3, L 49.50)

ARTICLE VI, PARAGRAPH 8 PROVIDES THAT THE LEGISLATURE HAS THE POWER TO ESTABLISH THE NUMBER OF JUSTICES OF THE PEACE, ALTHOUGH THE BILL MAKES NO PROVISION FOR ESTABLISHING THE OFFICE.

C. LEGISLATIVE OFFICES.

THE BILL PROVIDES THAT THE RESIDENTS OF TAHOE COUNTY WILL CONTINUE WITH THEIR SAME LEGISLATIVE REPRESENTATION, THAT IS, AS PART OF WHAT WAS WASHOE SENATORIAL DISTRICT NUMBER 1 AND PART OF ASSEMBLY DISTRICT NUMBER 23. (p.4, L 49, P.5, L 15)

II. SPECIFIC OFFICES AND DUTIES.

A. COUNTY COMMISSIONERS.

CHAPTER 244 PROVIDES FOR 3, UNLESS AN ORDINANCE IS PASSED AND APPROVED AT THE NEXT GENERAL ELECTION RAISING THE NUMBER TO 5. (244.010, 244,011)

B. COUNTY CLERK.

DUTIES SET OUT IN CHAPTER 246 INCLUDE EX-OFFICIO CLERK OF COUNTY COMMISSIONERS, CLERK OF DISTRICT COURT. ( 246,060)

(SEE ALSO COUNTY TREASURER.)

EXHIBIT 1045

C. COUNTY RECORDER

DUTIES SET OUT IN CHAPTER 247 INCLUDE RECORDING SUCH DOCUMENTS AS MARRIAGE CERTIFICATES, WILLS, MECHANIC LIENS, BIRTHS, DEATHS, HOMESTEADS, ETC. (247.120)

(SEE ALSO COUNTY AUDITOR)

D. SHERIFF

DUTIES SET OUT IN CHAPTER 248 INCLUDE KEEPING THE PEACE, SERVICE OF PROCESS, ETC. (248.090)

E. COUNTY TREASURER

DUTIES SET OUT IN CHAPTER 249 (MAY BE AN EX-OFFICIO DUTY OF COUNTY CLERK AS IN CHURCHILL, DOUGLAS, ESMERALDA, EUREKA, LYON, MINERAL, PERSHING AND STOREY COUNTIES AS WELL AS CARSON CITY) (249.010)

F. COUNTY ASSESSOR

DUTIES SET OUT IN CHAPTER 250.

G. COUNTY AUDITOR.

DUTIES SET OUT IN CHAPTER 251 (COUNTY RECORDER IS COUNTY AUDITOR IN COUNTIES LESS THAN 100,000) (241,010)

H. DISTRICT ATTORNEYS

DUTIES SET OUT IN CHAPTER 252 INCLUDE BEING THE PUBLIC PROSECUTOR. (ALSO THE PUBLIC ADMINISTRATOR) (252.080)

I. PUBLIC ADMINISTRATORS.

DUTIES SET OUT IN CHAPTER 253 (DISTRICT ATTORNEY IS PUBLIC ADMINISTRATOR IN LANDER, LINCOLN AND WHITE PINE COUNTIES; RECORDER IS PUBLIC ADMINISTRATOR IN CARSON) DUTIES INCLUDE ADMINISTRATION OF ESTATES AND GATHER INFORMATION ON DECEASED PERSONS. (242.045)

EXHIBIT - 1

J. THE COUNTY COMMISSIONERS MAY ESTABLISH OTHER OFFICES SUCH AS THE PUBLIC GUARDIAN, COUNTY ENGINEER, COUNTY SURVEYOR, ETC., AS THEY DEEM NECESSARY.

III. SALARIES AND OFFICE HOURS.

A. THE SALARIES OF MOST PUBLIC OFFICERS ARE ESTABLISHED BY THE LEGISLATURE. (SEE NRS 245.043) ALTHOUGH THE PRESENT BILL ESTABLISHES TAHOE COUNTY AS A CLASS 5 COUNTY, WE BELIEVE THE REVENUE AVAILABLE AND THE COST OF LIVING IN THE TAHOE AREA, MANDATE THAT IT BE A CLASS 3 COUNTY.

SALARIES ARE PROPOSED AS FOLLOWS:

COUNTY COMMISSIONERS (3)	7,260
COUNTY CLERK/TREASURER	21,300
COUNTY ASSESSOR	19,600
COUNTY RECORDER/AUDITOR	21,300
DISTRICT ATTORNEY/PUBLIC ADMINISTRATOR	19,800 (PART TIME)
*PUBLIC DEFENDER	10,000 (CONTRACT SERVICE)
*COUNTY MANAGER	21,300
*JUSTICE OF THE PEACE	19,600

\*THESE ARE NOT SPECIFICALLY PROVIDED FOR.

B. OFFICE HOURS FOR CERTAIN PUBLIC OFFICIALS ARE ESTABLISHED BY THE PROVISIONS OF NRS 245.040. THESE GENERALLY REQUIRE OFFICES TO BE OPEN TO THE PUBLIC FROM 9 - 12 NOON AND 1PM TO 5PM, 5 DAYS A WEEK.

C. EMPLOYEES OF THESE ELECTED OFFICES ARE LIMITED TO SALARIES OF 95% OF THESE EMPLOYERS BY THE PROVISIONS OF NRS 245.047. THE NUMBER OF STAFF AND SALARY WILL BE PRESENTED IN DETAIL BY ANOTHER SPEAKER. ADDITIONALLY, OTHER EMPLOYEES SALARIES ARE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS. (NRS 245.045) ESSENTIALLY THEN, YOU CONTROL THE SALARIES, DUTIES AND

STAFFING OF LOCAL GOVERNMENT.

- D. OFFICE SPACE HAS BEEN ESTABLISHED BY A LOCAL ARCHITECT TO REQUIRE 6,484 SQUARE FEET FOR IMMEDIATE NEEDS. (SEE ATTACHMENT A) UNTIL A BUILDING CAN BE CONSTRUCTED TO HOUSE THESE PERSONNEL, A BUDGET FIGURE BASED ON 75¢ PER SQUARE FOOT HAS BEEN INCLUDED IN THE BALANCE SHEET.

IV. EXISTING SERVICES.

AS WILL BE POINTED OUT, THE EXISTING SERVICES PROVIDED BY THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT, INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT AND CRYSTAL BAY GENERAL IMPROVEMENT DISTRICT ARE QUITE SATISFACTORY AND WILL CONTINUE. THERE ARE NO PLANS TO DUPLICATE ANY OF THE EXISTING SERVICES OR TO SUPPLANT THOSE AGENCIES WITH COUNTY GOVERNMENT ENTITIES. A MORE DETAILED PRESENTATION AS TO THE SERVICES PROVIDED WILL FOLLOW, BUT EXISTING G. I. D.'S PRESENTLY PROVIDE SUCH SERVICES AS WATER, SEWER, GARBAGE AND RECREATION FACILITIES AND ADULT EDUCATION PROGRAMS.

ANNUAL SALARIES

<u>CLASS</u>	<u>COUNTY</u>	<u>COUNTY COMM'R</u>	<u>DISTRICT ATTORNEY</u>	<u>SHERIFF</u>	<u>COUNTY CLERK</u>	<u>COUNTY ASSESSOR</u>	<u>COUNTY RECORDER</u>	<u>COUNTY TREASURER</u>	
3	CARSON CITY	\$8,000	\$30,500	\$24,000	\$21,300	\$21,300	\$21,300	\$ ---	
	ELKO	7,260	30,500	21,500	19,600	19,600	19,600	19,600	
	DOUGLAS	7,260	30,500	21,500	19,600	19,600	19,600	---	
	<u>TAHOE</u>	<u>7,260</u>	<u>30,500</u>	<u>\$19,800</u> <sup>1</sup>	<u>24,000</u>	<u>21,300</u> <sup>2</sup>	<u>19,600</u>	<u>21,300</u> <sup>3</sup>	---
4	LYON	6,600	25,000	19,800 <sup>1</sup>	18,000	16,700	16,700	16,700	---

<sup>1</sup> COUNTY RESIDENT  
ALLOWED PRIVATE PRACTICE

<sup>2</sup> ALSO SERVES AS  
TREASURER

<sup>3</sup> ALSO SERVES AS  
AUDITOR



ATTACHMENT A

BUILDING SPACE REQUIREMENTS

ASSESSOR	12' x 15'	180 SQ. FT.
STAFF (3)	12' x 12' x 3	432
JUSTICE OF PEACE/CORONER	12' x 15'	180
STAFF (2)	12' x 12' x 2	288
COURT ROOM	25' x 40'	1000
COUNTY CLERK/TREASURER	15' x 12'	180
STAFF	12' x 12' x 3	432
RECORDER/AUDITOR	12' x 15'	180
STAFF	12' x 12' x 3	432
SHERIFF @ EXISTING SUBSTATION		
DISTRICT ATTORNEY	12' x 15'	180
STAFF (2)	12' x 12' x 2	288
MANAGER	15' x 15'	225
STAFF (2)	12' x 12' x 2	288
COMMISSIONERS	NO PRIVATE OFFICES	
	MEET AT COURT ROOM	
LIBRARY @ EXISTING FACILITY		
HEALTH DEPARTMENT	12' x 15'	180
STAFF (2)	12' x 12' x 2	288
BUILDING INSPECTOR @ EXISTING BUILDING DEPARTMENT		
REPRODUCTION	10' x 10'	100
STORAGE/RECORDS	20' x 20'	400
RESTROOMS/WAITING		300
SMALL CONFERENCE ROOM	15' x 15'	225
MECHANICAL	10' x 15'	<u>150</u>
	SUBTOTAL	5895
CIRCULATION - 10%		<u>589</u>
	TOTAL	6484

9. FINANCIAL - MR. DARRYL GUNTHER

A

THANK YOU GEORGE AND GOOD MORNING MEMBERS OF THE GOVERNMENTAL AFFAIRS COMMITTEE. IT IS MY FUNCTION THIS MORNING TO PRESENT TO YOU THE PROJECTED REVENUES TO BE REALIZED BY THE NEW TAHOE COUNTY WE HOPE TO HAVE CREATED BY THIS SESSION OF THE LEGISLATURE.

WITH REFERANCE TO THE LEGISLATIVE REPORT BULLETIN #79-13, WHICH WAS THE REPORT COMPILED BY THE LEGISLATIVE COMMISSION REGARDING THE FORMATION OF A NEW AND SEPARATE COUNTY AT THE NORTH SHORE OF TAHOE, THERE HAS BEEN PREPARED FOR YOUR EDIFICATION A CONCISE PRESENTATION OF THE REVENUES AND EXPENSES ANTICIPATED BY THE NEW COUNTY. BECAUSE THE LEGISLATIVE REPORT, IN MANY INSTANCES, WAS SOMEWHAT DIFFICULT FOR THE LAYMAN TO FOLLOW AND IN OTHER INSTANCES WAS NOT IN AGREEMENT BETWEEN THE WRITTEN TEXT AND THE NUMERICAL DATA; IT WAS DEEMED THE CONCISE ONE PAGE REPORT BEFORE YOU WOULD FAIRLY PRESENT THE INFORMATION WHICH IS PEPPERED THROUGHOUT THE LEGISLATIVE BULLETIN. I SHALL FIRST DISCUSS THE INCOME ASPECTS OF THE NEW COUNTY AND THEN MY COLLEAGUE, DAVE HANNUKSELA, WILL PRESENT THE EXPENSES. INCOME, AS PRESENTED IN THE LEGISLATIVE REPORT, WAS DIVIDED INTO TWO SECTIONS: COUNTY REVENUE AND SCHOOL REVENUE. THESE TWO INCOME DIVISIONS DO NOT REPRESENT INCOME GENERATED AND COLLECTED BY THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT, THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, NOR THE CRYSTAL BAY GENERAL IMPROVEMENT DISTRICT, EACH OF WHICH WILL CONTINUE IN THE NEW COUNTY AS SEPARATE "IN COUNTY" ENTITIES

WITHOUT COUNTY SUPERVISION, FINANCIAL AID OR GOVERNMENTAL INTERVENTION.

THE LEGISLATIVE REPORT CALCULATED INCOME ON BOTH THE COUNTY AND SCHOOL LEVEL ON AN ASSESSED VALUE OF 163 MILLION FOR 1979/80. THE CALCULATION WAS ACHIEVED BY INCREASING THE ASSESSED TAX BASE OF 130 MILLION FOR 1977/78 BY 12% INCREASES FOR EACH OF THE TWO SUCCEEDING FISCAL YEARS. THUS THE LEGISLATIVE REPORT, IN EFFECT, SAYS THAT THE ASSESSED VALUE OF THE PROPERTIES AT NORTH SHORE OF LAKE WILL INCREASE 33 MILLION IN TWO YEARS. THE 33 MILLION INCREASE IS VERY MODEST. INDEED. IT WAS LEARNED FROM THE LOCAL BUILDING DEPARTMENT AT INCLINE VILLAGE THAT BUILDING PERMITS FOR THE SUMMER OF 1977 TOTALED 38.9 MILLION, FOR 1978 THEY WERE 42 MILLION, AND IF THE TREND CONTINUES WE EXPECT A LEAST 40 MILLION IN 1979. AT LEAST A PORTION OF THE 38.9 MILLION FOR 1977 WAS INCLUDED IN THE ASSESSED BASE OF 130 MILLION FOR FISCAL 1977/78. WE SHALL ALLOCATE 50% OF THAT SUM TO FISCAL 1977/78 AND CARRY THE OTHER 50% OVER TO 1978/79. ACCUMULATING THE REMAINDER FOR 1977 OF 19 MILLION TOGETHER WITH 42 MILLION FOR 1978 AND 40 MILLION FOR 1979 WE ACCUMULATE 101 MILLION OF BUILDING PERMIT VALUES BY THE END OF 1979. TO CONVERT THE 101 MILLION TO ASSESSED VALUE WE MUST FACTOR IT WITH THE 35% ALLOWED BY STATE LAW RESULTING IN AN INCREASE IN ASSESSED VALUE OF JUST OVER 35 MILLION--TWO MILLION MORE THAN THE INCREASE ALLOWED BY THE LEGISLATIVE REPORT. BUT WE ARE NOT THROUGH. TO SEPTEMBER 1977 THERE WERE 1,687 PARCEL SALES IN INCLINE VILLAGE

GENERATING AN INCREASE IN ASSESSED VALUE OF OVER 26 MILLION. TO SEPTEMBER 1978 THERE WERE 649 PARCEL SALES, OF WHICH WE HAVE LEARNED 26% ARE NOT PROPERLY RECORDED SALES IN THE WASHOE COUNTY COMPUTER. PROPERLY RECORDED SALES GENERATED A 6.2% INCREASE IN ASSESSED VALUE. IF WE CONSIDER THE 6.2% INCREASE IS OFF BY 26% AND WE ADD THIS DIFFERENCE WE ARRIVE AT A NEW INCREASED ASSESSED VALUE OF 7.8% FOR 1978. HOWEVER, THE 7.8% INCLUDES PROPERTY SALES ONLY TO SEPTEMBER 1978 SO WE MUST MAKE FURTHER ADJUSTMENT FOR THE REMAINDER OF THE YEAR. SINCE THE FALL OF THE YEAR AT INCLINE IS PRIME SALES TIME WE ARE PROJECTING THAT AT LEAST 1/3 MORE SALES WERE EFFECTED DURING THE REMAINING THREE MONTHS OF 1978. ADDING THE 1/3 WOULD INCREASE ASSESSED VALUES BY 10% OR TO CONVERT THAT TO DOLLAR VALUES--14 MILLION. 14 MILLION INCREASES FOR 1978 PLUS 26 MILLION FOR 1977 PLUS THE 35 MILLION IN BUILDING PERMITS AND WE HAVEN'T EVEN TOUCHED, UP THE INCREASED ASSESSED VALUATIONS THAT WOULD BE GENERATED IN 1979, LEAVES THIS GROUP NO OTHER CONCLUSION THAN THAT THE 163 MILLION OF ASSESSED VALUE FOR FISCAL YEAR 1979/80 IS UNDERSTATED. OUR CALCULATIONS ARE CONSERVATIVELY SUGGESTING 180 MILLION.

