

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 19, 1998, Meeting
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, February 19, 1998, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Ray Masayko	Mayor
	Tom Tatro	Supervisor, Ward 3
	Greg Smith	Supervisor, Ward 1
	Jon Plank	Supervisor, Ward 2
	Kay Bennett	Supervisor, Ward 4

STAFF PRESENT:	John Berkich	City Manager
	Alan Glover	Clerk-Recorder
	Rod Banister	Sheriff
	Al Kramer	Treasurer
	John Iratcabal	Purchasing Director
	Paul Lipparelli	Chief Deputy District Attorney
	Cheryl Adams	Deputy Purchasing Director
	Ken Arnold	Environmental Control Manager
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 2/19/98 Tape 1-0001.5)	

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members present for each Department are listed under that Department's heading. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE - Mayor Masayko convened the meeting at 8:30 a.m. Roll call was taken. A quorum of the Board was present although Supervisor Bennett had not yet arrived. Rev. Ken Haskins of the First Christian Church gave the Invocation. Mayor Masayko lead the Pledge of Allegiance.

CITIZEN COMMENTS (1-0038.5) - Virginia Orcutt asked the Board to establish the week of May 18th as Bicycle Safety Week. Reasons for the request and support from the PTA, Parks and Recreation Commission, High School and Community Council for Youth were explained. Mayor Masayko felt the request was doable.

1. APPROVAL OF MINUTES - November 6, 1997 (1-0071.5) - Supervisor Tatro moved to approve. Supervisor Smith seconded the motion. Motion carried 4-0.

2. SPECIAL PRESENTATIONS (1-0091.5)

A. PRESENTATION OF MERIT ACHIEVEMENT AWARD TO KAREN FINNEGAN, SENIOR YOUTH COUNSELOR - Deferred to another date.

B. ACTION APPROVING A RESOLUTION DECLARING MARCH AS PURCHASING MONTH (1-0095.5) - Purchasing Director Iratcabal explained the resolution. Mayor Masayko commended his staff on its dedication and further elaborated on the purpose of the resolution. Supervisor Tatro moved that the Board adopt Resolution No. 1998-R-9, A RESOLUTION DECLARING MARCH AS PURCHASING MONTH, and read the entire Resolution into the record. Supervisor Smith seconded the motion. Motion carried 4-0.

LIQUOR AND ENTERTAINMENT BOARD (1-0150.5) - Mayor Masayko recessed the Board of Supervisors session and immediately reconvened the meeting as the Liquor and Entertainment Board. A quorum of the Board was present including Sheriff Banister. Member Bennett had not yet arrived.

3. TREASURER - Al Kramer

A. ACTION ON A PACKAGED LIQUOR LICENSE FOR PRESTIGE STATIONS, INC., DOING BUSINESS AS ARCO AM/PM, LOCATED AT 2707 HIGHWAY 50 EAST; AND, B. ACTION ON A PACKAGED LIQUOR LICENSE FOR PRESTIGE STATIONS, INC., DOING BUSINESS AS ARCO AM/PM, LOCATED AT 4190 SOUTH CARSON STREET (1-0152.5) - Alan Delisle responded to Board questions concerning his and his employees' knowledge of Nevada Liquor Laws, and his employee training program. The favorable Sheriff's investigative report was noted. Member Smith moved to approve a packaged liquor license for Prestige Stations, Inc., doing business ARCO AM/PM located at 2707 Highway 50 East and 4190 South Carson Street pursuant to Carson City Municipal Code 4.13.100, fiscal impact of the two combined is \$2,000 new fee, \$1,000 investigative fee, and a \$400 quarterly fee. Member Tatro seconded the motion. Motion carried 5-0.

BOARD OF SUPERVISORS - There being no other matters for consideration, Chairperson Masayko adjourned the Liquor and Entertainment Board and immediately reconvened the meeting as the Board of Supervisors. A quorum of the Board was present although Supervisor Bennett had not yet arrived.

