

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

9:00 A.M.

FEBRUARY 15, 2000

PRESENT:

Jim Shaw, Vice Chairman  
Joanne Bond, Commissioner  
Jim Galloway, Commissioner  
Pete Sferrazza, Commissioner

Amy Harvey, County Clerk  
Katy Singlaub, County Manager  
Madelyn Shipman, Legal Counsel

ABSENT:

Ted F. Short, Chairman

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada. Following the pledge of allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

**00-122 AGENDA**

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, Vice Chairman Shaw ordered that the agenda for the February 15, 2000 meeting be approved with the following amendments: Item 5A, correction to read approval of minutes of the January 25, 2000 meeting; Item 5M, delete Roll Change Requests for Clark F. Kayler and Hyatt Equities; and Delete Item 10, Resolution concerning Washoe Valley Casey Ranch.

**PUBLIC COMMENTS**

Sam Dehne, Reno citizen, stated that fire consolidation is probably good if someone will keep their finger on the money and not let Reno have control of the operation; and that worse than taxes is the waste of taxes and the airport is a bad operation that wastes money.

**MINUTES**

On motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that the minutes of the regular meeting of January 25, 2000 be approved.

**00-123 FINANCIAL REPORT - GENERAL, HEALTH AND PUBLIC WORKS CONSTRUCTION FUND - SIX MONTHS ENDED DECEMBER 31, 1999 - COMPTROLLER**

Upon recommendation of Kathy Garcia, Comptroller, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that the Financial Report for the General, Health and Public Works Construction Funds for the six months ended December 31, 1999 be accepted.

**00-124 OVERFILL POSITION - HEALTH EDUCATOR - FINANCE**

Upon recommendation of Anna Heenan, Finance Department, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that the overfill of one Health Educator position in the Health Department for a period of time not to exceed fourteen months be approved.

**00-125 EXCESS LIABILITY INSURANCE - RISK MANAGEMENT**

Katy Singlaub, County Manager, provided information in response to questions asked by Board members at yesterday's caucus. She advised that the insurance coverage is retroactive to February 1<sup>st</sup> because the County cancelled the coverage provided by the previous carrier; and that this is a three-year program that locks in the rate, but staff can re-evaluate the matter and the Board can revoke the coverage at any time. Commissioner Sferrazza stated that he does not like the method used because a request for bids was not issued to determine if this was a competitive rate. Commissioner Galloway commented that the coverage needs to be continuous, but staff could be directed to determine if the rate is competitive prior to the first anniversary.

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that the Risk Manager be authorized to purchase Excess Liability Insurance from Gulf Insurance Company for the period February 1, 2000 - February 1, 2003. It was further ordered that, prior to the first anniversary of this coverage, staff be directed to determine if the rate is competitive via the proper procedure.

**00-126 CAPITAL EXPENDITURES - SOLE SOURCE - SHERIFF**

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that capital expenditures from the following sole source providers to be used for DNA testing for the Sheriff's Office be approved:

**Perkin Elmer**

TF, AmpfISTR Cofiler and Profiler Kits	\$75,492.00
Kit, Prism Genescan 500 ROX	\$ 3,024.00

It was noted that the two chemical kits are routinely used in DNA testing; that Perkin Elmer is the only company that makes the two items in

this form; that the Washoe County DNA laboratory spent several months validating the kits with instrumentation from Perkin Elmer; that this is the only validated system the DNA laboratory is using for casework and convicted offender analysis; that the Sheriff's Office will continue to purchase these items from Perkin Elmer as long as they are the only vendor; and that should another vendor start to offer the items, the normal purchasing procedures will be utilized.

**Myriad Genetics**

Convicted Offender DNA testing \$43,600.00

It was noted that Myriad Genetics will test convicted offender samples using the same DNA technology that the DNA section of the Washoe County Sheriff's Office uses; that, pursuant to DNA Advisory Board requirements, a representative from the crime laboratory has visited Myriad Genetics and found them to be in compliance with the standards set forth by the DNA Advisory Board (DAB); and that compliance with these standards is a requirement for participation in the National database.