ANOTHER ITEM WORTHY OF REVIEW WITHIN THE LEGISLATIVE REPORT CONCERNING REVENUE IS BUILDING PERMIT FEES. BUILDING PERMIT FEES ARE BASED ON A COST OF \$31.00 PER SQUARE FOOT BUILDING COST--A VERY UNREALISTIC VALUE CONSIDERING TODAY'S BUILDING COSTS. THE FEE AVERAGES LESS THAN 1% OF THE TOTAL BUILDING COST AND THIS DOES NOT TAKE INTO CONSIDERATION THE OTHER 1%

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THAT IS LEVIED FOR THE PURPOSE OF PARKS AND RECREATION.

BUILDING PERMITS ANTICIPATED FOR 1979 ARE 40 MILLION. AT 1% THIS WOULD GENERATE \$400,000. IN REVENUE. THE LEGISLATIVE REPORT USED \$80,000 FOR 1980. IT IS ACKNOWLEDGED THAT OPERATING COSTS OF THE BUILDING DEPARTMENT WOULD INCREASE, SO WE ARE PROJECTING AN INCREASE IN REVENUES FOR 1980 OF ONLY \$200,000. TO A TOTAL OF \$280,000.

ROOM TAXES AS SHOWN IN THE LEGISLATIVE REPORT TOTALED \$280,000. OFFICIALLY WE COLLECTED \$320,000. IN 1978. WHILE WE DO NOT ANTICIPATE A LARGE INCREASE IN ADDED MOTEL/HOTEL TYPE ACCOMODATIONS IN THE NEW COUNTY, WE MUST MAKE NOTE THAT THE NEW CONCEPT OF "INTERVAL OWNERSHIP" DOES GENERATE A NEW SOURCE FOR THE LEVY OF ROOM TAXES. COMMENCING WITH THE 1978 REVENUE OF \$320,000. WE CONSERVATIVELY ANTICIPATE 10% INCREASES IN EACH OF THE TWO SUCCEEDING YEARS, THUS, BY 1980 ROOM TAX REVENUE WILL PRODUCE \$380,000. OR AN INCREASE OF \$100,000. OVER THE FIGURE IN THE LEGISLATIVE REPORT.

INCREASING THE REVENUES REPORTED IN THE LEGISLATIVE REPORT BY THE SUMS DISCUSSED ABOVE, THERE HAS BEEN PREPARED AN INCREASED REVENUE SCHEDULE. SEE ATTACHMENT A.

BECAUSE QUESTION SIX IS SUCH AN IMPORTANT FACTOR IN CONSIDERING FISCAL POLICY FOR ANY GOVERNMENTAL BODY WITHIN THE STATE OF NEVADA, WE ELECT TO ADDRESS OURSELVES TO THE ISSUE OF QUESTION SIX. ALL ARE AWARE THAT QUESTION SIX IS NOT THE ONLY MOVEMENT HERE AT THE LEGISLATURE THAT HOPEFULLY WILL GIVE TAX RELIEF TO THE TAXPAYERS OF NEVADA. WE ARE ALL FURTHER AWARE THAT

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WHETHER IT IS QUESTION SIX OR OTHER LEGISLATION, ANY TAX RELIEF WILL CAUSE ANY AND ALL GOVERNMENTAL AGENCIES TO TUG AT THEIR PURSE STRINGS TO BALANCE THEIR BUDGETS. THE NEW COUNTY AT TAHOE WILL OF COURSE NOT BE AN EXCEPTION. ONE FACTOR THAT WE DO HAVE GOING IN OUR FAVOR IS THAT WE DO NOT HAVE A BUREAUCRATIC MONSTER ALREADY GNASHING FOR ITS SHARE OF REDUCED REVENUE, BUT RATHER, AS A NEW COUNTY, WILL SIMPLY HAVE TO START OUT WITH LESSER GOALS AND SERVICES--A PLIGHT WE HAVE DONE MOST WELL WITH OVER THE YEARS UNDER THE CURRENT METHOD OUR FUNDS ARE BEING ADMINISTERED.

A REPORT DATED JANUARY 29, 1979, COMPILED BY ED EVERETT, THE ASSISTANT COUNTY MANAGER OF WASHOE COUNTY AND GIVEN WIDE CIRCULATION REVEALED HIS PROGNOSIS OF THE EFFECT QUESTION SIX WOULD HAVE ON A NEW COUNTY AT TAHOE. HIS REPORT INDICATED A PROPOSED REVENUE OF \$1,137,796 FOR AD VALOREM TAX BUT EXCLUDED THE REVENUE THAT WOULD BE RECEIVED BY THE .1130 RATE FOR DEBT SERVICE. IT MUST BE POINTED OUT THAT GENERAL COUNTY REVENUES WOULD NOT CHANGE UNDER THE PROVISIONS OF QUESTION SIX. BY PROJECTION OF HIS FORMULA, A PROPOSED REVENUE OF \$1,259,467. WOULD BE AVAILABLE FOR SCHOOLS--THIS DOES INCLUDE DEBT SERVICE. STATE AID, HOWEVER WOULD INCREASE SINCE STATE AID TO SCHOOLS IS BASED ON THE LACK OF THE COLLECTION OF AD VALOREM TAXES. A GROUP TOOK THE TIME TO CONSULT WITH MR. EVERETT AND HIS DATA PROCESSING ASSISTANT, MR. SOMA, TO ASCERTAIN JUST WHERE HIS REPORT WOULD BEAR ADJUSTMENTS. OUR MEETING RESULTED IN THE FOLLOWING ADJUSTMENTS:

THE MOST GLARING ERROR OF HIS REPORT COMES ABOUT WITH HIS COMPARISON OF INCOME FOR FISCAL YEAR 1978/79 WITH EXPENSES AS REPORTED IN THE LEGISLATIVE REPORT FOR 1980/81. THUS THE REPORT COMPARES INCOME OF ONE YEAR AGAINST EXPENSE OF ANOTHER OR ONE YEAR ERROR. THIS ONE YEAR DIFFERENCE IS A YEAR IN WHICH WE ANTICIPATE THE GENERATION OF MORE INCOME. MR. EVERETT MAINTAINS REVENUE WOULD DROP STILL FURTHER IN 1979/80 BUT WE TAKE EXCEPTION OF HIS POSITION. NEW CONSTRUCTION AND PROPERTY TRANSFERS SIMPLY WILL NOT BUT INCREASE THE AD VALOREM TAX BASE FOR THE FOLLOWING YEAR. THE SECOND ITEM WE TOOK ISSUE WITH WAS THE LACK OF INCREASED BUILDING AND SALES TO BE ANTICIPATED IN THE NEW COUNTY. UNDER THE TERMS OF QUESTION SIX, NEW BUILDINGS AND SALES GIVE RISE TO A NEW TAX BASE FOR THE PROPERTY INVOLVED AND THE BASE YEAR OF 1975/76 PLUS 2% INCREASES EACH YEAR IS SUPERCEDED. ANOTHER POINT MADE MENTION OF EARLIER IN THIS REPORT, DISCLOSED THAT THE COMPUTER PRINTOUT GIVING RISE TO REVENUES FOR 1978/79 FROM PROPERTY SALES WAS OFF 26%, i.e. 26% OF ALL THE SALES AT INCLINE WERE NOT PROPERLY REFLECTED IN THE REPORT. THESE SALES MUST BE ACCOUNTED FOR BY MANUAL ADJUSTMENT TO THE COMPUTER. FURTHER THE PRINTOUT DID NOT RECORD SALES PAST SEPTEMBER 30, 1978, YET MR. EVERETTS REPORT MADE NO ADJUSTMENT FOR THESE DESCREPANCIES. THESE LAST TWO OMISSIONS GENERATED 14 MILLION IN INCREASED ASSESSED VALUATIONS. THIS IS THE INCREASE FOR 1978, WHAT OF 1979?

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WE ONLY SPOKE OF A 26% ERROR IN 1978 AND SALES ONLY RECORDED TO SEPT. 30, 1978. FOR 1979 WE CAN LOOK FORWARD TO NO COMPUTER ERROR AND SALES FOR A FULL YEAR PLUS THE NEW CONSTRUCTION. ONE MUST BE AWARE THAT FOR 1979 A GREATER INCREASE THAN THE 14 MILLION FOR 1978 CAN BE GENERATED. THE MONETARY IMPACT OF QUESTION SIX COULD BE PRESENTED THUSLY: THE WASHOE COUNTY REPORT INDICATED AN ASSESSED TAX BASE OF 67 MILLION. WITH THE ADJUSTMENTS WE PROPOSE FOR 1978 WE HAVE MODESTLY INCREASED THAT BASE BY 10% OR BY 6.7 MILLION, NOT THE 14 MILLION EXPECTED, TO A NEW BASE OF 73.7 MILLION. IN COMPARING 1980 EXPENSES WITH 1980 REVENUE, THAT WHICH THE COUNTY REPORT DID NOT DO, WE CONSIDERED THE BUILDING CONSTRUCTION AND SALES ACTIVITY EXPECTED TO BE GENERATED IN THE TAHOE AREA AND INCREASED THE ADJUSTED 1978/79 BASE OF 73.7 MILLION BY 15% TO 84.8 MILLION OF ASSESSED VALUE. THE 15% IS A 11.1 MILLION INCREASE IN ASSESSED VALUES AND IS COMPARABLE TO OVER 31 MILLION IN INCREASED SALES AND BUILDING CONSTRUCTION AT MARKET VALUE -- A VERY CONSERVATIVE SUM INDEED. GRAPHICALLY THIS IS PRESENTED IN ATTACHMENT B.

IN SUMMATION UNDER THE PROVISIONS OF QUESTION SIX WE WOULD STAND TO LOSE FROM OUR PROJECTED REVENUES AS DISCLOSED IN THE LEGISLATIVE REPORT OF \$8,179,020. TO REVENUES OF \$6,139,908 OR A LOSS OF \$2,448,112. THE SURPLUS INDICATED IN THE LEGISLATIVE REPORT WAS \$1,320,942. AND THIS SURPLUS WILL BE DIMINISHED TO A LOSS IF ALL EXPENDITURES ARE HELD CONSTANT. THIS LOSS CONFIRMS THAT FACT THAT QUESTION SIX IS DOING JUST



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WHAT IT WAS SUPPOSED TO DO--REDUCE REVENUE. IN PERCENTAGE FORM THIS LOSS IS 13.8% OVERALL. AD VALOREM LOSS IS 48% AS COMPARED TO WASHOE COUNTY'S PERCENTAGE LOSS FOR 1979/80 OF 51.7%. WE ARE DEFINATELY OF THE OPINION THAT WE WILL FARE FAR BETTER UNDER THE LOSSES TO BE REALIZED UNDER QUESTION SIX IF WE MANAGE OUR OWN FUNDS THAN IF WE ALLOW WASHOE COUNTY TO DO IT FOR US. OUR LOSS IN DOLLARS IS \$1,127,170. WASHOE COUNTY'S LOSS IS \$32,374,163. IT HAS BEEN ACCEPTED THAT WE AS A PART OF WASHOE COUNTY PARTICIPATE AT 10% OF WASHOE'S TAX BASE. IF 10% OF THEIR LOSS IN AD VALOREM REVENUE WAS PASSED ON TO OUR AREA WE WOULD LOSE \$3,237,416-- THAT IS IF WE ONLY PARTICIPATED IN THE LOSS TO THE EXTENT OF 10%. WE HAVE NEVER ENJOYED 10% OF WASHOE'S REVENUES IN THE PAST SO WE FEEL THAT IF CUTS FROM WASHOE ARE TO BE FELT AT INCLINE THEY WILL BE IN THE SAME REVERSE PROPORTION AS REVENUE.

YOU WILL NOW BE ADDRESSED BY DAVE HANNUKSELA ON HOW IT IS POSSIBLE TO ABSORB THE LOSS SUFFERED UNDER QUESTION SIX AND STILL GIVE SERVICES TO THE NEW COUNTY COMPARABLE TO THAT WHICH WE HAVE BEEN RECEIVING UNDER THE ADMINISTRATION OF WASHOE COUNTY.