4. CONSENT AGENDA (1-0208.5)

A. TREASURER - ACTION ON TREASURER REPORT FOR THE MONTH OF JANUARY 1998

B. PUBLIC WORKS

i. ACTION ON DEDICATION OF STREET RIGHT-OF-WAY FOR TECHNOLOGY WAY, NORTH OF ARROWHEAD DRIVE, FROM JOHN C. SERPA, CONTAINING APPROXIMATELY 1.25 ACRES OF LAND

ii. ACTION ON DEDICATION OF DRAINAGE AND PUBLIC UTILITY EASEMENTS ALONG THE WESTERLY AND EASTERLY SIDES OF APN 08-305-01 FROM KATHLEEN L. HONE, MANAGER OF EDMONDS 50 LIMITED LIABILITY COMPANY, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES

iii. ACTION ON DEDICATION OF A FIVE FOOT WIDE PUBLIC ACCESS EASEMENT ALONG THE FRONTAGE OF APN 08-302-16 AT 3188 CARMINE STREET FROM ROBERT AND LAURA FITZ

iv. ACTION ON DEDICATION OF A FIVE FOOT WIDE PUBLIC ACCESS EASEMENT ALONG THE FRONTAGE OF APN 08-302-17 AT 3200 CARMINE STREET FROM WILLIAM RIORDAN

v. ACTION ON DEDICATION OF A FIVE FOOT WIDE PUBLIC ACCESS EASEMENT ALONG THE FRONTAGE OF APN'S 08-302-20, 21, AND 22 AND A 20.00 FOOT WIDE BY 23.17 FOOT LONG PUBLIC ACCESS EASEMENT FOR A VEHICLE TURN-AROUND AREA ALONG THE FRONTAGE OF APN 08-302-22 FROM WILLIAM RIORDAN AS SHOWN ON THE PARCEL MAP FOR WILLIAM RIORDAN FILED FOR RECORD FEBRUARY 18, 1997, IN BOOK 8 AT PAGE 2203 OF THE OFFICIAL RECORDS OF CARSON CITY

C. UTILITY DIRECTOR

i. ACTION ON A DEVELOPMENT AGREEMENT RELEASE AND CANCELLATION FOR JUDY A AUSTIN, APN 002-137-05 LOCATED AT 104 CORBETT STREET FOR SEWER MAIN REPLACEMENT

ii. ACTION ON A DEVELOPMENT AGREEMENT RELEASE AND CANCELLATION FOR GEORGE W. AND MELANIE F. WILLIAMS, ET. AL, APN 004-067-06 LOCATED AT 711 SOUTH CARSON STREET FOR SEWER MAIN REPLACEMENT

D. PURCHASING DIRECTOR

i. ACTION ON CONTRACT NO. 9798-189 - SOFTBALL UMPIRING SERVICES, CONTRACT APPROVAL

ii. ACTION ON CONTRACT NO. 9798-187 - KINGS CANYON GRAZING

LEASE RESOLUTION

iii. ACTION ON CONTRACT NO. 9798-193 - SPECIAL EVENTS COORDINATOR AGREEMENT

iv. ACTION ON CONTRACT NO. 9798-195 - GROUNDWATER EXPLORATION PROGRAM AGREEMENT

v. ACTION ON CONTRACT NO. 9697-259 - TRAFFIC SIGNAL CONSTRUCTION, APPROVAL OF CHANGE ORDER AND FINAL PAYMENT - None of the items were pulled for discussion. Supervisor Tatro moved that the Board approve the Consent Agenda as presented which includes Contract 9798-187, which is Resolution No. 1998-R-10, A RESOLUTION PROVIDING NOTICE AND AUTHORIZING THE LEASE OF CARSON CITY REAL PROPERTY FOR GRAZING PURPOSES AND REQUEST FOR SEALED/ORAL BIDS THROUGH THE PROCESS AS DETAILED IN NEVADA REVISED STATUTES CHAPTER 244. Supervisor Plank seconded the motion. Motion carried 4-0.

