

**WASHOE COUNTY BOARD OF COMMISSIONERS  
AND  
CITY OF RENO CITY COUNCIL**

**JOINT MEETING**

TUESDAY

9:00 A.M.

JULY 10, 2001

PRESENT:

**WASHOE COUNTY**

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

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

**CITY OF RENO**

Jeff Griffin, Mayor  
Dave Aiazzi, Councilmember  
Sherrie Doyle, Councilmember  
Toni Harsh, Councilmember  
Pierre Hascheff, Councilmember  
Dave Rigdon, Councilmember  
Jessica Sferrazza-Hogan, Councilmember

Charles McNeely, City Manager  
Randall Edwards, Deputy City Attorney  
Don Cook, Reno City Clerk

The Washoe County Commission and the Reno City Council met in joint session in the Council Chambers of Reno City Hall, 490 South Central Street, Reno, Nevada. Following the pledge of allegiance to the flag of our Country, the Clerks called the rolls for their respective entities and the Board and Council conducted the following business:

**AGENDA**

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Councilmember Rigdon, which motion duly carried, Mayor Griffin ordered that the agenda for the July 10, 2001, joint meeting be approved with the following change: **Move Item 5** Update on Verdi Annexation Proposal after **Item 7** Discussion and Possible Direction on Interlocal Agreements.

**PUBLIC COMMENT**

Guy Felton, area resident, expressed his concern about the open meeting law and said public comment is not being allowed consistently at Reno City Council meetings.

## **TOPICS FOR FUTURE JOINT MEETING AGENDAS**

The following topics suggested by Commissioners and Councilmembers will be placed on future joint meeting agendas:

Commissioner Bond – Courts location; Joint meeting list to be a flexible document.

Councilmember Doyle – Redevelopment issues (Reno's goals); Town hall meetings for the constituents (CAB/NAB); Legislative issues (bill drafts); Joint meetings to resolve issues involving other entities.

Chairman Shaw – Interlocal Agreements - jail payment.

Commissioner Sferrazza – Fiscal equity; Consolidation of governmental services; Name calling; Advise other entities of press conferences on issues that affect them; Joint meetings to address issues, i.e. extension of the area of the Redevelopment Agency; Consolidation of current public utilities, expanding the public utility service (electric/gas) and maybe consolidating buying power.

Councilmember Aiazzi – Redistricting; Public discussion on distribution of tax formula (SB 253 Committee significantly changing the formula); No speaking to each other through the newspapers; Incorporated residents feeling they are not represented by the County Commission.

Commissioner Galloway – Legal process as it affects the Regional Plan i.e. Bushey & Verdi properties; Joint Annexation Sub-committee issues.

Commissioner Short – Fire Protection Services (expansion to protect rural areas); Regional Plan; Regional Plan Update; Dispatch contract; Park ventures and maintenance.

Councilmember Harsh – Orderly process and procedures for joint meetings in order to establish a good working foundation between the City and the County; Consolidation of Parks, Utilities, Community Development (building permits).

Councilmember Sferrazza-Hogan – Animal Services (expansion of facility and/or consolidate responsibility).

Councilmember Rigdon – Courts; Fiscal Equity; Regional Planning; Consolidation of Services; Rules of decorum; Redistricting; Joint meetings to discuss controversial issues.

Mayor Griffin – Advance information; Be cautious when speaking about each other on issues that affect each other.

The Boards agreed that joint meetings will be scheduled for the third Tuesday of every month at 9:00 a.m., commencing August 21, 2001, with alternating locations; and that the following be included on the first agenda:

1. Rules and operating procedures;
2. Redevelopment;
3. Redistricting; and
4. Prioritizing the remainder of topic items.

Sam Dehne, Reno citizen, expressed his concern about the Airport Authority taking land away from people. He suggested that the City of Reno and County Commissioners have similar public comment policies.

**01-720            STATUS REPORT ON FISCAL EQUITY ACTION PLAN**

Gary Goelitz, Senior Internal Auditor, reviewed his memo dated July 2, 2001, with the Boards concerning the status of implementation of an action plan regarding the Fiscal Equity Study.

Commissioner Galloway discussed the franchise fee and said he has never suggested more than 40 percent.

In response to Chairman Shaw's inquiry, John Sherman, Washoe County Finance Director, stated that the fiscal equity issue will most likely be presented to the SB 253 Committee during the next legislative term.

Councilmember Aiazzi asked how the County came up with the amount being placed on the ballot, concerning the amount residents want to be taxed. Mr. Goelitz said the County basically updated the numbers utilized by Economic and Planning Systems (EPS) reflecting actions taken by the Board or about to be taken by the Board. Mr. Goelitz stated that one of EPS's preferred alternatives concerning the allocation of consolidated tax revenues ignores State law.

Commissioner Bond said if the entities continue to regionalize services that should become part of the formula concerning the fiscal equity issue.

Commissioner Galloway said the EPS report was authorized by the Joint Annexation Committee of the Regional Planning Commission. He served on that Commission and voted to authorize the study, but did not pre-endorse any conclusions the study reached. He said the reason there were different conclusions is because there was no agreed upon methodology by the entities.

Commissioner Short said there were three published scenarios by EPS and believes Councilmember Aiazzi is looking at the first scenario, which was not based on current tax law. He said the County is trying to come up with a reasonable proposal to resolve the fiscal equity issue.