ATTACHMENT AINCREASED REVENUE SCHEDULE

	<u>LEGISLATIVE REPORT</u>	<u>INCREASE (DECREASE)</u>	<u>OUR PROJECTION</u>
COUNTY REVENUE:			
AD VALOREM	2,768,066	288,694	3,056,760
DEBT SERVICE	184,190	19,210	203,400
GENERAL COUNTY	<u>1,493,274</u>	<u>300,000</u>	<u>1,793,274</u>
	<u>4,445,530</u>	<u>607,904</u>	<u>5,053,434</u>
SCHOOL REVENUE:			
AD VALOREM	2,445,000	255,000	2,700,000
DEBT SERVICE	619,074	64,566	633,640
STATE AID	<u>669,416</u>	<u>(119,000)*</u>	<u>550,416</u>
	<u>3,733,490</u>	<u>200,566</u>	<u>3,934,056</u>
GRAND TOTALS	<u>8,179,020</u>	<u>808,470</u>	<u>8,987,490</u>

\* THE STATE ONLY SUPPORTS ON A MINIMUM SUPPORT OF \$1,338 PER STUDENT. IF THE COUNTY CAN GENERATE MORE THAN THE \$1,338 PER STUDENT THEN THERE IS NO SUPPORT FROM THE STATE. OUR INCREASED ASSESSMENT VALUES DECREASES THE \$249,000. SHOWN ON THE LEGISLATIVE REPORT AS STATE AID TO \$175,000.

7

ATTACHMENT B

REVISED REVENUE QUESTION SIX

	<u>COUNTY REPORT</u>	<u>OUR REPORT</u>
BASE FOR 1978/79	67 MILLION	67 MILLION
10% INCREASE FOR 1978		<u>6.7</u>
		73.7
15% INCREASE FOR 1979	_____	<u>11.1</u>
BASE FOR 1979/80	<u>67 MILLION</u>	<u>84.8 MILLION</u>
COUNTY REVENUES		
AD VALOREM	1,137,796	1,440,074
DEBT SERVICE	75,710	95,824
GENERAL COUNTY	<u>1,493,274*</u>	<u>1,793,274**</u>
	<u>2,706,780</u>	<u>3,329,172</u>
SCHOOL REVENUE:		
AD VALOREM	1,005,000	1,272,000
DEBT SERVICE	254,466	322,070
STATE AID	<u>669,416*</u>	<u>1,216,666***</u>
	<u>1,928,882</u>	<u>2,810,736</u>
GRAND TOTALS	<u><u>4,635,662</u></u>	<u><u>6,139,908</u></u>

\* AS SHOWN ON THE LEGISLATIVE REPORT

\*\* AS ADJUSTED ON OUR FIRST FINANCIAL REPORT ABOVE

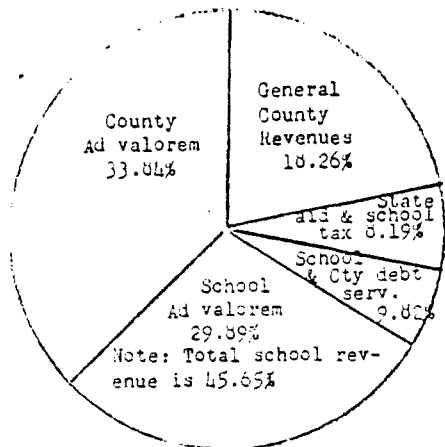
\*\*\* BY REVERSE OF THAT WHICH WAS STATED EARLIER REGARDING STATE AID TO SCHOOLS, THE LOSS IN AD VALOREM REVENUES WILL BE PICKED UP BY ADDITIONAL STATE AID. THE \$294,000 ON THE LEGISLATIVE REPORT SHOWN AS STATE AID IS NOW INCREASED TO \$841,250. UNDER THE PROVISIONS OF QUESTION SIX.

CONCISE PRESENTATION OF THE FINANCIAL ASPECTS OF THE LEGISLATIVE COMMISSION'S BULLETIN NO. 79-13 OF AUGUST 1978 TOWARD THE FEASIBILITY OF CREATING A NEW COUNTY TO GOVERN THE NORTH SHORE AREA OF LAKE TAHOE FOR FISCAL YEAR 1980/81. (SERVICES ARE AS NOW PROVIDED (EXCEPT WHERE NOTED BY "\*"))

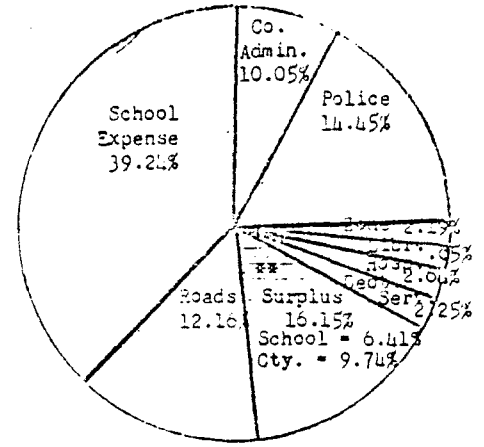
<u>COUNTY REVENUE:</u>		
Ad valorem taxes @ \$1.70/\$100 (note #1)	\$2,768,066	
Debt service @ .11%/\$100 (note #1)	184,190	
General county revenues	1,493,274	4,445,530
<u>SCHOOL REVENUE:</u>		
Ad valorem taxes @ \$1.50/100 (note #1)	2,445,000	
School debt Service @ .38%/\$100 (note #1)	619,074	
State aid and taxes	669,416	3,733,490
<u>TOTAL REVENUES:</u>		<u>6,179,020</u>
<u>SCHOOL EXPENSE:</u>		
Instruction	1,486,392	
Capital outlay	169,932	
Debt service	619,024	
Other operations	934,439	3,209,787
<u>COUNTY OPERATION</u>		
Salaries +23% overhead	714,510	
Supplies	71,451	
Rent (@ 75¢ sq.ft Prior to bldg.)	81,000	867,961
<u>POLICE DEPARTMENT</u>		
Salaries (40 men*)	912,932	
Operating expenses	247,233	
Contract service (jail/Prior to bldg.)	25,000	1,182,170
<u>HOSPITAL:</u>		
Health and welfare	37,000	
Title XIX to state	179,300	216,300
<u>LIBRARY:</u>		
Operating and salaries		70,000
<u>PUBLIC WORKS:</u>		
Engineering Services Contract	90,000	
Building inspection	79,700	
Roads*	825,220	994,920
<u>ZONING AND LAND USE PLANNING:</u>		
Personnel	120,750	
Operating	28,000	
TRPA Dues	30,000	178,750
<u>COUNTY DEBT SERVICE:</u>		<u>184,190</u>
<u>TOTAL OPERATIONS:</u>		<u>6,058,078</u>
<u>TOTAL EXCESS REVENUE - SURPLUS:</u>		<u>1,320,942**</u>

Note #1: Based on assessed valuation of \$163,000,000.

PIE GRAPH SHOWING REVENUES IN PERCENTAGES AND OPERATIONS AS A PERCENT OF REVENUES



REVENUES



OPERATIONS

CHAIRMAN DINI AND MEMBERS:

I WOULD LIKE TO TAKE THIS OPPORTUNITY TO REVIEW THE FEASIBILITY STUDY IN RELATION TO THE EXPENSE PORTION.

SCHOOL EXPENSES

IN REFERENCE TO THE SCHOOL SECTION, I WOULD LIKE TO POINT OUT THAT, ACCORDING TO WASHOE COUNTY SCHOOL DISTRICT, WASHOE COUNTY IS CURRENTLY SPENDING \$1,496 PER PUPIL, EXCLUDING DEBT SERVICE. THE STUDY ALLOCATES TAHOE COUNTY A BUDGET OF \$3,209,787 (PAGE 32) FOR 1,219 STUDENTS, OR \$2,633 PER STUDENT. THIS IS A SURPLUS OF \$1,137 PER STUDENT. WE BELIEVE THIS ILLUSTRATES THE STUDY IS REASONABLE.

COUNTY OPERATIONS

IN REVIEW OF COUNTY OPERATIONS, THIS COMMITTEE FEELS TAHOE COUNTY WOULD INCUR GREAT DIFFICULTY IN FINDING THE CALIBER OF PEOPLE WE WOULD NEED AT "CLASS 5" COUNTY SALARIES. THEREFORE, WE REQUEST A REVISION TO A STATUS OF "CLASS 3" COUNTY.

ENCLOSED YOU WILL FIND A REVISED SCHEDULE OF COUNTY POSITIONS, STAFF, RELATED SALARIES, SUPPLIES AND OFFICE RENTAL.

I WOULD LIKE TO POINT OUT THE FEASIBILITY STUDY DID NOT INCLUDE AN AMOUNT FOR ANY COUNTY VEHICLES (OTHER THAN POLICE CARS). IN THE REVISED SCHEDULE YOU WILL NOTICE WE HAVE INCLUDED \$50,000 TO COVER THIS CONTINGENCY, ALTHOUGH THE MAJORITY OF COUNTY

TRANSPORTATION EXPECTED TO CONSIST OF PERSONAL VEHICLE USE,  
REIMBURSED BY THE COUNTY.

A T T A C H M E N T B

WE ALSO REALIZE MUCH DISCUSSION HAS BEEN GENERATED CONCERNING  
THE STUDY'S 4,000 SQUARE FOOT FACILITY TO HOUSE THE NEW COUNTY.  
WE HEREBY PROPOSE TO INCREASE THIS FACILITY BY OVER 62%, UP TO  
6,484 SQUARE FEET.

EVEN WITH THE UPGRADING OF SALARIES, OFFICE RENTAL COSTS AND  
INCLUSION OF A MOTOR POOL, YOU WILL NOTICE THE REVISED FIGURE OF  
\$798,719 IS STILL \$23,242 BELOW THE STUDY'S FIGURE OF \$821,961.

POLICE

IN POLICE SERVICES, I WOULD LIKE TO POINT OUT SOME OMISSIONS.  
A REVIEW OF SALARY EXPENSES WILL SHOW NO ALLOCATION FOR PAYROLL  
TAXES. WE WOULD ALSO, UPON REVIEW OF DESIRED PERSONNEL NEEDS, LIKE  
TO INCREASE THE POLICE FORCE TO 47 PEOPLE. THIS IS AN INCREASE  
OF SEVEN FROM THE FEASIBILITY STUDY FORCE OF 40.

TAKING THE DETAIL INDICATED ON PAGES 52-53, EXCLUDING JAIL  
PERSONNEL OF 14 (WHICH WERE ALSO EXCLUDED FROM THE STUDY) AND  
DEDUCTING THEIR COMBINED SALARIES OF \$248,611 FROM THE PAGE  
TOTAL OF \$1,309,102, WE ARRIVE AT \$1,060,491. THEN ADDING 21%  
FOR PAYROLL TAXES, WE HAVE A TOTAL SALARY EXPENSE OF \$1,283,194,  
OR AN INCREASE OF \$373,262 IN SALARY EXPENSES AS STATED IN THE  
STUDY.

THE STUDY DID NOT ALLOW FOR ANY VEHICLE MAINTENANCE OR GASOLINE  
COSTS. BASED UPON KNOWN COSTS, WE ESTIMATE THESE EXPENSES AT

APPROXIMATELY \$25,000.

AN ANALYSIS OF THE CAPITAL EXPENDITURES INDICATES "YEARLY EXPENSES" AT \$86,079. THIS IS BASED UPON A TWO-YEAR LIFE FOR VEHICLES AND A SEVEN-YEAR LIFE FOR COMMUNICATIONS EQUIPMENT, WEAPONS AND OFFICE EQUIPMENT.

THESE ADJUSTMENTS, PLUS THE STUDY'S FIGURE OF \$25,000 FOR CONTRACT JAIL SERVICES WITH WASHOE COUNTY, WOULD RESULT IN TOTAL POLICE COSTS OF \$1,511,293, OR A NEW INCREASE OF \$329,123.

#### HEALTH & WELFARE

AS PREVIOUSLY POINTED OUT, THE HEALTH AND WELFARE PORTION OF THE STUDY IS DECREED BY STATE LAW. THESE MANDATORY SERVICES ARE NOT SUBJECT TO VARIATION, AND WILL RESULT IN NO CHANGE FROM CURRENT COUNTY OPERATIONS.

#### LIBRARY

THE LIBRARY BUDGET OF \$70,000 (EXCLUDING SALARIES, AS THEY ARE INCLUDED IN THE COUNTY OPERATIONS SECTION) IS ONLY 1% OF THE ORIGINAL STUDY EXPENDITURES. ANY ERROR FACTOR IS CONSIDERED IMMATERIAL TO THE STUDY.

#### PUBLIC WORKS

IN DISCUSSIONS WITH WASHOE COUNTY'S DEPARTMENT OF PUBLIC WORKS, THEY HAVE INDICATED TO US THAT THEY ARE CURRENTLY SPENDING \$979,000 FOR ROAD SERVICE AND REPAIR. THIS IS A SUBSTANTIAL INCREASE FROM PRIOR YEARS. THE FEASIBILITY STUDY HAS ALLOCATED

\$994,920 TOWARD PUBLIC WORKS, OR AN INCREASE OF ALMOST \$16,000 ABOVE THIS ALL-TIME HIGH WE NOW ARE RECEIVING. A NEW COUNTY WILL INSURE THIS LEVEL OF OPERATION IS MAINTAINED.

IN REVIEWING THE STUDY, PAGE 74 INDICATED THE NEW COUNTY HAS 115 MILES OF PAVED ROADS. ACCORDING TO THE DEPARTMENT OF PUBLIC WORKS WE HAVE 74.46 MILES. THIS IS IMPORTANT IN ESTIMATING FUTURE ROAD COSTS. IN LIGHT OF THIS REDUCED SERVICE RESPONSIBILITY, THE NEAR MILLION DOLLAR ROAD BUDGET WOULD APPEAR REASONABLE.

AS PREVIOUSLY STATED, THE REMAINING PUBLIC WORKS WOULD FALL UNDER THE RESPONSIBILITY OF IVGID (INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT), THIS WOULD INCLUDE WATER AND SEWER FUNCTIONS, AS WELL AS GARBAGE DISPOSAL. AS IVGID WOULD OPERATE INDEPENDENTLY OF THE NEW COUNTY, NONE OF THESE COSTS WOULD BE CHARGED TO TAHOE COUNTY.