It was further noted that State Identification Systems Grant funds received by the Sheriff's Office Forensic Science Division will be used for these expenditures with \$43,600 to be used from grant account 152441G/7105 and \$78,516 to be used from grant account 15441G7219.

**00-127 ANNUAL EMPLOYEE APPRECIATION LUNCHEON - COMMUNITY RELATIONS**

Upon recommendation of Kathy Carter, Community Relations Director, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that Community Relations be authorized to expend approximately \$2,500 from its 1999-00 budget for the annual Employee Appreciation Luncheon to be held February 23, 2000 in recognition of employees who celebrated a five-year milestone anniversary in 1999 and employees whose suggestions were accepted by the Employee Recognition Program.

**00-128 INTERNET AND INTRANET ACCEPTABLE USE POLICY - INTRANET WORKING GROUP**

Upon recommendation of Kathy Carter and John Byerly, Co-Chairs, Internet Working Group, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that the Internet and Intranet Acceptable Use Policy set forth in the agenda material dated February 4, 2000, and placed on file with the Clerk, be approved.

**00-129 ACCEPTANCE OF HONORARIUM - HOWARD PUTNAM, INC. - WASHOE COUNTY SCHOLARSHIP FUND - MANAGER**

Upon recommendation of Katy Singlaub, County Manager, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that, pursuant to the request by Howard Putnam, the donation of the honorarium valued at \$2,500 that he would have received for being a guest speaker at the State of the County Address on February 3, 2000 be accepted and used to establish a County Scholarship Fund for the benefit of County employees and the organization. Vice Chairman Shaw requested that staff write a letter to Mr. Putnam in appreciation of the donation to the Scholarship Fund.

It was noted that the following account transactions will be made and upon the transfer of these funds into a Scholarship Fund, the Training

Committee will establish the criteria and process by which employees may apply for Scholarship Funds to assist them in their career development:

<u>Account Transferred From</u>	<u>Amount</u>	<u>Account Transferred To</u>	<u>Amount</u>
1016-7140	\$2500.00	1094D-7014	\$2500.00

**00-130 CHANGE ORDERS NO. 2 AND 3 - RENO CONSTRUCTION, INC. HEAVY EQUIPMENT SHOP REMODEL - EQUIPMENT SERVICES**

Upon recommendation of Bob Hall, Architect, through Rodney Savini, Capital Projects Division Manager, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, it was ordered that Change Orders No. 2 and 3 in the amount of \$43,129 be awarded to Reno Construction, Inc., for the Heavy Equipment Shop Remodel for the Equipment Services Division and Vice Chairman Shaw be authorized to execute the change orders upon presentation. It was further ordered that the Comptroller's office be directed to make the following budget adjustments:

<u>Account</u>	<u>Description</u>	<u>Decrease</u>	<u>Increase</u>
1890-7328	General Fund Contingency	\$43,129.00	
920254-7880	Heavy Equipment Shop Remodel		\$43,129.00

**00-131 ACCEPTANCE OF FEDERAL REIMBURSEMENT GRANT - UNITED STATES DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE - CAPITAL OUTLAY - SHERIFF**

Upon recommendation of Dennis Balaam, Undersheriff, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that a reimbursement grant from the United States Department of Justice, Bureau of Justice Assistance in the amount of \$493,305 be accepted. It was noted that the Sheriff's Office anticipated that funds would be received and budgeted \$250,000 in Account No. 15090-4301 for FY99/00, and it was ordered that the following budget adjustments for the remaining \$243,305 be authorized:

<u>Account</u>	<u>Description</u>	<u>Increase</u>
15262G -4301	SCAAP - Federal Contributions	\$243,305.00
15262G -71711	SCAAP - R&M - Aircraft	\$100,000.00
-7260	SCAAP - Police Supplies	\$ 10,000.00
-7849	SCAAP - Other Capital Outlay	\$ 40,012.00
-7205	SCAAP - Minor Furniture	\$ 12,300.00
-72051	SCAAP - Personal Computers	\$ 13,200.00
-72052	SCAAP - Printers	\$ 1,500.00

It was further ordered that the following Capital Outlay expenditures be approved:

**\$40,012.00** - Workstation remodel of the Sheriff's Office Records Section to include CIC (Criminal Information Center), five supervisor's offices and the Sheriff's Payroll Section.