Mayor Griffin said the creation of a new revenue stream to unincorporated residents is appropriate for the County to address, and believes that can be done independently with an update to the City of Reno. The level of the inequity and how it

would be resolved in terms of what would be a potential tax rate decrease and so forth would be okay to discuss jointly at a September meeting.

Commissioner Sferrazza said he wants the Redevelopment Agency included on the next joint meeting agenda, because the money taken out of the County budget for the agency should be appropriated to fiscal equity. Also, the County should be given credit for the sales tax where 100 percent is going to flood control and the railroad trench within the incorporated areas. Mayor Griffin said the Redevelopment Agency will be on the August agenda and the sales tax could be on the September joint meeting agenda.

Councilmember Sferrazza-Hogan expressed appreciation to the County Commissioners for taking this step to resolve fiscal equity, and noted that this issue has never been addressed by any past County Commission.

**01-721            DISCUSSION AND POSSIBLE DIRECTION ON INTERLOCAL AGREEMENTS**

Steve Varela, City of Reno, Director of Public Works/City Engineer, reviewed his memo dated July 9, 2001, concerning the Pioneer Inn property and 195 South Sierra Street property, with the Boards. He compared the latest proposals from each entity.

Dave Roundtree, Washoe County Public Works Director, said County and City staff believe they have identified the various elements needed for facilities to be constructed on the two properties. The most pressing need for the County is providing space for the District Attorney's staff. He said one of the elements of the proposal is to locate the Municipal Court on 195 South Sierra Street, but in doing so creates a need for space for the current tenants of 195 South Sierra. The County lacks sufficient funds and the ability to finance the entire package on their own. By allowing the City to purchase a portion of the Pioneer property the County would be able to finance the space for the District Attorney and a portion of the parking structure.

Commissioner Galloway disclosed that he met with Councilmember Hascheff and Chuck Weller, Chairman of the Justice Facilities Working Committee. He said if the building currently located at 195 South Sierra Street is not demolished until the Municipal Court is completed, that would save costs to both the County and the City in terms of not having to pay relocation costs for the tenants of that building. Mr. Roundtree said that would not be the most efficient option, because if the building were removed prior to design, the City would have a bigger footprint to work with.

Councilmember Sferrazza-Hogan asked if Reno reinstated the money for jail services, would the County put aside those funds to help construct the office space for the District Attorney at 195 South Sierra Street. Mr. Roundtree said it would help with the financing of that project.

In response to Councilmember Hascheff's inquiry, Mr. Roundtree said the financing cost the County continues to incur for the Pioneer Inn property needs to be taken into consideration by the City.

Sam Dehne, Reno citizen, stated that Reno should pay their share for the County jail. He believes the County paid way too much money for the Pioneer Inn property.

Chuck Weller, Chairman of the Justice Facilities Working Committee, said there are tremendous savings by building the Municipal Court on 195 South Sierra Street, and he is glad to see the entities discussing this option. He stated that the Public Defender needs to move out of One South Sierra Street immediately because starting in January 2002, there will be a new Family Court Judge who will need that space.

Mr. Varella and Mr. Roundtree both agreed that demolishing the 195 South Sierra Street building would allow the best possible use of the site for the Municipal Court.

Councilmember Hascheff agreed that the building located at 195 South Sierra Street needs to be demolished before attempting to design and construct the new Municipal Court. He said there are cost savings for doing so and it also allows a bigger footprint for the Municipal Court.

Following further discussion, on motion by Councilmember Hascheff, seconded by Councilmember Rigdon, which motion duly carried with Councilmember Aiuzzi voting "no," Mayor Griffin ordered that the interlocal agreement between the City of Reno and Washoe County concerning the purchase of a portion of the Pioneer Inn property and the acquisition of 195 South Sierra Street property in the amount of \$7.8 million be approved, subject to the building located on 195 South Sierra Street being demolished, title to the property not being transferred until the \$7.8 million cash is paid, and the contract between Reno and Washoe County for jail services in the amount of \$1,386,201 being reinstated.

On motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried, Chairman Shaw ordered that the interlocal agreement between the City of Reno and Washoe County concerning the purchase of a portion of the Pioneer Inn property and the acquisition of 195 South Sierra Street property in the amount of \$7.8 million be approved, subject to the building located on 195 South Sierra Street being demolished, title to the property not being transferred until the \$7.8 million cash is paid, and the contract between Reno and Washoe County for jail services in the amount of \$1,386,201 being reinstated.

#### **UPDATE ON VERDI ANNEXATION PROPOSAL**

Councilmember Aiuzzi said Reno City Council would vote to postpone the second reading and adoption of this proposal until the County can properly discuss and hear concerns from the public regarding this proposal.

The update on the Verdi Annexation proposal matter was continued to a future joint meeting agenda due to the Boards having their regularly scheduled meetings to attend.

\* \* \* \* \*

There being no further business to come before the Boards, the meeting adjourned at 12:20 p.m.

---

**JAMES M. SHAW**, Chairman  
Washoe County Commission

---

**JEFF GRIFFIN**, Mayor  
City of Reno

ATTEST: AMY HARVEY, County Clerk

ATTEST: DON COOK, City Clerk

---

---