5. BOARD OF SUPERVISORS

A. ACTION ON CHARTER REVIEW COMMITTEE APPOINTMENTS (1-0228.5) - Mayor Masayko indicated that the following nominations had been made: Senator Jacobsen nominated Paul Webster, Assemblyman Amodei nominated Pat Jackson, Senator Adler nominated Abigail Johnson, and Supervisor Bennett nominated Blair Allen. Mayor Masayko had not heard from Assemblymen Dini, Hettrick, and Ernaut. Mayor Masayko indicated his nominee is Tunney Robison and explained his reasons for the nomination. Supervisor Plank nominated Shelly Aldean. Supervisor Smith nominated Donna Kuester. Supervisor Tatro nominated Colette Burau. Supervisor Smith moved that the Board of Supervisors approve the slate of nominees to serve on the upcoming Charter Review Committee. Supervisor Plank seconded the motion. Motion carried 4-0. Mayor Masayko indicated that he would reschedule the appointments as nominations are received. Any charter changes must be to the Legislative Council by September 1. The recommendations should be reviewed by the Board prior to that deadline.

B. ACTION TO ADOPT THE BOARD'S GOALS FOR FISCAL YEAR 1998-99 (1-0330.5) - Continued until after Supervisor Bennett's arrival. (1-0790.5) Mayor Masayko indicated he had given Mr. Berkich his ranking of the priorities. Mr. Berkich indicated that the priorities had been ranked according the rating established at the Board's workshop. Issue No. 7 has been expanded by staff and will be considered at a communications planning session in March. The Board was encouraged to attend the meeting. He also explained that the staff would be working to establish the strategies necessary to complete the goal during the coming year. Supervisor Tatro reviewed his priority ranking. Criteria which he had used to establish this ranking was noted. Supervisor Smith explained his concern with the process as he did not feel that the Board could give a clear consensus of opinion on the items due to the lack of funding. The proposal to improve communication to and from the community may not require any funding. He supported the document as written. It may be difficult for staff to develop a budget based on this direction. The budget process will help finalize the priorities. He questioned the wisdom of having this much structure in the budget process. Community participation was necessary in his view, however, he was open to new methods and improvements. Supervisor Tatro supported his comments and expressed his feeling that as the Board had not had its second meeting on the goals and objectives it may have missed out on the final step. Although he had listed his priorities, he hoped that the Board would not overlook them in its final deliberations based on the short period of time remaining of his term in office. Mr. Berkich expressed his feeling that the listing was a "frame work" for considering the budget. All of the priorities and requests will be weighed through that process. Between now and the budget review process staff will develop the details behind the strategies. An example was provided to illustrate how he felt the program would work. He, too, felt that the one day session had been overwhelming and that a second day should be dedicated to the process in the future. Mayor Masayko felt that the list contained the ten most important issues which should be dealt with in the coming year. He then questioned whether there was any other issue(s) which should be included on the list. Any future issues will have to be justified before being added to the list. The top five issues should be better defined and will in all probability receive the most attention during the budget process. Obviously, the Board has a lot of issues it would like to resolve, however, lacks an adequate amount of money to accomplish them. Due to a

lack of a response to his question, Mayor Masayko felt that the list was complete at this time. He also felt that the list was more manageable and focused than it had been last year. He hoped that next year the list would be even more focused. It will then be a communication tool for the staff. Supervisor Plank indicated that all of the issues were important. The most paramount items were public safety and storm drainage. Mayor Masayko felt that there is a strong consensus for the top half of the list. Supervisor Bennett indicated that she would be disappointed if many of the strategies are returned as supplemental requests rather than a part of the base budget. They should not compete with staff's priorities. Mr. Berkich responded by explaining that the base budget is established from the current funding and service level. Everything else is presented separately for Board approval. The Board will then be able to review the priorities. Mayor Masayko noted that this is the process under which the budget had been handled in the past. Supervisor Bennett then moved that the Board of Supervisors adopt the Board goals for fiscal year 98-99 as presented and discussed. Supervisor Smith seconded the motion. Motion carried 5-0.

