

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

9:15 A. M..

AUGUST 29, 2000

PRESENT:

Ted F. Short, Chairman
Jim Shaw, Vice Chairman
Joanne Bond, Commissioner
Jim Galloway, Commissioner
Pete Sferrazza, Commissioner

Amy Harvey, County Clerk
Mark Gregersen, Assistant County
Manager
Madelyn Shipman, Legal Counsel

The Board met in special session in the Commission Chambers of the Washoe County Administration Complex, 1001 East 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:

During roll call, Commissioner Galloway was absent, arriving at 9:35 a.m., which was noted for the record.

AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the agenda for the August 29, 2000, meeting be approved with the following amendment. **Delete action** on acknowledgement and assumption of lease agreement from existing tenants of owners of Pioneer Inn Property.

PUBLIC COMMENTS

Under public comment, the following persons appeared in opposition to the opening of Suzie's Adult Superstore at 9200 South Virginia Street, Reno, Washoe County, Nevada: Patricia A. Puchert, Citizen for Responsive Government; "Ike" Barlane Eichbaum; and William G. Kraus. Charles A. Perkins submitted written opposing comments on his "Request to Speak" card, which were read into the record. An official written request for placement of this issue on a future agenda was received.

Guy Felton, Direct Democracy Advocates; Al Hessen, retired Navy veteran; and Sam Dehne, speaking for himself, addressed the Board with comments degrading the Board and other local government entities.

00-848 **ADDENDUM – PURCHASE AND SALE AGREEMENT/JOINT ESCROW INSTRUCTIONS – PIONEER PROPERTY**

Tom Gadd, General Services Director, advised that this addendum concerns the Pioneer property billboard lease; that a week ago it was discovered that this

lease was not listed as a part of the sale; that there is a special provision of the lease that allows for a 90-day cancellation; and that on August 22, 2000, the estoppel certification was made.

In the discussion, Commissioner Sferrazza stated that he believes the County should be compensated for the lease for the 90-day duration. Paul Lipparelli, Deputy District Attorney, stated that other considerations outweigh the nominal amount of rent the County would receive. He added that it is in the best interest of the County to have as clear a break as possible to close this deal.

Sam Dehne spoke against the entire Justice Center project advising that he is in favor of stopping this project now if it is possible. He indicated it would have been to the County's financial interest to wait until the Pioneer closed, which it was his understanding was to happen in the not too distant future.

Commissioner Galloway stated that the occurrence of nondisclosures of issues concerning the leases is very unfortunate. In referring to comments regarding the imminent closure of the Pioneer and the advantage that would have been gained by the County as far as the cost is concerned in waiting until that occurred, he commented that there is no merit in this as the report he received was that that would have occurred sometime in the next ten years and not any time soon.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried with Commissioner Sferrazza voting "no," it was ordered that the Addendum to the Purchase and Sale Agreement and Joint Escrow Instructions for the Pioneer Property, commonly known as 201-301 South Virginia Street (APNs 011-165-02 011-165-03, 011-165-04, 011-165-06, and 011-165-19) be approved and Chairman Short be authorized to execute on behalf of the County.

00-849 DOCUMENT EXECUTION – PIONEER INN PROPERTY
BILLBOARD LEASE – LEGAL ISSUES

Paul Lipparelli, Deputy District Attorney, stated that after the preparation of this agenda item, staff determined that it would be acceptable for the Public Works Director to execute all documents necessary and appropriate to resolve legal issues involving the Pioneer Inn Property billboard issue as authorized by the Board on August 22, 2000, in connection with other agreements with the Pioneer Inn Property. He explained that because of the nature of the escrow instructions, staff does not anticipate any new wrinkles in this matter in indemnifying the County. Following this explanation, the Board agreed that this should be done.

Sam Dehne, Reno Citizen, again voiced objection to the Justice Center Project citing the fact that the County bought the property prior to letting the citizens vote on whether or not they want such a "lavish" court complex.

Chairman Short stressed the need of such a center, particularly in view of an expanded need in the criminal judicial system.

Commissioner Sferrazza stated that although he does not support the bond issue, he believes this property is important for the location of additional courthouse facilities needed in the future.

00-850 LEGISLATIVE BILL DRAFT REQUESTS – 2001 SESSION

John Slaughter, Legislative Affairs Coordinator, addressed his recommendation for direction concerning the ten bill drafts proposed for the 2001 Legislative Session.

Legal Counsel Madelyn Shipman advised that the lobbyist for the Associated General Contractors (AGC) agrees that although AGC is not in support of BDR WC3 it is an issue that needs to be addressed. She added that if at some point during the session it is determined that this is not occurring, the County can withdraw the bill draft.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that Washoe County’s 2001 Legislative Bill Draft Request Package be approved for submittal to the Legislative Counsel Bureau.

COMMISSIONERS’/MANAGER’S COMMENTS

Commissioner Galloway asked for a list of dates of various occurrences regarding the ordinance amendment to the Washoe County Code on adult establishments, e.g., the advisory board meetings, date of notice to property owners of the public hearing.

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

TED SHORT, Chairman
Board of County Commissioners
Washoe County, Nevada

ATTEST: AMY HARVEY, County Clerk