#### ZONING AND LAND USE

AS PREVIOUSLY STATED, INCLINE WAS ORIGINALLY ESTABLISHED AS A "PLANNED COMMUNITY." EVERY PARCEL OF LAND HAS PREVIOUSLY BEEN REVIEWED AND RE-REVIEWED. ANY ZONING CHANGES WOULD BE MINIMAL. THE STUDY ALLOWS, PER PAGE 89, FOR ONE OFFICE MANAGER, TWO EXAMINERS AND TWO SECRETARIES, AS WELL AS \$28,000 FOR TWO VEHICLES AND OFFICE SUPPLIES.

IT IS THE FEELING OF THIS COMMITTEE THAT THIS STAFF AND BUDGET IS LARGE IN RELATION TO OUR NEEDS. WE DO NOT, HOWEVER, RECOMMEND DELETING THE \$178,750 ALLOCATION, BUT ONLY WISH TO



ILLUSTRATE THAT THIS IS ONE AREA BUDGET CUTS WOULD BE ACHIEVED  
WITH LITTLE EFFECTS FELT IN THE COMMUNITY. A T T A C H M E N T B

IN SUMMARY,

EVEN WITH THE NEW INCREASED POLICE COSTS OF \$329,123 ADDED TO THE STUDY EXPENDITURES OF \$6,858,078 (THUS INCREASING THE REVISED EXPENDITURES TO \$7,187,201), WE WOULD STILL RETAIN A SURPLUS OF \$991,819 PER THE FEASIBILITY STUDY, OR \$1,800,289 IF YOU USE THE REVISED REVENUE SCHEDULE DARRYL GUNTHER HAS DOCUMENTED IN HIS EARLIER PRESENTATION. (SEE ATTACHMENT A). IN THE EVENT QUESTION 6 IS ENACTED TO ITS FULL POTENTIAL, TAHOE COUNTY WOULD INCUR AN INITIAL DEFICIT, PER THE STUDY, OF \$1,047,293.

HOWEVER, TAHOE COUNTY WOULD BE IN A FAVORABLE POSITION TO CUT POLICE COSTS BY \$546,638. THIS WOULD BE ACHIEVED BY CUTTING THE FORCE BACK DOWN TO 30 (STILL AN INCREASE OF APPROXIMATELY 5 FROM CURRENT MANPOWER).

PUBLIC WORKS COULD BE DECREASED BY \$157,900. \$100,000 FROM CONTRACT ROAD SERVICE (BACK DOWN TO LAST YEAR'S LEVEL), AND \$57,900 FROM SALARIES AND MATERIALS (AGAIN BACK DOWN TO LAST YEAR'S LEVEL).

ZONING AND LAND USE COULD EASILY BE REDUCED BY APPROXIMATELY \$100,000.

THE REMAINING \$242,755 WOULD RELUCTANTLY BE REDUCED FROM THE

SCHOOL BUDGET. EVEN WITH THIS SCHOOL CUT, WE WOULD STILL HAVE  
A \$938 SURPLUS, AS COMPARED TO WHAT WASHOE COUNTY SCHOOL DISTRICT  
IS CURRENTLY SPENDING ON EACH STUDENT.

WE WOULD NOT LOOK FORWARD TO DECREASING THE SERVICES TO OUR  
CITIZENS, BUT WE COULD, IF THE NEED AROSE.

FINANCIALLY, IT IS APPARENT THAT THIS NEW COUNTY IS SOLVENT,  
WITH OR WITHOUT QUESTION 6.

THANK YOU.....

ANY QUESTIONS?

TAHOE COUNTY - COUNTY OPERATIONS 1980 - 81

<u>POSITION</u>	<u>NO</u>	<u>SALARY</u>	<u>STAFF NO.</u>	<u>SALARY</u>	<u>TOTAL STAFF SALARIES</u>	<u>TOTAL SALARIES</u>
(1) COUNTY COMMISSIONERS	3	\$21,780				\$ 21,780
(2) DISTRICT ATTORNEY	1	19,800	2	(4) \$15,000	\$ 30,000	49,800
(3) PUBLIC DEFENDER	1	10,000				10,000
JUSTICE OF PEACE/CORONER	1	19,600	2	(4) 15,000	30,000	49,600
(1) COUNTY CLERK/TREASURER	1	21,300	3	(4) 15,000	45,000	66,300
(1) ASSESSOR	1	19,600	3	(4) 15,000	45,000	64,600
(1) RECORDER/AUDITOR	1	21,300	3	(4) 15,000	45,000	66,300
COUNTY MANAGER	1	21,300	2	(4) 15,000	30,000	51,300
BUILDING INSPECTOR	1	18,000	1	(5) 15,000	15,000	33,000
(4) HEALTH & WELFARE	1	10,000	2	(5) 15,000	30,000	40,000
LIBRARIAN	1	<u>18,000</u>	4	(4) 12,000	<u>48,000</u>	<u>66,000</u>
		<u>\$200,680</u>			<u>\$318,000</u>	<u>\$518,680</u>
PAYROLL TAX EXPENSES (21% x \$518,680)						<u>108,923</u>
TOTAL ESTIMATED SALARY EXPENSE						\$627,603
SUPPLIES ( 10% OF SALARY EXPENSE )						62,760
MOTOR POOL						50,000
OFFICE RENTAL (6484 x 75¢ x 12)						<u>58,356</u>
						<u>\$798,719</u>

TOTAL COSTS

- (1) CLASS 3 "LEGAL" SALARIES
- (2) PART-TIME BASIS (3) CONTRACT SERVICE
- (4) STAFF # AND SALARY PER PAGE 45 OF FEASIBILITY STUDY
- (5) STAFF # PER FEASIBILITY STUDY, INCREASE IN SALARY TO MATCH SALARIES OF OTHER DEPARTMENTS

NOTE: SHERIFF AND STAFF INCLUDED IN POLICE SECTION  
PUBLIC WORKS SALARIES INCLUDED IN PUBLIC WORKS SECTION

## MEMBERS OF THE GOVERNMENT AFFAIRS COMMITTEE

As has been duly noted, it is great that in America we can resolve issues, such as a new County through fact finding and debate. We need not take up arms. On behalf of the "Home Rule Committee" we thank you for letting us participate. After listening to some of the problems the opponents have suggested and after consulting with Russ McDonald, we suggest the following items be included or addressed as amendments to the Bill:

1. Have the Governor appoint the Commissioners in time for them to prepare a budget to be effective July 1, 1979, which can be certified by the Nevada Tax Commission prior to it's effective date.
2. Require the new Tahoe County to adopt all existing Washoe County and TRPA Land Use Ordinances.
3. Require the Washoe County Recorder transfer all records effecting Tahoe County to Tahoe County effective July 1, 1979. (Tahoe County may wish Washoe to remain the custodian on a contractual basis for a time).
4. Require Washoe County to transfer all Court records to Tahoe County that effect Tahoe County.
5. Require Washoe County to provide a list of assets presently used in the Tahoe County area along with an identification of obligations for the same area.
6. Require Washoe County to credit Tahoe County with 10% of the School Bond redemption reserve, any other bond sinking funds applicable to Tahoe County and the Washoe County General Fund Surplus.

(We fully intend and expect to pay our share of any indebtedness heretofore incurred, but by the same token expect a pro rata share of reserves to inure back to the source. We want this item to be clearly fair and equitable).

PAGE 2

We understand that a subcommittee headed by Assemblyman Bergevin has investigated and validated that the school issue in Tahoe County represents a solvent situation recognizing the new County presently has 3.6% of the Washoe Students, 4.9% of its budget (including debt reduction) and pays 10% of the total Washoe School Budget.

Since a county under Nevada's statutes is the only governmental entity that includes school districts and eliminates layers and duplications in local government, we believe these to be compelling reasons to consider a county in this area rather than any other form of government.

The Home Rule Committee, which has addressed itself in favor of a new Tahoe County, bears a profile review because one of the primary objections stated to a new county is that it would be a tool to serve special interests (who doesn't have a "special interest"--there would be little or no progress or challenge without them). However, the Home Rule speakers represent over 150 years of residency in Incline Village-Crystal Bay or an average of more than 12 years per speaker. While our position is supported by our Assemblyman Weise and our County Commissioner Ferrari, the speakers also represent the Chairman or Vice Chairman of the following entities:

IV-CB Advisory Board to the County Commissioners

North Tahoe Fire District

Washoe County Park Board

IVGID--12 years

High School Advisory Board

Middle School Advisory Board

Elementary School PTSA

Library

Convention and Visitor Bureau

Chamber of Commerce

Crystal Bay GIP

Architectural Committee

Board of Realtors

Chamber of Commerce Government Affairs Committee

Hospital Board among others and also,

the President of the North Tahoe Property Owners will speak in support of the new County, but not as a part of the Home Rule Committee.

Some special interest---virtually every community function is represented and supports the new County proposition. Contrast this with who the people against a County represent.

But more importantly, these are people who are involved in government at all levels, but in particular, local IV-CB matters. They have over the years made policy and understand the community needs, the governmental process, the bureaucracy and what makes a community go. All of these "special interest" have been drawn together by the common goal of responsive local government.

Interestingly enough the opposition to a county at IV-CB share with us the same goal of "preserving and improving our magnificent community". As they point out, our method of insuring this goal is dramatically different. Quite simply, we trust in the talents and integrity of our residents (including the opponents) while they do not. We believe, however, our position is right, just as it is right for Nevadans to solve Nevada problems and let the Federal Government struggle with what they think are Federal problems. The people of IV-CB want a County by a 14% margin of registered voters, 75% of the Chamber members and a whopping 82% of the property owners.

Further, if there are problems of zoning, water or air quality, as suggested by anti-county people, they occurred under Washoe County management and not local

management.

We simply cannot see ourselves getting the attention, knowledge, or dollars we need from Washoe County. We do not have a growth crunch, a railroad track, a freeway, an airport, BLM, wild horses or lack of sewer capacity.

We are anxious to solve our own problems as we have in the past--without County or State aid or taxes, our citizens have:

built a sewer system (before TRPA and EPA)

built our own parks (there are no Washoe Parks)

acquired our golf courses

acquired our beaches

take care of our people with problems (Inclined to Help--Focus--etc)

are about to begin construction on our new private hospital

and we pay off our indebtedness early and maintain substantial reserves

We want you to let us be the first county in the USA to be born and operate under the new tax reform attitude. We want to start lean and stay lean. We have no bureaucracy to support.

Quite frankly, those of us who have examined the Washoe situation under any of the new tax reforms are scared to death of what might happen to our schools, roads, and other services.

We are also very concerned of what planning conditions might exist under the stress and strain of Washoe growth. 17 variances have been recommended for denial by the IV-CB Advisory Board and they were all approved by Washoe County.

Let's look at the County Manager's financial analysis. (Describe in detail)

Let's examine the chart on the screen which you also have in your presentation package and apply just a little logic to it.

## DESCRIBE

Analyze with me some of the key ratios of the top 5 counties which include our proposed Tahoe County:

	Assessed Value/resident	Ad valorem income/resident
Clark	\$5800	\$292
Washoe	6000	335
Carson	4630	185
Elko	10300	400
<u>Tahoe</u>	<u>12700</u>	<u>596</u>
Douglas	11700	550

Don't forget we also had 42 MM in building permits in '78 not reflected in the chart. While the chart does not reflect it we also have the highest ratio of tourists per capita who are subject to tourist type taxes.

I ask you to look at our geography, look at our history, look at our people, look at our revenue sources and give<sup>us</sup> the opportunity to govern our community.



KEY COUNTY FACTS WITH TAHOE COUNTY

1978

<u>RANK</u>	<u>POPULATION 000's</u>	<u>*ASSESSED VALUE 000's</u>	<u>**AD VALORUM TAX 000's</u> (COUNTY + LARGEST CITY)	<u>AREA</u>
1	CLARK 343	CLARK 2,000,000	CLARK 100,000	NYE
2	WASHOE 149	WASHOE 900,000	WASHOE 50,000	ELKO
3	CARSON 27	<u>TAHOE 165,000</u>	<u>TAHOE 7,750</u>	LINCOLN
4	ELKO 16	ELKO 165,000	DOUGLAS 6,600	WHITE PINE
5	<u>TAHOE 13</u>	DOUGLAS 140,000	ELKO 6,400	HUMBOLDT
6	CHURCHILL 12	CARSON 125,000	CARSON 5,000	CLARK
7	DOUGLAS 12	LYON 75,000	LYON 3,750	LANDER
8	WHITE PINE 10	NYE 70,000	NYE 3,400	CHURCHILL
9	LYON 10	HUMBOLDT 65,000	HUMBOLDT 3,250	WASHOE
10	MINERAL 6	CHURCHILL 55,000	CHURCHILL 2,750	PERSHING
11	HUMBOLDT 7	WHITE PINE 50,000	WHITE PINE 2,500	EUREKA
12	NYE 6	EUREKA 40,000	PERSHING 2,000	MINERAL
13	PERSHING 3	PERSHING 39,000	EUREKA 1,600	ESMERALDA
14	LANDER 3	LANDER 29,000	LANDER 1,450	LYON
15	LINCOLN 3	MINERAL 25,000	MINERAL 1,250	DOUGLAS
16	EUREKA 1	LINCOLN 21,000	LINCOLN 1,000	STOREY
17	STOREY 1	ESMERALDA 15,000	ESMERALDA 700	CARSON
18	ESMERALDA .8	STOREY 10,000	STOREY 450	<u>TAHOE</u>

SOURCE: NEVADA STATISTICAL ABSTRACT 1977

\*10% ADDED TO INCREASE BASE FROM 1976 DATA TO 1978

\*\*INCLUDES LARGEST CITY-COUNTY-STATE & SPECIAL DISTRICTS

THIS IS A GENERAL COMPARISON. DOLLAR & POPULATION

1074

A T T A C H M E N T B



3. CLASS OF COUNTY CHANGED ON TABLE 2 ANNUAL SALARIES FROM CLASS 5 TO CLASS 3, PAGE 10 LINE 22 DELETE (LAKE) AND ADD TAHOE BETWEEN LINES 12 AND 13.

4. REWRITE SECTION 9.1, PAGE 11 LINE 3 TO READ AS FOLLOWS:  
THE BOARD OF COUNTY COMMISSIONERS OF (LAKE) TAHOE COUNTY (MAY) SHALL APPOINT THE MEMBER OF THE GOVERNING BODY OF THE TAHOE REGIONAL PLANNING AGENCY FROM (WASHOE) TAHOE COUNTY.