C. ACTION ON SETTING DATE AND LOCATION FOR A JOINT MEETING OF THE BOARD OF SUPERVISORS AND THE HOSPITAL BOARD OF TRUSTEES (1-0335.5) - Continued until after Supervisor Bennett arrived. (1-1170.5) Several different dates for the joint meeting were discussed without success. Mr. Berkich was ultimately directed to work with Hospital Administrator Steve Smith and establish a list of potential dates. From this list Mr. Berkich and Mr. Smith were to select a date. The Board members were to give Mr. Berkich a list of conflict dates to make the process easier for him. A meeting should be scheduled on a date when there are the least number of conflicts. The meeting could either be at night or require a special meeting. No formal action was taken.

D. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0338.5) - Supervisor Smith reported on the RTC meeting, the Subconservancy District's recruiting efforts for an executive director and its meeting, and the results of his son's basketball free throw contest. He then announced his plan to run for another term. (Supervisor Bennett arrived during his report--8:55 a.m. A quorum was present.) Supervisor Plank reported on the Public Safety Complex transition team meeting, Lyon County HOME Consortium meeting, Convention and Visitors Bureau's indoctrination activities, the Parks and Recreation Commission meetings, Community Youth Activities meeting, and his attendance at the RTC meeting. Mayor Masayko complimented RTC for holding the Graves Lane public hearings. He then reported on the NACO Board of Directors meeting. He announced NACO's critical issues workshop which will be held on March 14 at the Airport Plaza in Reno from 9 a.m. to 4 p.m. Supervisor Bennett volunteered to attend the meeting as Mayor Masayko had a previous commitment. Mayor Masayko explained his reasons for wanting Carson City to be represented at this meeting. He then reported on the recent NACO meeting. A veteran's group has approached him questioning whether Carson City is interested in funding a veteran's services coordinator. This issue will be considered during the budget process. He offered to share his NACO packet with any interested Board member upon request. His indoctrination of the Redevelopment Authority Citizens Committee was explained. He had, as a member of the RACC, attended the Chamber of Commerce Downtown Redevelopment Committee meeting. A report was provided on this meeting. There is a plan to transfer RACC's activities to this Committee. The last State Transportation Technical Advisory Committee meeting had been cancelled. As ISTEPA has not yet been re-authorized, there is little funding available for any thing. He felt that the next meeting would be in April and expressed an intent to attend that meeting. He then explained the invitation to the Hispanic Chamber of Commerce of Northern Nevada installation and awards banquet which will honor Guadalupe, Mexico, on Thursday, February 26. As he will not be able to attend due to a commitment to Tri-County Railway that evening, he solicited a volunteer to represent Carson City. The Guadalupe officials will be in Carson City on February 28th on a "Sister City visit". He planned to welcome them at the State Museum at 10 a.m. The Board was invited to attend. He then explained that he had been invited to participate in the School District's workshops to plan its future goals and objectives. He was unable to attend these meetings due to other commitments, including this meeting. He encouraged the District to continue with this endeavor. Supervisor Tatro reported on the Carson High School wrestling team activities. Supervisor Bennett announced the arrival and health of her newest grandson. During her flight she had been able to see an awesome volume of snow covering the mountains. Concerns for flooding when the spring runoff occurs were noted. She then explained her involvement this morning in the taping of a Carson River conference promotion. She thanked the Convention and Visitors Bureau for its resolution of support

for the Highway 28 project. She also expressed an interest in attending the March 14 meeting as Mayor Masayko/Carson City's representative.

E. STAFF COMMENTS AND STATUS REPORTS (1-0772.5) - Mr. Berkich reported on his attendance at the School District's futuristic planning session and announced his plan to attend the City/County Managers meeting in Las Vegas tomorrow.