**00-132 ACCEPTANCE OF CASH DONATIONS - SENIOR SERVICES**

Upon recommendation of Karen Mabry, Director, Senior Services, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that two cash donations in the amount of \$5,574.55 be accepted with gratitude, and the Comptroller be directed to make the following account transactions:

<u>REVENUE ACCOUNT</u>	<u>AMOUNT</u>	<u>EXPENDITURE ACCOUNT</u>
254400G - 5802	\$2,000.00	254400G - 7392
2501 - 5802	\$3,574.55	2501 - 7205

It was noted that The Erin Foundation donated \$2,000 to the Home Delivered Meal Program; and that the Wal-Mart Corporation donated \$3,574.55 to Senior Services for unspecified uses, and it is anticipated that this donation will be applied to the purchase of minor furniture and equipment.

**00-133 REQUEST TO PURSUE HUMAN SERVICES CONSORTIUM GRANT - SENIOR SERVICES**

Upon recommendation of Karen Mabry, Director, Senior Services, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that the Director of Senior Services be authorized to pursue a grant from the Washoe County Human Services Consortium in the amount of \$100,000.00 for the purpose of providing case management, legal assistance, and adult daycare as an interdisciplinary approach to avoiding premature institutionalization.

**00-134 ACCEPTANCE OF FEDERAL GRANT - U. S. DEPARTMENT OF AGRICULTURE - SENIOR SERVICES.**

Upon recommendation of Karen Mabry, Director, Senior Services, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that a FY99-00 Federal grant from the U. S. Department of Agriculture in the estimated amount of \$98,112.97 be accepted and the Comptroller be directed to make the following account transactions:

<u>REVENUE ACCOUNT</u>	<u>AMOUNT</u>	<u>EXPENDITURE ACCOUNT</u>
254400G - 4320	\$98,112.97	254400G - 7392

**00-135 WATER RIGHTS DEED - DOROTHY TOWNE - SOUTH MEADOWS PROPERTIES/DOUBLE DIAMOND BUSINESS PARK - UTILITY SERVICES**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, it was ordered that the Water Rights Deed for 7.06 acre-feet of groundwater rights being all of Permit 65185 between Dorothy Towne, as Grantor, and Washoe County, as Grantee, on behalf of South Meadows Properties Limited Partnership in support of commercial development within the Double Diamond Business Park be approved and Vice Chairman Shaw be authorized to execute. It was further ordered that the Utility Services Division Manager be directed to record the Water Rights Deed with the County Recorder.

**00-136 WATER RIGHTS DEED - TRUCKEE MEADOWS FIRE PROTECTION DISTRICT STATION #4 - UTILITY SERVICES**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, it was ordered that the Water Rights Deed for 0.20 MGA with a diversion rate of 0.0009 cfs being all of Application 64739 between Washoe County, as Grantor, and Truckee Meadows Fire Protection District Station #4, as Grantee, be approved and Vice Chairman Shaw be authorized to execute. It was further ordered that the Utility Services Division Manager be directed to record the Water Rights Deed with the County Recorder.

It was noted that Washoe County inadvertently filed change application 64739 on behalf of Truckee Meadows Fire Protection District Station #4 under the name of Washoe County; and that this transaction will correct the error by transferring title to Truckee Meadows Fire Protection District Station #4.