5. DELETE SECTION 16, PAGE 12 LINE 47, AND SECTION 17, PAGE 13 LINE 13, IN THEIR ENTIRETY AND REPLACE WITH THE FOLLOWING:

1. THIS ACT SHALL BECOME EFFECTIVE JUNE 1, 1979 IN SO FAR AS SECTION 16 SUB-SECTION 2 OF THIS ACT. ALL OTHER PROVISIONS OF THIS ACT SHALL BE EFFECTIVE AS OF JULY 1, 1979.
2. THE GOVERNOR OF NEVADA SHALL APPOINT THREE MEMBERS TO THE TAHOE COUNTY BOARD OF COUNTY COMMISSIONERS AND FIVE MEMBERS TO THE TAHOE SCHOOL DISTRICT BOARD OF TRUSTEES WITHIN 30 DAYS OF THE EFFECTIVE DATE OF THIS ACT.
3. THE TAHOE COUNTY BOARD OF COMMISSIONERS SHALL APPOINT THE PUBLIC OFFICERS PROVIDED FOR IN THIS ACT NO LATER THAN JANUARY 1, 1980. THE COMMISSIONERS SHALL ALSO PROVIDE FOR THE STAFFING AND PAYMENT OF THOSE OFFICERS.
4. THE TAHOE COUNTY BOARD OF COMMISSIONERS SHALL PROVIDE FOR THE ELECTION BY THE PEOPLE OF ALL ELECTIVE OFFICES IN THE GENERAL ELECTION OF NOVEMBER 1980.

5. THE SUPPORT SERVICES PRESENTLY PROVIDED BY WASHOE COUNTY SHALL CONTINUE TO BE PROVIDED ON A CONTRACTUAL BASIS TO TAHOE COUNTY COMMENCING ON JULY 1, 1979 AND CONTINUING FOR A PERIOD OF TIME TO BE AGREED UPON BY BOTH COUNTIES SO AS TO PROVIDE FOR THE ORDERLY TRANSFER OF COUNTY SERVICES TO THE NEW COUNTY.
  
6. THE ASSETS AND LIABILITIES OF WASHOE AND TAHOE COUNTIES SHALL BE DIVIDED AS FOLLOWS: TAHOE COUNTY WILL RECEIVE THOSE WASHOE ASSETS PRESENTLY EXISTING WITHIN IT'S BORDERS. TAHOE COUNTY SHALL BE RESPONSIBLE FOR ASSUMING A RATIO OF ASSESSED VALUES IN TAHOE COUNTY TO THE ASSESSED VALUES IN WASHOE COUNTY OF ALL EXISTING BONDED INDEBTEDNESS WITHIN WASHOE COUNTY AS OF JUNE 30, 1979. WASHOE COUNTY SHALL PAY TO TAHOE COUNTY ON THE SAME PROPORTIONAL RATIO ANY BUDGETARY FUNDS EXISTING AS OF JUNE 30, 1979. IF THE BOARDS OF COUNTY COMMISSIONERS AND THE BOARD OF TRUSTEES OF THE SCHOOL DISTRICTS DO NOT ESTABLISH A PLAN FOR THE APPORTIONMENT OF ASSETS AND LIABILITIES, THE DEPARTMENT OF TAXATION SHALL ADOPT A PLAN FOR SUCH APPORTIONMENT WHICH SHALL CONSTITUTE THE PLAN OF THE BOARDS AND BECOME EFFECTIVE JULY 1, 1979.
  
7. THE 1978-79 TAXES AND ALL OTHER REVENUES NORMALLY COLLECTED BY WASHOE COUNTY FROM THE AREAS OF THE NEW COUNTY SHALL INUSE TO THE BENEFIT OF TAHOE COUNTY COMMENCING JULY 1, 1979.

1007

WASHOE COUNTY SHALL COLLECT THESE TAXES AND BE REASONABLY  
REIMBURSED FOR THIS SERVICE.

ATTACHMENT B

T.18N.

COUNTY

TOIYABE NATIONAL FOREST

NEVADA

T.17N.

TO SACRAMENTO

COUNTY

T.16N.

TO TAHOE CITY

PLACER

T.15N.

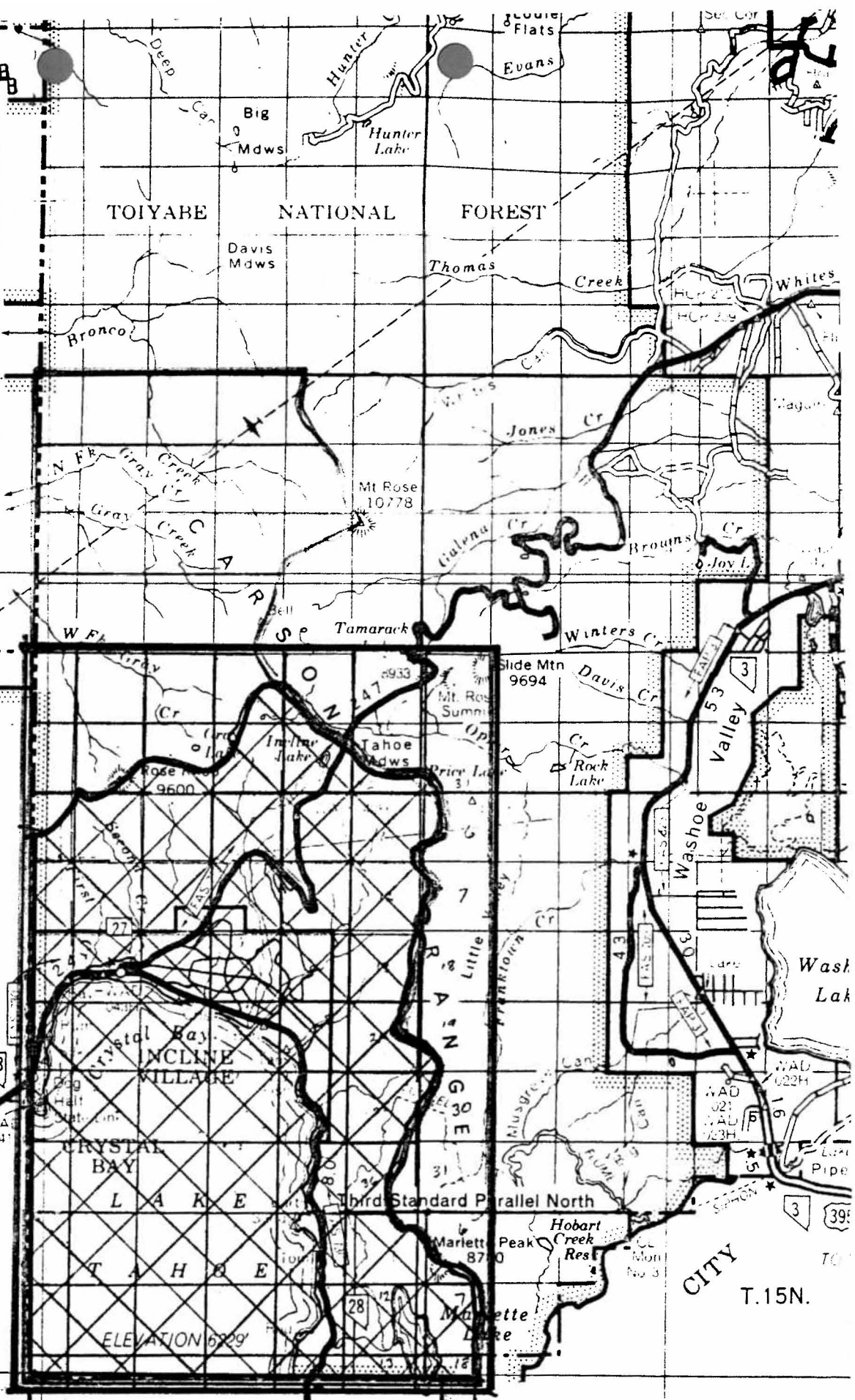
R.18E.

CARSON

R.19E.

TO CARSON CITY

1079



A PHYSICAL INVENTORY  
OF CRYSTAL BAY-INCLINE VILLAGE, NEVADA  
AS OF JANUARY 1, 1979 (Amended 1/18/79)

Prepared by the Incline Village General Improvement District

- I. There is a potential of 5,139 single family homes which could be built under the existing zoning at this date. As of January 1, 1979, 2,351 single family homes have been built. This is a 46% buildout.
- II. There is a potential of 3,959 multiple residential units which could be built under the existing zoning at this date. As of January 1, 1979, 2,319 multiple residential units have been built. This is a 59% buildout.
- III. The combined potential of both single family homes and multiple residential units is 9,098 under the existing zoning. As of January 1, 1979, 4,670 total residential units have been built, representing a 51% residential buildout.
- IV. Applying the population formula of 2.92 persons per dwelling unit as used by the Regional Planning Commission of Reno, Sparks and Washoe County, this would translate into a peak residency of 13,636 people living in the Crystal Bay, Incline Village area (without guests) as of January 1, 1979 (100% occupancy). Adding two persons per hotel and motel unit in Crystal Bay, Incline Village under a maximum occupancy or 1,852 persons, would represent a maximum peak population of 15,488 people, both residential and transient, as of January 1, 1979.
- V. Applying the same population formula to a 100% buildout of all single family and multiple residential units at Crystal Bay, Incline Village would result in a future maximum peak population of 26,566 persons, excluding guests and transients in hotels and motels and excluding future development of 121.35 acres of land zoned Tourist Commercial.
- VI. The buildout potential of parcels zoned Tourist Commercial is impossible to forecast inasmuch as such zoning has several allowable uses. If developed as hotels and motels, it could support 40 units per acre. Further, it could be developed for tourist oriented sales and services under which no residential use would be exercised. And, at the present time, the possibility exists that such parcels might be down-zoned to High Density Residential allowing development of these 121.35 acres @ 15 units per acre, or 1,820 units. If these parcels are developed as hotels-motels, it would increase such units by 4,854. If developed under High Density Residential allowances, it could increase the maximum population to 31,880, not counting transients in motels and hotels.

Note A: Yearly rate of growth for the last 7 years:

1972 - 2.2%	1975 - .8%
1973 - 1.4%	1976 - 1.8%
1974 - .9%	1977 - 5.4%
1978 - 8.2%	

Note B: No residential allowances are provided by the Tahoe Regional Planning Agency Ordinance No. 13 for residential development of land zoned General Commercial, General Forest or Active Recreation. Hotels and motels can be built on land zoned General Commercial.

Note C: Although the Tahoe Regional Planning Agency allowable units per acre by zoning are as shown, additional constraints such as allowable impervious cover, required access and parking make it virtually impossible to build to maximum allowable capacity. In the zoning of High Density Residential parcels, fifteen units per acre is allowed, but the actual yield of twelve units per acre is more realistic.

Note D: This inventory was conducted in December of 1978. Figures include units under construction, some of which were not completed as of that date.

Note E: Discrepancies may appear in this report compared to the previous year's inventory, caused by the inclusion of subdivisions west of Incline to the state line, Rocky Point Subdivision southeast of Incline, and by rezoning of certain parcels creating changes in the potential.

Note F: There are 160 buildings at Crystal Bay-Incline Village used exclusively for commercial or service operations that have no residential use. There are eight hotels and motels included in this figure.



## ABBREVIATIONS USED IN THIS REPORT:

<u>S.F.</u>	Single Family Residential	<u>Mult.</u>	Multiple Family Residential
<u>Condo</u>	Condominium	<u>T.H.</u>	Townhouse
<u>Apts.</u>	Apartments	<u>Ind.</u>	Industrial
<u>Comm.</u>	Commercial	<u>Trl.</u>	Trailer
<u>H.D.R.</u>	High Density Residential (15 units per acre)	<u>M.D.R.</u>	Medium Density Residential (8 units per acre)
<u>L.D.R.</u>	Low Density Residential (3 units per acre)	<u>T.C.</u>	Tourist Commercial
<u>A.R.</u>	Active Recreation - No residential	<u>G.C.</u>	General Commercial - No residential
<u>M.B.</u>	Metes & Bounds descriptions	<u>R.E.</u>	Rural Estates (1 unit per acre)
		<u>G.F.</u>	General Forest - No residential

-----  
 THE FOLLOWING STRUCTURES, FACILITIES, IMPROVEMENTS, OFFICES, SHOPS, STORES,  
 AND SERVICES NOT USED FOR RESIDENTIAL PURPOSES EXISTED AT INCLINE VILLAGE,  
 NEVADA AS OF JANUARY 1, 1979:

4 Advertising Agencies	4 Cocktail Lounges
1 Ambulance Service	1 Community Center
1 Antique Store	5 Concrete: Brick & Masonry
3 Appliance Stores	1 Conservation District
3 Art Galleries	
3 Architects	CONTRACTORS:
4 Attorney's Offices	3 Electrical
AUTO:	4 Excavation
4 Parts, repairs & services	23 General
2 Sales, lease & rentals	1 Paving
	4 Plumbing & Heating
2 Bakeries	
3 Banks	1 Dance School
2 Beach facilities	4 Delicatessens
(private for property owners)	2 Designer/Planners
6 Beauty Salons	2 Drug Stores
2 Bike Rentals	2 Dry Cleaners
BOATS:	
1 Launching ramp (private)	1 Electrical Supplier
2 Sales and services	1 Employment Office
	3 Engineers, Civil
1 Book Store	
5 Bookkeeping & Steno Services	1 Fire Protection District (County)
1 Building Dept. branch (Washoe)	1 Florist, Nursery & Landscaping
4 Burglar Alarm & Security Services	10 Food (fast service), Snack Bars
1 Butcher Shop	2 Furniture Stores
1 Cabinet Maker	1 Garbage Collection Agency
1 Car Wash	GAS:
1 Carpet & Upholstery Cleaning	1 Natural Gas (Southwest Gas Company)
4 Caterers	6 Service Stations
1 Catalog Store	
2 Certified Public Accountants	10 Gift & Import Shops
1 Chamber of Commerce	1 Glass Company
3 Child Care Centers	2 Golf Courses (public) 18 holes each
4 Churches	
CLOTHING STORES:	1 Handball Court House
7 Men, Women & Childrens	1 Hardware Store
3 Sporting Apparel	1 Health Food Store
1 Shoe	1 Health Spa (public)
	1 Highway Department (State of Nevada)
	1 Hotel/Casino