6. TREASURER - Al Kramer - ACTION ON A RESOLUTION PERTAINING TO THE ISSUANCE OF REFUNDING BONDS BY CARSON CITY, NEVADA; AUTHORIZING THE FINANCE DIRECTOR TO ARRANGE FOR THE SALE FOR THE PURPOSE OF DEFRAYING WHOLLY OR IN PART THE COST OF REFUNDING PROJECTS; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH (1-1247.5) - Finance Director Mary Walker - Supervisor Tatro moved that the Board adopt Resolution No. 1998-R-11, A RESOLUTION PERTAINING TO THE ISSUANCE OF REFUNDING BONDS BY CARSON CITY, NEVADA; AUTHORIZING THE FINANCE DIRECTOR TO ARRANGE FOR THE SALE FOR THE PURPOSE OF DEFRAYING WHOLLY OR IN PART THE COST OF REFUNDING PROJECTS; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH, fiscal impact is to be determined, funding source is various bond repayment accounts. Supervisors Plank and Bennett seconded the motion. Motion carried 5-0.

7. REDEVELOPMENT AUTHORITY (1-1299.5) - Mayor Masayko then recessed the Board of Supervisors session and immediately convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder. Following adjournment of the Redevelopment Authority, Mayor Masayko reconvened the Board of Supervisors session. The entire Board was present constituting a quorum.

8. FINANCE AND REDEVELOPMENT DIRECTOR - Mary Walker

A. ACTION ON A RESOLUTION AUTHORIZING EXPENDITURE OF FUNDS TO A NON-PROFIT ORGANIZATION FOR PARTIAL FUNDING OF CARSON CITY HISTORICAL TROLLEY PROJECT OPERATIONS FOR 1998 (1-2491.5) - Supervisor Smith moved that the Board of Supervisors adopt Resolution No. 1998-R-12, A RESOLUTION AUTHORIZING EXPENDITURES OF REDEVELOPMENT FUNDS TO NON-PROFIT ORGANIZATION FOR FISCAL YEAR 97-98. Supervisor Tatro seconded the motion. Motion carried 5-0.

B. ACTION ON NEVADA STATE MUSEUM EXPANSION PROJECT AND COMPLETION OF DOWNTOWN BEAUTIFICATION PROJECT FROM CAROLINE STREET TO WASHINGTON STREET (1-2506.5) - Supervisor Smith moved that the Board of Supervisors approve and affirm the Redevelopment Authority's motion with regards to the Nevada State Expansion Project and the completion of the Downtown Beautification Project from Caroline Street to Washington Street. Supervisor Tatro seconded the motion. Motion carried 5-0.

BREAK: A ten minute recess was declared at 10:50 a.m. The entire Board was present when the meeting was reconvened at 11 a.m., constituting a quorum.

9. PERSONNEL MANAGER - Supervising Personnel Technician Mary McAlister

A. ACTION TO EXTEND APPOINTMENT OF THE AT-LARGE REGIONAL TRANSPORTATION COMMISSION OR ACTION TO AUTHORIZE RECRUITMENT OF AN AT-LARGE REGIONAL TRANSPORTATION COMMISSION REPRESENTATIVE (1-2525.5) - City Manager John Berkich - Supervisor Plank moved to extend the appointment of the at-large Regional Transportation Commission representative to terminate December 31, 1998, as stated in NRS 373.040(4). Supervisor Bennett seconded the motion. Mayor Masayko indicated the reference is to Marie Wolf, the current at-

large member of RTC. Motion carried 5-0.