**00-137 CORRECTION OF FACTUAL ERRORS - ASSESSOR**

Katy Singlaub, County Manager, provided information in response to questions asked at yesterday’s caucus meeting. Thomas Sokol, Assistant Chief Deputy Assessor, responded to questions of the Board. Commissioner Galloway commented that at yesterday’s caucus meeting, the Board requested that in the future Roll Change Requests show the dollar amount of the change of valuation. Commissioner Sferrazza noted that the tax roll changes go back to 1997 and they were not appealed to the Board of Equalization; that if an appeal to the Board of Equalization is successful the property owner receives a decrease only from that point forward; that he questions why the practice of going back three years is not done for everyone; and that it seems unfair to have these two procedures done differently. Some discussion was held on this issue and County Manager Singlaub suggested that Commissioner Sferrazza meet with the Assessor’s staff to discuss his concerns and questions; and that, subsequent to that dialogue, staff would look at resolving some of the concerns and questions raised and bring the matter back to the Board in March.

Upon recommendation of Thomas Sokol and Jean Tacchino, Assistant Chief Deputy Assessors, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following Roll Change Requests correcting factual errors on tax bills already mailed, be approved for the reasons indicated thereon and mailed to the property owners, a copy of which is placed on file with the Clerk. It was further ordered that the Orders directing the Treasurer to correct the errors be approved and Vice Chairman Shaw be authorized to execute on behalf of the Commission.

High Sierra Vending & Coffee Co., Inc.	I.D.# 2/308-194	(1998/99 Unsecured Roll).
Pet Network of North Lake Tahoe	I.D.#2/100-604	(1999/2000 Unsecured Roll).
Vincent Paul Dascoli, DDS	I.D.#2/161-111	(1999/2000 Unsecured Roll).
Winners Corner #525/526	I.D.#2/201-489	(1999/2000 Unsecured Roll).
High Sierra Vending & Coffee Co., Inc.	I.D.#2/308-194	(1999/2000 Unsecured Roll).
High Sierra Vending & Coffee Co., Inc.	I.D.#2/308-198	(1999/2000 Unsecured Roll).
Orville A. Novelly, III et al.	Parcel #077-410-18	(1999 Supplemental Roll).
Dennis L. & Tonya R. Curtis	Parcel #009-644-02	(1999 Secured Roll).
Anne B. Alley	Parcel #001-232-10	(1997 Secured Roll).
William P. and Dorothy M. Elliott	Parcel #036-132-27	(1997 Secured Roll).
Lawrence A. & Mary T. Marshall, Tr.	Parcel #039-290-14	(1997 Secured Roll).
Anne B. Alley	Parcel #001-232-10	(1998 Secured Roll).
William P. and Dorothy M. Elliot	Parcel #036-132-27	(1998 Secured Roll).
Lawrence A. & Mary T. Marshall, Tr.	Parcel #039-290-14	(1998 Secured Roll).
Anne B. Alley	Parcel #001-232-10	(1999 Secured Roll).
Tammy L. Peterson	Parcel #051-132-20	(1999 Secured Roll).
William P. and Dorothy M. Elliott	Parcel #036-132-27	(1999 Secured Roll).
Lawrence A. & Mary T. Marshall, Tr.	Parcel #039-290-14	(1999 Secured Roll).

**00-138 LEASE OF OFFICE SPACE - RENO-SPARKS CONVENTION & VISITORS AUTHORITY - SIERRA DEVELOPMENT COMPANY- FINANCE**

Pursuant to questions asked at yesterday's caucus meeting, Katy Singlaub, County Manager, advised that downtown lease rates typically average \$1.50 to \$1.75 per square foot depending on amenities, etc.; that it would appear that the RSCVA is paying less than the going rate at \$1.30 to \$1.33 per square foot including tenant improvements; and that the County is currently negotiating for a rate of \$1.55 per square foot for additional space at 350 S. Center for the District Attorney's office. Commissioner Galloway stated that he is somewhat reassured by the information provided, but would like a further opinion concerning the District Attorney's opinion that the County's role is strictly fiduciary relative to approving RSCVA leases, etc., as he believes citizens would like to know that there is some oversight on these types of transactions.