BUSINESS FACILITIES IN INCLINE VILLAGE (Continued)

- 1 Ice Cream Parlor
- 1 IVGID
- 4 Insurance Offices
- INTERIOR DECORATIONS:
- 4 Carpeting, Floor Covering & Draperies
- 3 Painting & Wallpapering
- 4 Investment Security & Stock Market
- 5 Janitorial Services
- 6 Jewelry

- 1 Landscape & Design
- 2 Laundromats
- 1 Library
- 3 Liquor Stores
- 1 Locksmith
- 2 Lumber Yards

- 2 Maintenance Services
- 3 Markets (food)
- 1 Medical Lab
- 1 Motel
- 1 Mobile Home Park
- 1 Movie House
- 2 Music Stores
- 1 Marriage & Family Counselor
- 1 Newspaper Office
- 1 Office Supply Store & Blueprinting
- 1 Pest Control Agency
- 2 Photo Studios

PHYSICIANS:

- 1 Chiropractor
- 1 Dental Lab
- 1 Dentist
- 4 Medical General Practicioners
- 2 Optometrists
- 1 Orthodontist
- 1 Psychiatrist/Psychologist
- 1 Post Office
- 3 Pottery Shope
- 2 Printers
- 1 Produce Warehouse - wholesale

- 35 Real Estate Offices
- 18 Restaurants

- 1 Savings & Loan Office
- 1 Seafood Market
- 2 Shoe Stores

SCHOOLS:

- 1 College (private)
- 1 Elementary (County)
- 1 Secondary (County)
- 1 Ski Touring
- 1 Sewage Treatment Plant
- 1 Sheriff's Office Substation (County)
- 1 Ski Complex - 6 double chairs (Public)
- 2 Snow Removal Services
- 1 Solar Energy Supplier
- 11 Specialty Shops

SPORTS:

- 5 Equipment & Rental Offices
- 1 Skimobile Sales & Service
- 2 Vehicle Rentals
- 1 Stationery Store
- 80.8 Streets of paved road (status miles)
- 2 Supermarkets
- 1 Surveyor

- 1 Tennis Facility

TELEPHONE:

- 1 Nevada Bell Telephone Company
- 1 Telephone Answering Service
- 1 Thrift Shop
- 5 Title Companies
- 2 Television Repair Shops
- 1 Toy Store
- 3 Travel Agencies
- 1 U-Haul Rental Service
- 1 Variety Store
- 1 Veterinarian Clinic
- 2 Warehouses - Mini Storage
- 2 Water Tanks - 1 million gallons
- 7 Water Tanks - 1/4 million gallons
- 2 Watch Repair
- 1 Wedding Chapel
- 1 Woodcrafter
- 1 Yardage Shop

Name & Type	Potential S.F. Units	S.F. Units Built	Potential Mult. Units	Mult. Units Built	Potential Residential Units	Residential Units Built	% Build-out
Alpine Terrace T.H.	--	--	23	23	23	23	100%
Aspen, The Condo	--	--	4	--	4	--	0%
Bitterbrush Condo	--	--	250	47	250	47	19%
Brookside Condo	--	--	10	10	10	10	100%
Brookstone S.F.	--	--	30	30	30	30	100%
Cal-Neva Highlands #1 S.F.	17	2	--	--	17	2	12%
Cal-Neva Highlands #2 S.F.	33	6	--	--	33	6	18%
Cedar Creek Condo	--	--	4	1	4	1	25%
Cedar Crest T.H.	--	--	50	50	50	50	100%
Cedars, The Condo	--	--	30	30	30	30	100%
Chalets, The T.H.	--	--	10	5	10	5	50%
Chateau Acres S.F.	40	15	--	--	40	15	37%
Chateau Apts. Condo	--	--	24	24	24	24	100%
Club Tahoe Condo	--	--	93	33	93	33	35%
Commercial #1 Comm	1	1	--	--	1	1	100%
Condo 11-D-4 Condo	--	--	4	4	4	4	100%
Country Club Ct. Condo	--	--	9	--	9	--	0%
Country Club Homes Mult	--	--	54	30	54	30	56%
Country Club of Inc. S.F.	172	79	--	--	172	79	46%
Coeur du Lac Condo	--	--	59	59	59	59	100%
Creekside Condo	--	--	4	4	4	4	100%
Creekside East Condo	--	--	25	25	25	25	100%
Creekside West Condo	--	--	66	66	66	66	100%
Crystal Bay Cove Condo	--	--	36	36	36	36	100%
Crystal Bay Palisades S.F.	25	1	--	--	25	1	4%
Crystal Bay Palisades W. S.F.	10	--	--	--	10	--	0%
Crystal Bay Park S.F.	213	83	--	--	213	83	39%
Crystal Shores East Condo	--	--	32	32	32	32	100%
Crystal Shores Villas Condo	--	--	22	22	22	22	100%
Crystal Shores West Condo	--	--	44	44	44	44	100%
Crystal Towers Condo	--	--	8	8	8	8	100%
Edgewood Park S.F.	93	58	--	--	93	58	62%
Fairway Estates #1 S.F.	119	63	--	--	119	63	53%

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Name & Type		Potential S.F. Units	S.F. Units Built	Potential Mult. Units	Mult. Units Built	Potential Residen- tial Units	Residen- tial Units Built	% Build- out
Fairway Estates #2	S.F.	129	68	--	--	129	68	53%
Fairway Park	S.F.	44	30	--	--	44	30	68%
Fairway Woods	Condo	--	--	4	4	4	4	100%
Forest Pines	Condo	--	--	138	138	138	138	100%
Glenrock	T.H.	58	58	2	2	60	60	100%
Golf Green Court	T.H.	--	--	8	8	8	8	100%
High Sierra	Condo	--	--	41	41	41	41	100%
Incline Beach	S.F.	28	25	--	--	28	25	89%
Incline Crest #1	T.H.	30	30	--	--	30	30	100%
Incline Crest #2	T.H.	32	32	--	--	32	32	100%
Incline Crest #3	T.H.	15	15	10	10	25	25	100%
Incline Manor	Condo	--	--	83	83	83	83	100%
Incline Park	S.F.	26	22	--	--	26	22	84%
Incline Pines	Condo	39	39	--	--	39	39	100%
Incline Pinnate	Condo	--	--	24	24	24	24	100%
Incline Villa	Condo	--	--	20	20	20	20	100%
Incline Village #1	S.F.	275	75	--	--	275	75	27%
Incline Village #1-A	S.F.	160	37	--	--	160	37	23%
Incline Village #1-B	S.F.	32	8	--	--	32	8	25%
Incline Village #2	S.F.	490	139	--	--	490	139	28%
Incline Village #3	S.F. & Mult.	208	71	258	64	466	135	29%
Incline Village #4	S.F. & Mult.	431	96	91	12	522	108	20%
Incline Village #5	S.F.	159	39	--	--	159	39	24%
Industrial #1	Comm	--	--	--	--	--	--	0%
Industrial #2	Comm	--	--	--	--	--	--	0%
Lakehaven #1	Condo	--	--	4	4	4	4	100%
Lakehaven #2	Condo	--	--	8	8	8	8	100%
Lakehaven #3	Condo	--	--	4	4	4	4	100%
Lakeshore Sub.	S.F.	49	34	--	--	49	34	69%
Lakeshore Terrace	Condo	--	--	58	58	58	58	100%
Lakewood Sub.	S.F.	295	215	--	--	295	215	73%
Lakewood Square	Condo	--	--	4	4	4	4	100%
Matt Green	S.F.	20	1	46	--	66	1	2%
Mill Creek	S.F.	275	179	--	--	275	179	63%

Name & Type	Potential S.F. Units	S.F. Units Built	Potential Mult. Units	Mult. Units Built	Potential Residential Units	Residential Units Built	% Build-out
Millionaires' Row R.E.	48	43	--	--	48	43	90%
Miners Ridge Condo	--	--	4	4	4	4	100%
Misc. M.B. S.F.	194	10	--	--	194	10	5%
Misc. M.B. Mult	--	--	636	28	636	28	4%
Misc. M.B. M.D.R.	42	--	--	--	42	--	0%
Misc. M.B. T.C.			121.35 acres undeveloped				
Misc. M.B. Comm	160 buildings built - 12.1 acres undeveloped						
Misc. M.B. R.E.	24	5	--	--	24	5	20%
Montclair Villas T.H.	24	22	--	--	24	22	92%
Mountain House Condo	--	--	4	4	4	4	100%
Mountain Shadows Condo	--	--	368	248	368	248	67%
Mount Rose Chalets T.H.	35	25	--	--	35	25	71%
Nevada Vista S.F., Mult., Comm	84	69	--	--	84	69	82%
Nine Ninety Nine T.H.	--	--	60	60	60	60	100%
North Lake S.F.	19	3	--	--	19	3	15%
Northwood Mult	--	--	90	58	90	58	64%
Northwood Est. Condo	--	--	50	50	50	50	100%
One Thousand Condo	--	--	24	24	24	24	100%
Peepsight Manor Condo	--	--	4	4	4	4	100%
Pinecreek T.H.	--	--	12	12	12	12	100%
Ponderosa #1 S.F.	26	11	--	--	26	11	42%
Ponderosa #2 S.F.	39	17	--	--	39	17	44%
Ponderosa #3 S.F.	26	16	--	--	26	16	61%
Ponderosa #4 S.F.	87	28	--	--	87	28	32%
Ponderosa #5 S.F.	93	55	--	--	93	55	59%
Rocky Point S.F.	35	9	--	--	35	9	26%
Royal Pines S.F.	--	--	93	62	93	62	66%
Scotchwood S.F.	22	11	--	--	22	11	50%
Skylake Condo	--	--	18	4	18	4	22%
Southwood Court Condo	--	--	12	12	12	12	100%
Southwood Pines Condo	--	--	24	24	24	24	100%
Southwood Shadows Condo	--	--	9	9	9	9	100%
Southwood Sub. #1 Mult	--	--	84	34	84	34	40%
Southwood Sub. #2 Mult	--	--	36	20	36	20	55%
Tahoe Incline Apts Mot	--	--	75	75	75	75	100%

Name & Type	Potential S.F. Units	S.F. Units Built	Potential Mult. Units	Mult. Units Built	Potential Residential Units	Residential Units Built	% Build-out
Tahoe Palisades T.H.	22	22	--	--	22	22	100%
Tahoe Pines Condo	--	--	4	4	4	4	100%
Tahoe Racquet Club Condo	--	--	101	101	101	101	100%
Titlist Manor Condo	--	--	2	2	2	2	100%
Tyrolian Village T.H.	414	175	62	27	476	202	42%
Village at Incline Condo	--	--	66	42	66	42	64%
Village Court Condo	--	--	12	12	12	12	100%
Village Green Condo	--	--	18	18	18	18	100%
Village Highlands #1 Condo	--	--	14	14	14	14	100%
Village Highlands #2 Condo	--	--	9	0	9	0	0%
Village Pines Condo	--	--	4	4	4	4	100%
Whispering Pines S.F. & Mult	11	11	148	80	159	91	57%
Winding Wood S.F.	109	88	--	--	109	88	80%
Woodcreek S.F.	120	92	--	--	120	92	77%
Woodlake Villas Condo	--	--	8	8	8	8	100%
Woodmere T.H.	--	--	24	24	24	24	100%
Woodridge S.F.	31	17	--	--	31	17	55%
Woodstock Condo	--	--	90	90	90	90	100%



ATTACHMENT #1

BUDGETARY OMISSIONS IN THE "FEASIBILITY STUDY"  
(EXCLUDING ALL SCHOOL COSTS)

A quick analysis of the "Status Quo" budget in the feasibility study indicates that the following costs were probably omitted. It is unfortunate that these costs were not included in the original budget. These costs have a significant impact on the bottom line of the new county budget (see attachment #2).

1. Ending Fund Balance: (Min.) \$146,000

NRS requires a minimum of 4% of expenditures (excluding capital outlay).

2. Contingent Account: \$ 55,000

NRS allows no more than 3%. A conservative 1-1/2% contingent account would be absolutely necessary, especially the first year of operation.

3. Insurance Costs: \$120,000

It is very hard to give ballpark figures in an area that is inflating so rapidly. The new county's basic insurance coverage would have to include regular personal liability, property damage and civil liability (false arrest, discrimination suits, etc.). Washoe County's Risk Manager estimates it will cost the new county about \$120,000. Washoe's total cost of insurance (premiums and self-insurance) is around \$500,000.

4. Maintenance; Vehicles, Buildings, Equipment and Grounds: ?

It is not assumed that these costs could possibly be incorporated in the feasibility study's "Supplies" estimate of \$71,451. If these costs were included, then that figure is entirely too low as it must also include normal supplies, utilities, telephone costs, xeroxing and printing costs, miscellaneous small equipment, rent, etc.

EXHIBIT 2



5. Computer Services Costs \$ 30,000
- Computer costs are not included in the study's budget. Minimal computer needs might include: tax billings, basic budgetary accounting, payroll, etc.
6. Animal Control Costs: \$ 32,000  
(Excludes cost of pound)
- Since this cost is not mentioned it must be assumed that the Sheriff's Department will handle the problem. This solution has never proven very successful in many governmental entities. Washoe County recently budgeted an additional position in animal services to work/live full time at Incline to handle a very large dog problem. This estimate includes just one person, truck and supplies. This estimated expenditure excludes the cost to build, maintain, or contract for a dog pound or holding area.
7. Communications Equipment/Civil Defense: \$ 34,000
- It is roughly estimated the new county will need about \$34,000 to really be in the communications/civil defense business.
8. Juvenile Probation: \$ 52,000
- Presently 24 youths are on probation from "Lake" County. No expenditure (personnel or contract services) of funds to pay for the whole area of juvenile probation (probation officers, hearing officers, etc.) was included in the budget.
9. Election Costs: \$ 12,000
- These costs are mandated by NRS and should have been included. May 1980 there will be a presidential preference primary plus any additional local elections during the next fiscal year (includes capital costs).
10. Ambulance Subsidy: \$ 18,000
- A necessary cost to assure private ambulance service to the Incline area.