B. ACTION TO APPOINT ONE MEMBER TO THE PARKS AND RECREATION COMMISSION - Mayor Masayko reminded the Board that during the January 8th interviews the applicants who had not been selected had expressed a desire to be considered when this appointment is made. The Board interviewed Cheryl Adams and (1-2852.5) Ron Johns. Mayor Masayko thanked both for applying. Discussion among the Board explained the Commission's current composition. Using the Board's normal round robin selection process, each Board member nominated an individual for the position. Reasons for the nomination were given. Comments indicated each of the four applicants would have been an excellent choice. Supervisor Smith moved that the Board of Supervisors appoint Cheryl Adams to the vacancy, the unexpired portion of the term which will expire January 1 of the year 2000 and encourage the other three applicants who were not selected to keep their applications on file because that organization does tend to have turnover. Supervisor Plank seconded the motion. Motion carried 5-0. Mayor Masayko congratulated Ms. Adams on her selection.

10. COMMUNITY DEVELOPMENT DIRECTOR - Senior Planner Juan Guzman - ACTION ON S-97/98-1 - A TENTATIVE SUBDIVISION MAP REQUEST FROM R. L. SHAHEEN FOR AN INDUSTRIAL SUBDIVISION (EXECUTIVE POINT BUSINESS CENTRE) ON APPROXIMATELY 14.22 ACRES OF LAND PRESENTLY ZONED LIMITED INDUSTRIAL (LI), LOCATED ON THE SOUTHWEST CORNER OF EAST COLLEGE PARKWAY AND LOMPA LANE, APN 2-571-22 AND 2-571-31 (1-3414.5) - During Mr. Guzman's introduction, Supervisor Bennett stepped from the room--11:38 a.m. (A quorum was still present.) Discussion between staff, the Board, and the applicant's representative Glen Martel explained the sidewalk location and the purpose of a building adjacent to the one which Gaming Control will occupy. Supervisor Plank moved that the Board of Supervisors approve S-97/98-1, a tentative subdivision map request from R. L. Shaheen for an industrial subdivision, Executive Point Business Centre, on approximately 14.22 acres of land presently zoned Limited Industrial located on the southwest corner of East College Parkway and Lompa Lane, Assessor's Parcel Numbers 2-571-22 and 2-571-31 based on three findings and subject to 13 conditions of approval; fiscal impact is zero; and the funding source is not applicable. Supervisor Smith seconded the motion. Motion carried 4-0.

11. UTILITIES DIRECTOR - Wastewater Superintendent Kevin Ikehara, Assistant Wastewater Superintendent Kyle Menath, and Carolla Engineering Design Engineer Doug Lanning - ACTION ON EXPANDING SLUDGE DEWATERING PROJECT TO INCLUDE CONSTRUCTION OF ONE NEW ANAEROBIC DIGESTER/STORAGE TANK (2-0026.5) - Supervisor Bennett returned during Mr. Ikehara's introduction. (A quorum was present as previously indicated.) Discussion between staff and the Board explained the need for a storage tank and indicated that the expanded operation could function with the current staffing level. The storage tank will allow the City to eliminate the sludge drying beds. Mr. Manning explained the original report, its schedule, and the new study which revised the schedule and expansion plans. Mayor Masayko emphasized the need for the digester at this time even though it had not been included in this year's budget. The funding source will be from State bonds and approved by EPA. Mayor Masayko also requested the record indicate there would not be cash flow problems nor a rate increase. Mr. Berkich indicated that at this time the staff did not foresee a budgetary impact. The request makes sense from an operational standpoint as well as for its timing. The design is included in Carolla's current contract. Therefore, additional fees will not be incurred. The five year budget process will analyze the fee structure. At this time it is felt that an increase is not necessary. Mayor Masayko felt that the proposal would impact the three to five year cash flow. It is important that the staff be able to mitigate the cash flow problem through "the movement of money" rather than with a rate increase. Mr. Berkich pointed out that the project had been included in future expansion budgets. Therefore, a fee increase should not be required. The sewer fund has a strong ending fund balance at this time. Supervisor Plank indicated that he would be more than upset if the project increases the sewer fees in one or two years. Current revenues should be able to handle the project. Mr. Berkich indicated that the concept was being suggested as a mechanism for maintaining lower operating costs as it will continue to limit the staffing level. Supervisor Plank indicated that the addition to staff would have the most devastating impact on the cash flow. He still did not wish to see a rate increase. Public comments were solicited but none given. Supervisor Tatro moved to approve action on expanding the sludge

dewatering project to include one new anaerobic digester/storage tank, fiscal impact is \$1,500,000 additional cost for a total project cost of \$5,400,000; funding source is the Sewer Fund/Low Interest State Revolving Loan Fund. Supervisor Smith seconded the motion. Motion carried 5-0.