Upon inquiry, Commissioner Shaw, who serves on the RSCVA Board, advised that the bowling stadium was looked at as a possible site for the RSCVA employees that need to be relocated during the Convention Center expansion, but RSCVA staff recommended that the bowling stadium not be tied up in office spaces; and that the contract with the WIBC and the ABC does not provide much flexibility for uses of the bowling stadium.

Commissioner Sferrazza referred to attachment F dated January 31, 2000 contained in the agenda material that shows the TI buildout cost of the bowling stadium. He stated that there is space in the bowling stadium that is not being utilized and it was his understanding in 1995 that that space would be developed, which is the reason he voted against this action at the RSCVA Board meeting; and that he thinks this money would be better used to pay the bond amortization on the TI space.

Sam Dehne, Reno citizen, stated that there must be some less costly vacant space in downtown Reno that could be used for this period of time; and that he is tired of the RSCVA wasting taxpayer money, and feels they should tighten their belts and revisit this issue.

Following further discussion, upon recommendation of John Sherman, Finance Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, with Commissioner Sferrazza voting "no," Vice Chairman Shaw ordered that the Reno-Sparks Convention & Visitors Authority (RSCVA) be authorized to enter into a two-year lease with Sierra Development Company for office space. It was further ordered that the RSCVA staff be directed to look for cost-efficient alternatives between now and the end of the lease period.

### **00-139 MEMORANDUM OF UNDERSTANDING - SCHOOL DISTRICT POLICE - SHERIFF'S K-9 PROGRAM**

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that the Memorandum of Understanding (MOU) between the Washoe County Sheriff's Office and the Washoe County School District concerning use of the Sheriff's Office K-9 Program to assist the School District in situations requiring search for narcotics, narcotic paraphernalia, explosives and weapons, and to intervene in major incidents such as fights, riots, hostage situations or barricaded persons, be approved.

It was noted that the MOU is an integral part of the unified response to school violence within Washoe County; that the MOU does not require either party to deplete its own law enforcement resources and serves only as a supplement to each other's resources; and that, as such, there is no fiscal impact on the Sheriff's Office budget.

### **INTRODUCTION OF NEW WASHOE COUNTY EMPLOYEES**

Katy Singlaub, County Manager, invited approximately 28 new Washoe County Employees to come forward and introduce themselves to the Board. Vice Chairman Shaw welcomed the new employees on behalf of the Board.

### **00-140 EMPLOYEE RECOGNITION PROGRAM**

Katy Singlaub, County Manager, advised that the County is very proud of the Employee Recognition Program for innovative suggestions that improve the efficiency or service of Washoe County government. Joanne Ray, Director of Human Resources, read the names of the following award recipients into the record, advising that they were unable to attend today's meeting. She expressed appreciation to the employees for their suggestions.

<b><u>NAME</u></b>	<b><u>DEPARTMENT</u></b>
Joanne McCassie	Treasurer



Clara Lawson  
Carolyn Stoffel  
Stephen Shipman  
Judy Barbaria

Public Works Department  
Comptroller  
Social Services  
General Services

County Manager Singlaub summarized the suggestions made by today's recipients and stated that their suggestions are very much appreciated. She noted that over the approximate 15-month life of the program the County has saved about \$145,000 in taxpayer expense. Vice Chairman Shaw thanked the recipients for their suggestions and encouraged other employees to participate in the program.