11. Court Costs

\$ 95,000

The new county will either have its own District Court or maybe share one of the new District Courts being discussed for Washoe County. In either case a conservative estimate at \$95,000 is appropriate. This obviously does not include a judge's salary as that is a state expenditure.

(Excluding facilities; rent, maintenance, utilities, witness fees; and sheriff security in the courtroom)

The following costs were included in the study but based upon the most current information they are underbudgeted:

1. Library: An additional \$ 23,700

The first estimate for contracting with Washoe County to run the Incline Library was \$70,000. The most recent detailed breakdown shows the basic operating cost to be \$93,678.

2. Public Works: An additional \$ 93,000

The feasibility study's initial estimate was \$994,920. The latest estimate is over \$1,047,000. This figure includes all road projects but excludes supporting administrative and overhead expenses. Therefore, adding a Public Works Director and one secretary, the approximate cost would be \$1,088,000. This cost would maintain Washoe County's tentative FY 79-80 "status quo" budget and service levels.

3. Health An additional 9,000

The most recent estimate by the Health Department is \$46,000 versus \$37,000.

TOTAL OMISSIONS \$719,700

(excluding item #4)

ATTACHMENT #2

FEASIBILITY STUDY'S "STATUS QUO" BUDGET  
REVISED FOR FY 79-80

Revenue FY 79-80  
Assessed Value \$142,624,806

1. General Government Rate \$1.6982	\$ 2,422,054
2. Debt Service Rate .1130	161,166
3. FY 80-81 "Other Revenue" factored down by 10% to FY 79-80	<u>1,343,947</u>
Total	\$ 3,927,167

Expenditures FY 79-80

1. FY 80-81 "Total Expenditures" factored down by 10% to FY 79-80	3,283,462
2. Budgetary Omissions (see Attachment #1)	<u>719,700</u>
Total	\$ 4,003,162

Summary of FY 79-80 Budget

Revenue	\$ 3,927,167
Expenditure	<u>4,003,162</u>
Negative Balance	\$ - 75,995*

With Proposition #6

Minimum estimated Revenue loss of \$1,126,188

Revised Revenue Estimate	\$ 2,800,952
Expenditures	<u>4,003,162</u>
Negative Balance	\$-1,202,210*

\*County Government figures only. No school figures included.

AB 217 AMENDMENTS

As the Washoe County Board of County Commissioners, we are opposed to the formation of a new county. However, if the State Legislature decides to create such a county, then we insist on the following amendments to AB 217:

Section 17 - Paragraph 5

We question the basis for reducing Washoe County's share of the motor vehicle carrier tax by 24%. Tahoe County's share appears inequitable not only to Washoe County but in comparison to other counties as well. We request that the methodology used to derive the 24% be made available for Washoe County's review.

Section 26

We are opposed to the wording here and throughout the bill that makes it Washoe County's responsibility to xerox and transfer all records. The transferring of records, files, etc., should be the responsibility (time and cost of Tahoe County).

Section 27 - Paragraph 1

We are completely opposed to giving away all of our physical assets to Tahoe County. There is NO precedent for doing this. The 1919 legislation creating Pershing County required no such free transfer of physical assets. Tahoe County should pay a reasonable and fair market value for those assets.

The 1919 legislation creating Pershing County divided liquid assets and debt obligations between the two counties. Washoe County would be willing to talk about the mutual transfer of physical assets only in return for bonded indebtedness (omitting any transfers of liquid assets). We are absolutely opposed to transferring both physical and liquid assets in return for bonded indebtedness.

Section 27 - Paragraph 2

The language in this section is vague and inappropriate. We provided the Assembly specific figures which were not incorporated into the bill. We demand that the bill contain exact figures as to the amount of indebtedness; the percent Tahoe County will pay and a requirement that Tahoe County pay off their obligations up front in cash.

Tahoe County owes Washoe County a set percent of all indebtedness and not just "obligations of the county in and for the benefit of the residents of the territory of Tahoe County."

Washoe County bond sales are based on the total assessed value of the county. They are not based on the benefits of citizens living in certain areas of the county.

If ending fund reserves will be figured on June 30, 1980, then indebtedness should also be figured as of June 30, 1980, and not June 30, 1979, as presently worded.

Washoe County wants Tahoe County's share of indebtedness paid off in cash as we do not believe the county is financially viable.

Washoe County wants additional language that requires Tahoe County to pay a set percent of any default on existing bonds or notes from: Washoe Medical Center; Reno/Sparks Convention Authority; Special Assessments Districts. The sale of these bonds were based on Washoe County having secondary liability based on its total assessed value.

#### Section 27 - Paragraph 3 (a and b)

We oppose the 10% figure. Over a period of years Tahoe County has averaged 6.4% of Washoe County's total assessed value. Furthermore, property tax only represents 52% of Washoe County's total revenue. Many revenues are not derived at all from Tahoe County (i.e., Grants, Mobile Home revenues, Payments-in-Lieu Taxes, \$1 million, etc.). Therefore, a more appropriate figure is 4.5% instead of 10%.

#### Section 29 - Paragraph 1

As mentioned above, the time, effort and cost of providing copies of documents should be Tahoe County's responsibility, not Washoe County's.

#### Section 29 - Paragraphs 2 and 3

Washoe County is completely opposed to any such language that obligates us to do something undefined in the future based on a Tahoe County demand. If indeed, Tahoe County is prepared and financially sound enough to launch itself as a new independent county, then it seems to us that evidence of that ability would be their capability of providing their own services.

#### Section 30

Prior to creating Tahoe County, there should be a vote of all Washoe County residents (i.e., taxpayers). They are all affected by such a decision and should have a vote.

AB 217 PROPOSED TAHOE COUNTY

ARGUMENTS IN OPPOSITION

1. The Proposed County Is Not Financially Feasible

The original feasibility study has obvious budgetary omissions of over \$719,700. The original study also over-estimated property tax revenue. A projected FY 79-80 budget shows an operating loss of -\$76,000. This figure excludes the impact of an expenditure limitation and the effects of Propostion #6.

The financial health of the proposed county is questionable under the existing tax structure. Given a spending cap or Proposition #6, the state ought to be prepared to provide a bail out to the proposed county.

It simply does not make sense to create a new county during a time period of great financial uncertainty, given the yet to be decided spending cap and the probability of Proposition #6 passing.

2. There Are Diseconomies of Scale In Setting Up A New County

The taxpayers suffer in the creation of additional governmental entities. For example, with a new county taxpayers must foot the cost of five additional County Commissioners, two Sheriffs, two Health Officers and two Public Works Officers, etc. Washoe County's insurance costs will only decrease by \$25,000 to \$30,000 while the new county will have to pay at least \$120,000 due to MINIMUM premiums, lack of experience, etc.

In light of the public's desire to reduce the cost of government and the State policy to provide tax relief it seems odd that the State Legislature would go on record increasing the overall burden to taxpayers.

3. Loss Of Revenue By Other Counties In The State And Cities Within Washoe

The passage of AB 217 will reduce state gaming revenues to all counties by approximately \$8,000 per county. The passage of AB 217 will also reduce the counties' and/or cities' share of the Liquor and Cigarette Tax. This loss of revenue, although not significant to the larger counties, will become important, especially to the smaller counties, when combined with a spending limitation and/or Proposition #6.

The cities of Reno and Sparks will lose revenue from the following sources: City-County Relief Tax; Motor Vehicle Privilege Tax; Liquor Tax and Cigarette Tax. These losses will have an impact on the taxpayers of Reno and Sparks.

4. Washoe County Does Not Want To Give Up The Natural Resource Of Lake Tahoe

The beauty and recreational opportunities are an important asset that we do not want to give up.

5. The State Should Not Set the Precedent Of Allowing A Wealthy Section Of A County to Succeed From That County

For years the proposed county only contributed an average of 4% of the total county property tax revenue. There was a time when Washoe County was subsidizing the Incline area. Now that they feel they can stand on their own they want to succeed from Washoe County.

The State Legislature should be prepared for other areas to succeed from their counties.

6. Develop Criteria For Allowing New Counties

If the Legislature wants to support a policy of creating new counties, then it should develop specific criteria in N.R.S. that would have to be met before the creation of any new county. The rules of the game must be spelled out in advance for taxpayer, bond purchasers and commercial developers.

The Legislature must be consistent. Why would it create Tahoe County and not a new county in Clark, Douglas or Elko.

7. This Legislation Is Special Interest Legislation

There is no established set of criteria (see above) for creating a new county, nor is there an established formula for deciding who pays what if a new county is created.

8. A Vote Of All The People

No new county should be created until or unless there is a vote of all the people of Washoe County.

The new county affects Washoe County financially and therefore will have an impact on the taxpayer. Therefore, they should have a voice in such a decision.

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The Legislature must be consistent. Why would it create Tahoe County and not a new county in Clark, Douglas or Elko.

7. This Legislation Is Special Interest Legislation

There is no established set of criteria (see above) for creating a new county, nor is there an established formula for deciding who pays what if a new county is created.

8. A Vote Of All The People

No new county should be created until or unless there is a vote of all the people of Washoe County.

The new county affects Washoe County financially and therefore will have an impact on the taxpayer. Therefore, they should have a voice in such a decision.

Pursuant to the bonding resolutions the room tax is irrevocably assigned to the Reno/Sparks Convention Authority for:

- A. Up to 10% for the collection and administration of the room tax.
- B. Up to 20% for the operation and maintenance of the facilities.
- C. To service bonded debt
- D. Any other legal expenditure

COLLECTIONS

	<u>Total room tax</u>	<u>North Lake Tahoe</u>	<u>% of total</u>
1976-77	\$3,249,915	\$219,295	6.75%
1977-78	\$3,859,193	334,938	8.68%
1978-79 (YTD)	\$4,163,126	326,182	7.84%

North Lake Tahoe's share of expenditures  
(% of tax collection times actual expenditure)

	<u>1976-77</u>	<u>1977-78</u>	<u>1978-79 YTD</u>
Adm. & coll	3,948	5,351	3,798
Facilities O & M	85,275	142,319	106,553
Debt Service	<u>29,390</u>	<u>38,455</u>	<u>34,743</u>
Sub total	118,613	186,125	145,094
32% returned to NLT	<u>70,174</u>	<u>107,180</u>	<u>104,378</u>
Totals	<u><u>188,787</u></u>	<u><u>293,305</u></u>	<u><u>249,472</u></u>

A.B. No. 217 (Second Reprint), concerning the creation of Tahoe County, is amended, as follows:

Sec. 27, at lines 8 to 23, incl., on page -18-, is amended to read as follows:

Sec. 27. 1. The board of county commissioners of Washoe County shall, as soon as practicable:

[1.] (a) Provide an inventory of all assets of Washoe County which were located in the territory of Tahoe County or were in use in or for the benefit of the residents of that territory on January 1, 1979. All those assets become the property of Tahoe County on the effective date of this section.

[2. Provide a list identifying the obligations of the county in and for the benefit of the residents of the territory of Tahoe County on June 1, 1979, and Tahoe County shall assume responsibility for the payment of these obligations.

3. Transfer the following credits to Tahoe County:

(a) Ten percent of any debt service funds; and

(b) Ten percent of the ending fund balance of the general fund of the county, on June 30, 1980.]

(b) Transfer to Tahoe County 10 percent of the ending fund balance of the general fund of Washoe County on June 30, 1980.

2. The board of trustees of the Washoe County school district shall transfer to the Tahoe County school district 10 percent of the ending fund balance of the general fund of the Washoe County School District on June 30, 1980.

Sec. 28, at lines 24 to 26, incl., on page -18-, is amended to read as follows:

Sec. 28. [The board of trustees of the Washoe County school district shall transfer 10 percent of the school bond redemption reserve to the Tahoe County school district on June 30, 1980.] 1. The property detached from Washoe County for the creation of Tahoe County shall remain subject to annual levies of general ad valorem taxes for the payment of the principal of, any prior redemption premiums due in connection with, the interest on, and any other amounts due pertaining to bonds, other securities, or other obligations payable from general ad valorem taxes and issued or otherwise incurred prior to July 1, 1979, by Washoe County, the Washoe County school district, or any other political subdivision situate in Washoe County immediately prior to the creation of Tahoe County but thereby transferred wholly or in part to Tahoe County.

2. The property subject to such taxation in Tahoe County to pay any such obligation, however, shall not include any property situate in any area which was not subject to such taxation to pay the obligation immediately prior to the creation of Tahoe County (other than any such obligation of Washoe County or Washoe County school district), because the area was not then situate within the geographical boundaries of the political subdivision incurring such obligation.

3. The board of county commissioners of Washoe County shall determine in each budget year the amount of a general ad valorem tax levy needed to pay principal, any redemption premiums, interest, and any other amounts due in the next fiscal year and pertaining to such bonds, other securities, or other obligations issued or otherwise incurred by the county, together with any other revenues available therefor, based upon the assessed valuation of the taxable property in Washoe County and Tahoe County, and shall certify the tax rate so determined for such purpose to the board of county commissioners of Tahoe County for inclusion in the taxes levied in that budget year upon taxable property in Tahoe County. Upon the collection of the taxes in the next fiscal year from time to time the county treasurer of Tahoe County shall remit the taxes collected as the result of such debt service levy to the county treasurer of Washoe County for expenditure by defraying such debt service.

4. The board of trustees of the Washoe County school district shall determine in each budget year the amount of a general ad valorem tax levy needed to pay principal, any redemption premiums, interest, and any other amounts due in the next fiscal year and pertaining to such bonds, other securities, or other obligations issued or otherwise incurred by the school district, together with any other revenues available therefor, based upon the assessed valuation of the taxable property in Washoe County and Tahoe County, and shall certify the tax rate so determined for such purpose to the board of county commissioners of Washoe County. The latter board shall include such rate in the

taxes levied in that budget year upon the taxable property in Washoe County and also shall certify the rate to the board of county commissioners of Tahoe County for inclusion in the taxes levied in that budget year upon the taxable property in Tahoe County. Upon the collection of the taxes in the next fiscal year from time to time the county treasurer of Tahoe County shall remit the taxes collected as the result of such debt service levy to the county treasurer of Washoe County for expenditure by defraying such debt service.