12. PUBLIC WORKS DEPARTMENT - Chief Deputy District Attorney Paul Lipparelli

A. ACTION ON AGREEMENT BETWEEN CARSON CITY AND MARTHA WESTOVER FOR THE PURCHASE OF A PORTION LOCATED AT 3430 EAST NYE LANE (APN 8-192-09) FOR USE IN THE EXTENSION OF GRAVES LANE (2-0256.5) - Mr. Lipparelli indicated that one additional property will be considered at a future meeting. Resolutions for filing eminent domain lawsuits will be considered at the next meeting. He then reviewed the agreement and its changes. Supervisor Tatro moved that the Board approve an agreement between Carson City and Martha Westover for the purchase of a portion of property located at 3430 East Nye Lane, Assessor Parcel Number 8-192-09, for use in the extension of Graves Lane, fiscal impact of \$25,380, and the funding source is RTC Construction Account, and with the change of Page 2 to change SEA Consulting to Stantech. Supervisor Bennett seconded the motion. Motion carried 5-0.

B. ACTION ON AGREEMENT BETWEEN CARSON CITY, NORMAN H. AND CATHERINE P. AUNE, HUSBAND AND WIFE, AND ARLEY L. RICHARDSON AND SHIRLENE RICHARDSON, HUSBAND AND WIFE, FOR THE PURCHASE OF A PORTION OF PROPERTY LOCATED AT 2561 CENTURY DRIVE (APN 8-783-17) FOR THE USE IN THE EXTENSION OF GRAVES LANE (2-0350.5) - Mr. Lipparelli's introduction included the corrections. Supervisor Tatro moved that the Board approve an agreement between Carson City, Norman H. and Catherine P. Aune, and Arley L. Richardson and Shirlene Richardson for the purchase of a portion of property located at 2561 Century Drive, Assessor's Parcel Number 8-783-17, for use in the extension of Graves Lane, fiscal impact is \$1,355; funding source is RTC Construction Account, and with the changes on Page 1 on Line 3 to delete the words "husband and wife" and on Line 15 to change the square footage to 187. Supervisor Bennett seconded the motion. Motion carried 5-0.

C. ACTION ON AGREEMENT BETWEEN CARSON CITY AND DALE AND SHARON CHENEY FOR THE PURCHASE OF A PORTION OF PROPERTY LOCATED AT 2961 CENTURY DRIVE (APN 8-783-02) FOR USE IN THE EXTENSION OF GRAVES LANE (2-0385.5) - Mr. Lipparelli's introduction included the corrections. Supervisor Tatro moved that the Board approve an agreement between Carson City and Dale and Sharon Cheney for the purchase of a portion of property located at 2961 Century Drive, Assessor's Parcel Number 8-783-02, for use in the extension of Graves Lane, fiscal impact is \$625.00, funding source is RTC Construction Account, with the change on Page 1 at Line 13 to replace the square footage with the number 80 and that Exhibit 1 will be the one described by Mr. Lipparelli with the Stantech Consulting label on the bottom. Supervisor Bennett seconded the motion. Motion carried 5-0.