#### **00-141 ANNUAL REPORT - REAPPOINTMENTS TO LAW LIBRARY BOARD OF TRUSTEES - LAW LIBRARY**

Sandy Marz, Director, Law Library, presented the 1998-99 Annual Report for the Law Library and responded to questions of the Board. She advised that a major accomplishment during the year included the completion of the remodeled Law Library; that over \$300,000 was received for the remodel and relocation project from organizations in the community as well as from the Federal Library Services and Construction Act through administration of the State Library; that it is very unusual for a public law library to receive funding from the Federal Library Services Construction Act; that she is familiar with many law library projects in northern California and there was no outside funding solicited or received in those counties; and that the County is proud to have these partners that believe in the Law Library for the community.

On motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, Vice Chairman Shaw ordered that the 1998-99 Annual Report for the Law Library be accepted.

It was further ordered that Pat Pusich be reappointed as a non-attorney member and Brian Sandoval be reappointed as an attorney member of the Law Library Board of Trustees.

#### **00-142 REVISION - WORKPLACE VIOLENCE POLICY - HUMAN RESOURCES**

Upon recommendation of Joanne Ray, Director of Human Resources, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Vice Chairman Shaw ordered that the revised Workplace Violence Policy set forth in the agenda material dated February 4, 2000, and placed on file with the Clerk, be approved.

It was noted that the policy was revised by the Workplace Violence Team to provide for changes made at the legislative level, to address concerns raised by employees in training sessions, and to reflect recent changes negotiated with WCEA.

#### **00-143 PROPERTY APPRAISAL - EXPANSION AND RELOCATION OF WASHOE COUNTY COURTS - PUBLIC WORKS**

Commissioner Sferrazza noted that the Assessor's Office has an appraisal on the Pioneer Inn property that was done within the last two years where the property was reduced in value to \$6-million and now they are asking \$20 million for the property.

David Roundtree, Public Works Director, noted that the independent appraisal referred to is two years old and was done by the property owner for the purpose of reducing the value and the taxes on the property; that the appraisal information that is available in the Assessor's office will be utilized, but it is incumbent on the County to obtain an independent appraisal done by someone that does not have a vested interest in the outcome; and that he is not suggesting that an independent appraisal will say that the property is worth \$20 million if it was appraised a couple of years ago at something significantly less.

Commissioner Sferrazza then expressed concern that the RFP process was limited to a two-block area and did not provide for more competition. Katy Singlaub, County Manager, advised that the RFP was an open process that was conducted following the determination of the Board to stay downtown; that following that decision staff solicited information from the court consultants that do court flow processes and they advised that the expansion facility should not be located further than two blocks from the Courthouse because of the impact on staffing and productivity; and that the Board is not under any obligation to accept what staff brings back. Commissioner Sferrazza advised that, in his opinion, the attorney's do not need to be housed in the Courthouse and he would like to open the process up more. He further stated that he is not opposed to this particular property, but feels if one property is targeted it is much more difficult to negotiate for that property. Mr. Roundtree commented that negotiations will probably be relative to terms and not price; and that an independent appraisal will set the upper limit of what the County can pay, although the County may pay less. Commissioner Sferrazza then stated that he would like to have the property also valued as a bare piece of property.

Commissioner Bond stated that she does not have a problem with the process but other parcels can certainly be looked at. She noted that staff has recommended that Parcel D of the Pioneer Inn property, which is occupied by Nevada State Bank, not be considered for acquisition, but she would request that it also be included.

Further discussion was held concerning the requirements for an independent appraisal and Legal Counsel Shipman advised that State law requires that a property be appraised by a licensed appraiser before any acquisition of the property; that any appraisal would take into account the information contained in the Assessor's office concerning valuation of the property; and that if the independent appraisal done on this property two years ago was used, that same appraiser would have to be hired to update the appraisal to be a reasonable basis on which to make a decision.

Commissioner Galloway commented that negotiations could be started based on the data available in the Assessor's office to include the most recent appraisal, and that, if the offer of the property disputes that information, staff could then obtain another appraisal, which would be reconciled with any previous appraisals.

County Manager Singlaub emphasized that staff wants to pay as little for the property as possible. Ms. Singlaub and John Sherman, Finance Director, then responded to questions of the Board concerning financial issues. Ms. Singlaub advised that a bond issue would be needed in order to construct a facility after property acquisition.