5. The governing body of any political subdivision situate in Washoe County and transferred in part to Tahoe County by its creation shall determine in each budget year the amount of a general ad valorem tax levy needed to pay principal, any redemption premiums, interest, and any other amounts due in the next fiscal year and pertaining to such bonds, other securities, or other obligations issued or otherwise incurred by the political subdivision, together with any other revenues available therefor, based upon the assessed valuation of the taxable property within the subdivision's boundaries situate in both Washoe County and Tahoe County, and shall certify the tax rate so determined for such purpose to the boards of county commissioners of Washoe County and Tahoe County. The board of commissioners of Washoe County shall include such rate in the taxes levied in that budget year upon the taxable property in the subdivision and in Washoe County. The board of county commissioners of Tahoe County shall include such rate in the taxes levied in that budget year upon the taxable property in the subdivision and in Tahoe County. Upon the collection of

the taxes in the next fiscal year from time to time the county treasurer of each county shall remit the taxes collected in the subdivision and the county as the result of such debt service levy to the treasurer of the subdivision or other officer having custody of its money under law for expenditure by defraying such debt service.

Sec. 3. A.B. 217 (Second Reprint) is amended by the addition of 8 new sections between lines 26 and 27 on page -18- to read as follows:

Sec. 28.1. 1. Any license tax levied by Washoe County against any lawful trade, calling, industry, occupation, profession or business conducted in the county and located in an unincorporated area therein, the proceeds of which tax have been pledged for the payment of any bonds or other securities issued prior to July 1, 1979, by the county pursuant to the provisions of NRS 244.640 to 244.780, inclusive, and any motor vehicle fuel tax or other excise tax levied by Washoe County or the State of Nevada, the proceeds of which tax have been pledged for the payment of any bonds or other securities issued prior to July 1, 1979, by the county pursuant to the provisions of ch. 373 of NRS, and all laws amendatory and supplemental thereto, shall, upon the creation of Tahoe County, continue to be levied against such trade, calling, industry, occupation, profession or business in Tahoe County, or sale of motor vehicle fuel tax therein, or any other such excise tax shall continue to be collected within that county, and shall be collected by the officer of the county or the state charged by law with the collection of the license taxes, motor vehicle fuel taxes, or other excise taxes, as the case may be.

2. The proceeds therefrom must be transmitted to the county officer of Washoe County then required by law to be responsible for expenditure of the tax proceeds in accordance with the respective securities contracts between the county and the respective holders of the securities from time to time, so long as any such securities issued prior to July 1, 1979, remain outstanding and unpaid, as to principal, any prior redemption premiums due, and interest.

Sec. 28.2. Tahoe County or the state so collecting such a county license tax, motor vehicle fuel tax, or other excise tax within the boundaries of that county may retain from time to time the amounts equal to the reasonable costs of so collecting such tax not exceeding for any collection period any amount which under statute or securities contract can not be exceeded for like collections in Washoe County.

Sec. 28.3. Tahoe County is charged with the duty of effecting the enforcement of the provisions of sections 28.1 to 28.8, inclusive, for the collection of license taxes, motor vehicle fuel taxes (except to the extent they are collected by the state), and any other excise taxes to be collected in Tahoe County as provided in section 28.1 of this act, and is authorized and empowered to prescribe, adopt and enforce rules and regulations relating to the administration and enforcement thereof. Tahoe County may employ such accountants, auditors, investigators, assistants and clerks as it may deem necessary for the efficient administration of sections 28.1 to 28.8, inclusive, and may fix their compensation and provide for their necessary expenses.

Sec. 28.4. Tahoe County must cause to be kept proper records of all license taxes and any other excise



taxes which become due or which are collected, or both, including, without limitation, records of delinquent taxes, interest thereon and penalties therefrom, which records shall be deemed confidential and shall not be revealed in whole or in part to anyone except in the necessary administration of sections 28.1 to 28.8, inclusive, or as otherwise provided by law.

Sec. 28.5. Tahoe County must promptly effect the collection of all such delinquent taxes (other than motor fuel taxes collected by the state) within Tahoe County in the manner provided by law for their collection.

Sec. 28.6. The state, Washoe County, and their respective duly authorized agents are empowered to examine the books, papers and records of Tahoe County or any person in interest as to the taxes designated in section 28.1 of this act.

Sec. 28.7. In any fiscal year commencing after June 30, 1980, any surplus revenues pledged to the payment of bonds or other securities designated in section 28.1 of this act, derived from the collection of any license tax, motor vehicle fuel tax, or other excise tax collected in the area to comprise or comprising Tahoe County and the area to comprise after that county's creation or thereafter comprising Washoe County, or in the case of any state tax allocated by law to such area so to comprise or comprising Tahoe County and to such area so to comprise or comprising Washoe County and derived from any revenues from the operation of income producing facilities acquired or improved wholly or in part with proceeds of such bonds or such other securities, designated collectively in this section as the pledged revenues, and remaining

after there is a compliance with the contract provisions for the benefit of the holders from time to time of such bonds or other securities while provision has not been made for their payment in full, as to principal, any prior redemption premiums due, and interest, both accrued and to accrue to their respective due dates, as to the payment of any operation and maintenance expenses of any such facilities and the bonds or other securities, and as to the accumulation of any bond reserve, any capital improvement reserve, and any other reasonably required reserve or replacement account (but not contract provisions solely for the benefit of any political subdivision), must be distributed in part to Tahoe County.

2. Any such surplus pledged revenues shall be distributed in part to Tahoe County in proportion to the ratio of the amount of pledged revenues collected or otherwise allocated to the Lake Tahoe area in the next prior fiscal year bears to the amount equal to the sum of the amount of pledged revenues collected or otherwise allocated to the Tahoe County area plus the amount of pledged revenues collected or otherwise allocated to the Washoe County area in the same fiscal year.

3. Tahoe County shall use any such surplus pledged revenues for the same purpose or purposes and subject to the same limitations imposed by law and pertaining to the remaining surplus pledged revenues to be retained by Washoe County.

Sec. 28.8. 1. It is against the public policy of the state:

(a) To permit any taxable property in Tahoe County or in a political subdivision detached in part

from Washoe County and included in part in Tahoe County in case of obligations incurred by the subdivision, which property was situate in Washoe County prior to the creation of Tahoe County and the detachment of the area therein from Washoe County, to avoid the levy of general ad valorem taxes by Washoe County, the Washoe County school district, or any other political subdivision designated in section 28 of this act to pay the obligations designated in that section.

(b) To permit any person, natural, corporate or otherwise, subject to the payment of any license taxes, motor vehicle fuel taxes, or any other excise taxes levied or otherwise fixed prior to the incurrence of the obligations designated in section 28.1 of this act and the proceeds of which taxes are pledged to the payment of the obligations designated in section 28.1 of this act at the respective times of their incurrence, to avoid the payment of such tax at a later time because of the detachment of an area situate in Washoe County immediately prior to the creation of Tahoe County and the area's inclusion in the latter county and thereby to diminish the revenues pledged as security or additional security for the payments of such obligations.

2. Action shall be neither taken as a consequence of the creation of Tahoe County and its operation thereafter which adversely and materially affects the rights and privileges of any holder of any bonds or other securities or any other party to a contract existing at the time of the creation of Tahoe County, so long as the contract is viable (except possibly rights and privileges of Washoe County, Washoe County school district, or any other political subdivision) nor taken in such a manner as otherwise unconstitutionally to impair the obligation of contracts.

AMEND THE BILL AS A WHOLE BY ADDING A NEW PARAGRAPH 4,  
FOLLOWING PARAGRAPH 3 OF SECTION 16, TO READ AS FOLLOWS:

"4. Tahoe County School District shall assume and be obligated to continue all existing employment agreements between certificated employees and classified employees who are in the employ of the Washoe County School District within Tahoe County and the creation of Tahoe County shall not alter the existing rights, benefits, tenure, entitlements, status privileges, options, procedures or classification of such employees."

THE FIGURES USED IN THE FOLLOWING SCHEDULES ARE BASED UPON TENTATIVE BUDGETS, "INSURED VALUES", CURRENT OR PAST STATEMENTS OR EVEN ESTIMATES.

THE HOME RULE COMMITTEE IS NOT SUGGESTING THE FOLLOWING DOLLAR AMOUNTS BE INCLUDED IN ANY PENDING LEGISLATION, HOWEVER THEY CAN ILLUSTRATE A REASONABLE ESTIMATE OF THE EFFECT OF SEPARATION FROM WASHOE COUNTY ENTITIES.

AS STATED IN THE BILL, THE DATE OF SEPARATION IS JULY 1, 1980.  
IT IS SUGGESTED THAT "AUDITED AMOUNTS" BE USED AT THAT TIME.

*Presented by  
Clark David J*

Schedule #1

PREPARED	DATE	INDEX
REVIEWED	DATE	

	Washoe County	Washoe County School District	Reno - Sparks Convention Authority
Total Assets	\$22,122,741 ①	\$146,552,434 (131,552,434) ①	\$10,000,000 ③
Share of assets that Tahoe County has contributed, per Bill (107)	2,212,274	14,655,243 (18,155,243)	1,000,000
Less: Value of assets now located in Tahoe County	1,147,399 ①	(11,080,917) 6080,917 ②	-0-
Due Tahoe County due to asset inequity		1,064,875	8,574,326 (7,074,326)
Total Liabilities	6,720,859 ①	(79341,000) 44,341,000 ②	-0-
Share of liabilities that Tahoe County will assume per Bill (107)		672,089	4,434,100 (7934100)
Due Tahoe County after separation of assets and liabilities		392,786	4,140,226 (859774)
Ending Balances of Reserve Funds	\$24,562,363 ①	1,724,995 ①	1,000,000 ③
Share of funds that Tahoe County has contributed, per Bill (102)		2,456,236	172,499
Total amount due Tahoe County		\$2,849,022	4,312,725 (687,275)

(xx) includes Middle School

EXHIBIT 7

Schedule #2

PREPARED	DATE	INDEX
REVIEWED	DATE	

	Washoe County	Washoe County School District	Reno-Sparks Convention Authority
Total Assets	\$2,212,741 ①	\$16,552,434 ②	\$10,000,000 ③
Share of assets that Washoe County has contributed (9%)	1,991,047	13,189,716	\$900,000
Less: Value of assets now located in Washoe County	1,147,399	6,082,917	-0-
Due Washoe County, due to asset inequity		\$843,648	\$7,108,799
Total Liabilities	6720,889 ①	44,341,000 ②	-0-
Share of liabilities that Washoe County will assume (9%)		604,880	3,990,690
Due Washoe County after separation of assets and liabilities		238,768	\$3,118,109
Ending Balances of Reserve Funds	\$24,562,363 ④	\$1,724,995 ⑤	1,000,000 ⑥
Share of funds that Washoe County has contributed (6%)		1,473,742	103,500
Total amount due Washoe County		1,712,510	\$3,221,609

① Based upon data provided by Washoe County Manager at meeting 3/26/79. A portion of the numbers are from their tentative budgets.  
 ② Based upon data provided by Washoe County School District by phone conversations 4/27/79. They are stated at "insured" value, therefore are not "audited" numbers.  
 ③ Estimated.

EXHIBIT 7

TO THE CHAIRMAN & OTHER  
OF THE COMMITTEE ON GOVERNMENT

SENATOR MEMBERS  
ENT AFFAIRS;

To approve the proposed Tahoe County is contrary to the intent of Proposition 6. A new county would inevitably mean that a costly governmental bureaucracy will result, from the expensive facilities, with their attendant maintenance and operation costs, the new employees, and the related development that will occur. To keep taxes down, we need less, not more government in the state of Nevada. ~~result from a new county~~. I can't imagine that the opportunity to build new facilities, create new and perhaps excessive jobs and otherwise make money off the new county, will not be seized upon with vigor by those whose main motive is to profit from the situation. Who will pay for all this? - the taxpayer of course. As a retiree on a fixed income, I am already <sup>very</sup> disturbed by the rapid increase in my living costs. I am therefore quite concerned that a new county will end up costing more than the current county, despite some estimates that indicate otherwise.

The building requirements to accommodate the new county functions will tend to accelerate the decade unbelievable growth rate in the proposed county. When I chose Tahoe in 1970 as my future place of retirement, I had no trouble deciding. The feeling of living in a mountain environment as offered by the uncombed Incline Village area, as compared to the congested, polluted South Shore made my choice an easy one. Since I moved to Tahoe in May 1977 however, the accelerating building trend has become alarming and the new county development will certainly not help this situation.



The need for some of the <sup>services</sup> that the proponents for the new county are concerned about don't seem too urgent to me. As far as I am concerned, the services are generally adequate and don't require major improvement to meet the needs of the community. Finally, on the other side of the coin, I would like to say that if Incline Village remains a part of Washoe County I would expect that Washoe County will provide the fair and proportionate share of the county funds to Incline. This will, obviate the need for a spin off from Washoe County the proposed Tahoe County.

Thank you,  
Joseph A. Gausselein  
PO BOX 4737 INCLINE  
VILLAGE, NEVADA, 89450  
also  
Mrs Alice Gausselein

P.S. Sorry for the now - typed hand written form of this presentation.

GUEST LIST

DATE: \_\_\_\_\_

NAME	AGENCY OR ORGANIZATION
Leon Chisel	Resident, Incline
Robert M. Johnson	Denver, Colo.
[Faint Name]	[Faint Agency]
GEORGE GAYRE	INCLINE VILLAGE
Elizabeth Lenz	Washoe County School Trustee
[Faint Name]	Concerned Citizens (Chairman)
Jac R. Shaw	State Lands SCR 38
Margaret Warfield	Concerned Citizens
Jan Warfield	E. Teacher - Incline H
Joe + Phyllis Dell	Residents of Incline Vlg.
Loraine LaRocca	Resident Incline Vill. (One Citizen)
Marilyn [Faint Name]	Land Res. Incline Village
George Wagner	Washoe County Employees Assoc.
C. Robert Cox	Washoe County School District
STEVE BROWN	WASHOE COUNTY COMMISSION
IRENE WYLLIOTT	INCLINE VLG. CONCERNED CITIZENS
Bill Fane	Washoe County Commission
Jean Stearns	Washoe County Commission
Bessie [Faint Name]	White Pine Co. Treasurer
Betty Whitcomb	" " " Chamber of Comm.
JOHN MACINTYRE	WASHOE COUNTY
W.H. [Faint Name]	Resident Incline
Candace Jay	WASHOE CO.
Peggy Tweed	League of Women Voters