D. ACTION ON AGREEMENT BETWEEN CARSON CITY AND ARTHUR D. PONTIUS FOR THE PURCHASE OF A PORTION OF PROPERTY LOCATED AT 3301 AIRPORT ROAD (APN 8-142-07) FOR USE IN THE EXTENSION OF GRAVES LANE (2-0425.5) - Mr. Lipparelli distributed new exhibits. Supervisor Tatro moved that the Board approve an agreement between Carson City and Arthur D. Pontius for the purchase of a portion of property located at 3301 Airport Road, Assessor's Parcel Number 8-142-07, for use in the extension of Graves Lane, fiscal impact is \$10,480.00, funding source is RTC Construction Account, with the exhibits as passed out by the District Attorney this afternoon. Supervisor Bennett seconded the motion. Motion carried 5-0.

E. ACTION ON AGREEMENT BETWEEN CARSON CITY AND JEANETTE M. JENSEN FOR THE PURCHASE OF A PORTION OF PROPERTY LOCATED AT 3860 NYE LANE (APN 8-192-39) FOR USE IN THE EXTENSION OF GRAVES LANE (2-0455.5) - There were no changes to this agreement. Supervisor Tatro moved that the Board approve an agreement between Carson City and Jeanette M. Jensen for the purchase of a portion of property located at 3860 Nye Lane, Assessor's Parcel Number 8-192-39, for use in the extension of Graves Lane, fiscal impact is \$15,800.00, and the funding source is the RTC Construction

Account. Mayor Masayko seconded the motion. Motion carried 5-0.

13. CITY MANAGER - John Berkich

A. ACTION ON SUBMISSION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION TO THE NEVADA COMMISSION ON ECONOMIC DEVELOPMENT (2-0482.5) - Discussion noted the requesting agency duplicates some of the contract services provided to the City by WNDD, is twice the amount of that contract, and that the application does not comply with the infrastructure criteria required for the grant. Supervisor Plank moved to reject all proposals and not submit an application to the Commission on Economic Development for further consideration for the award of the 1998 CDBG funding. Supervisor Smith seconded the motion. Motion carried 5-0.

B. ACTION ON CITY MANAGER'S PERFORMANCE AND DIRECTION TO PREPARE A NEW CONTRACT (2-0540.5) - Mayor Masayko explained his discussion with Mr. Berkich and the agreement that a larger portion of his salary increase will be tied to a performance base system rather to parity with other City/County Managers. Although it sounds easy to do, it is difficult to articulate and implement. Mr. Berkich iterated his support for this concept which is more modern and based on an incentive approach. He expressed a desire to implement the same type of concept for other staff levels. Mayor Masayko also noted that Mr. Berkich's contract includes a clause mandating that if the Board elects to terminate the contract for other than cause, the payoff is basically six months' worth of salary. Mr. Berkich agreed and indicated that the contract does not include any other mandates regarding his termination and, specifically, that it does not include a requirement for a buyout of any remaining balance of the contract. Mayor Masayko indicated that this had been his original concern with a three year contract. Supervisor Tatro indicated that the City had a good City Manager and the best run city in America. Reasons for a long-term contract have been discussed repeatedly during the negotiations process, the difficulty of the entire negotiation process, and its impact on moral and attention to work details. These issues also apply to the City Manager. If the Board does not go multi-year, it is "nuts". The provisions for the Board to "opt out early" are relatively inexpensive compared to most contracts that are out there. Therefore, he urged the Board to approve the request. Supervisor Smith supported his comments and moved that the Board of Supervisors direct the District Attorney to prepare a new employment contract for the Board's approval between the Board of Supervisors and City Manager John Berkich. Supervisor Tatro seconded the motion. Mayor Masayko indicated that it would be a three year contract. Motion carried 5-0.

There being no other matters for consideration, Supervisor Plank moved to adjourn. Mayor Masayko seconded the motion. Motion carried unanimously. Mayor Masayko adjourned the meeting at 12:30 p.m.

The Minutes of the February 19, 1998, Carson City Board of Supervisors meeting

1998. ARE SO APPROVED ON _____ May 7 _____,

/s/ _____
Ray Masayko, Mayor

ATTEST:

/s/ _____
Alan Glover, Clerk-Recorder