Following further discussion, Commissioner Galloway moved, seconded by Commissioner Bond, that staff be directed to enter into negotiations for the possible purchase of the Pioneer Inn property, to include Parcels A, B, C, and D, based on the current records in the Assessor's office which includes an independent appraisal; that staff be authorized to obtain a current independent appraisal at such time in the negotiation

process that it is felt appropriate to do so, which appraisal is to address the Assessor's existing record and reconcile any conclusions with the most recent appraisal obtained by the property owners; that staff be directed to develop a financing plan; and that any purchase price and terms negotiated between the County and Pioneer Inn Associates, et al, are to be contingent upon approval by the Board.

Commissioner Sferrazza advised that it is his understanding that the Pioneer would still be willing to operate the casino business and a leaseback could help pay for any bonds that might be issued. With the agreement of Commissioners Galloway and Bond the motion was amended to direct staff to look at a purchase with leaseback option for space that is not immediately needed. On call for the question, all Commissioners voted "aye" and the motion passed unanimously.

Sam Dehne, Reno citizen, stated that the agenda item on this issue is not clearly worded so that the typical citizen would know that what is being discussed is a multi-million dollar project. He then suggested that the County look at the empty blighted blocks in the downtown area that could be purchased for much less money.

Commissioner Galloway stated that there is no way that he wants to pay too much for the property and if the price is out of line, the deal cannot go through; and that he does not want anyone to get the message that the County would be locked in and would not say no to this deal.

**00-144 APPOINTMENT - COMPENSATION - INCLINE CONSTABLE**

Vice Chairman Shaw thanked Commissioner Galloway for conducting the interviews and undertaking this process.

Commissioner Galloway reviewed background information concerning the interim appointment of the Incline Constable to serve until the first Monday in January of 2001, at which time the seat may be filled as the result of an election. He advised that there were 10 very qualified applicants; that he interviewed all the applicants and was provided with extensive resume material, and consulted with people that work with the Constable; that background checks were done on the three finalists; and that he would nominate James Wallace for the position.

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Vice Chairman Shaw ordered that James A. Wallace, Jr. be appointed as Incline Constable to serve from this date until the first Monday in January, 2001; and that the Constable salary be established at \$42,993.60.

It was noted that this action reflects Board action taken December 22, 1998 and does not change the duties and responsibilities that the Incline Constable was given at that time; and that the Incline Constable shall remit all process service monies collected to the General Fund.

Mr. Wallace thanked the Board for the appointment and offered special thanks to Commissioner Galloway for the effort he put into this decision.

**COMMISSIONERS'/MANAGER'S COMMENTS**

Commissioner Bond requested that the matter concerning the building permit for Terry Keller, who missed the time limit to keep the permit active due to several medical emergencies, be placed on a future agenda.

**COMMUNICATIONS AND REPORTS**

The following communications and reports were received, duly noted, and ordered placed on file with the Clerk:

**Communications:** No communications were received to be placed on file.

**00-145 Reports - Monthly (December 1999)**

- A. Animal Control
- B. County Clerk
- C. Court Clerk
- D. Social Services
- E. Treasurer

**00-146 Reports - Quarterly - 1998/99**

- A. County Clerk/ Court Clerk, Oct-Nov-Dec, 2000
- B. J.P. Gerlach, Oct-Nov-Dec, 2000
- C. J.P. Incline Village, Oct-Nov-Dec, 2000
- D. J.P. Sparks, Oct-Nov-Dec, 2000
- E. Gerlach G.I.D., Oct-Nov-Dec, 2000
- F. Grand View Terrace G.I.D., Oct-Nov-Dec, 2000

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There being no further business to come before the Board, the meeting adjourned at 10:15 a.m.

JIM SHAW, Vice Chairman  
Washoe County Commission

ATTEST: AMY HARVEY, County Clerk