

record. Supervisor Tatro seconded the motion. Supervisor Smith noted his involvement with its Board and his children's use of the facility. The Club's success was due to the hard work and dedication of its Director and Board. He commended them on the activities and programs. He urged them to continue their efforts. The motion to approve the proclamation was voted and carried 5-0.

Ms. Blankenship thanked the Board for its support including the seed money. She felt that the Club had proven its ability to work within its resources. Community-wide support was noted. She then explained that the Recruitment Director Travis Crowder was at the hospital with his wife and, with the children who had attended with her, welcomed the Club's future member Tommy Crowder. Mayor Masayko then presented the proclamation and wished her success in her fundraising activities. Board of Directors President John Anderson thanked the Board of Supervisors for the proclamation.

C. PRESENTATION OF A CERTIFICATE OF APPRECIATION TO MARY WALKER (1-0265.5) - Mayor Masayko presented a certificate of appreciation to Mary Walker for her hard work and dedication at the 1997 Legislative Session on the City's behalf.

D. PRESENTATION OF A CERTIFICATE OF APPRECIATION TO VIRGINIA ORCUTT (1-0298.5) - Continued as Ms. Orcutt was not present. Mayor Masayko indicated his intent to recommend that the Parks and Recreation Commission name the skateboard facility in her honor.

E. PRESENTATION OF A CERTIFICATE OF APPRECIATION TO LIZ HERNANDEZ (1-0293.5) - Mayor Masayko then explained Ms. Hernandez' dedication, leadership, and efforts on the Community Development Block Grant Advisory Committee. Her efforts had been most successful in obtaining grants for Carson City. He then read the Certificate into the record. Discussion between Mayor Masayko and Ms. Hernandez indicated she would continue to serve as the Chairperson for approximately 60 more days. Ms. Hernandez thanked the Board for the recognition.

LIQUOR AND ENTERTAINMENT BOARD (1-0325.5) - Mayor Masayko recessed the Board of Supervisors session and immediately reconvened the session as the Liquor and Entertainment Board. The entire Board was present, including Sheriff Banister, constituting a quorum.

3. TREASURER - Al Kramer

C. ACTION ON A PACKAGED LIQUOR LICENSE FOR MICHAEL W. AND NANCY E. SEROY, DOING BUSINESS AS SEROIL PETROLEUM MARKETERS (NORTH CARSON ARCO AM/PM) (1-0348.5) - Mr. Seroy indicated the seriousness of and awareness of the Nevada Liquor Laws. He had participated in and would implement Arco's training program, which he briefly described. Member Bennett commended him on the program and willingness to share information on it without being asked. She wished them success and hoped that the program would set an example for the community. Member Banister noted the favorable Sheriff's Departmental Report. Member Bennett moved that the Liquor and Entertainment Board approve a liquor license for Michael and Nancy Seroy, doing business as Seroil Petroleum Marketers at the North Carson Arco AM/PM. Member Plank seconded the motion. Motion carried 6-0. Chairperson Masayko congratulated them. Ms. Seroy invited the Board to stop by and have a cup of coffee.

A. ACTION ON A FULL BAR LIQUOR LICENSE FOR JAMES W. WILLIAMS, TREASURER, GOLDEN GLEN CORPORATION, DOING BUSINESS AS GLEN EAGLES (1-0398.5) - Chairperson Masayko commended them on their ability to open the former Bonanza Restaurant and looked forward to having the establishment on the City's list of fine restaurants. James Williams and Al Fiegehen were present. Mr. Fiegehen indicated the restaurant would be called "Glen Eagles" and not "The Mine". Chairperson Masayko noted the favorable Sheriff's Departmental Reports. Mr. Fiegehen also noted the seriousness with which they viewed the Liquor License and intent to be a responsible and reputable business which would contribute to the community. Member Smith moved that the Liquor and Entertainment Board approve a full bar liquor license

for James W. Williams, Treasurer of the Golden Glen Corporation, doing business as Glen Eagles, fiscal impact is \$200 per quarter, \$1,000 original new fee, and \$500 investigative fee. Member Tatro seconded the motion. Motion carried 6-0. Chairperson Masayko congratulated them and wished them success in their new business venture.

B. ACTION ON A BEER AND WINE AND PACKAGED LIQUOR LICENSE FOR KEITH MCCARTHY AND KERN MCCARTHY, DOING BUSINESS AS GOODFELLA'S PIZZA NO. 2 (1-0440.5) - Member Bennett briefly noted her knowledge of the applicants and wished them success. Keith McCarthy acknowledged the serious responsibility having a liquor license is. Chairperson Masayko noted the favorable Sheriff's Departmental Report. Member Smith indicated he had held the previous liquor license at the establishment and wished them success. Member Smith moved that the Liquor and Entertainment Board approve a beer and wine and packaged liquor license for Keith McCarthy and Kern McCarthy, doing business as Goodfella's Pizza No. 2, fiscal impact of \$200 per quarter, \$1000 origination new fee, and a \$575 investigation fee. Member Tatro seconded the motion. Motion carried 6-0. Chairperson Masayko congratulated and wished them luck in their new venture.

BOARD OF SUPERVISORS (1-0492.5) - There being no other matters for consideration as the Liquor and Entertainment Board, Chairperson Masayko adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. The entire Board was present, constituting a quorum.

4. CONSENT AGENDA (1-0496.5)

A. TREASURER

i. ACTION ON TREASURER'S REPORT FOR THE MONTH OF JUNE 1997

ii. ACTION ON REMOVAL OF PARTIAL 1997-98 REAL PROPERTY TAXES FOR PARCELS NO. 9-137-07 AND 9-653-27 DUE TO ASSESSOR NOT APPLYING EXEMPTION

iii. ACTION ON REINSTATEMENT OF REVOKED BUSINESS LICENSES

iv. ACTION ON A SPECIAL EVENT SHORT-TERM BUSINESS PERMIT FOR BREWERY ARTS CENTER WITH REQUEST OF WAIVER OF THE \$50 PROMOTER FEE

B. DISTRICT ATTORNEY - ACTION ON AN ADDENDUM TO EXTEND THE TERM OF A SUBLEASE BETWEEN CARSON CITY AND NEVADA LEGAL SERVICES FOR SPACE OCCUPIED BY THE DISTRICT ATTORNEY TO AUGUST 31, 1998, TO INCREASE THE SPACE FROM 660 SQUARE FEET TO 869 SQUARE FEE AND TO INCREASE RENT TO \$1043 PER MONTH

C. UTILITIES/PUBLIC WORKS DIRECTOR - ACTION ON A JOINT FUNDING AGREEMENT BETWEEN CARSON CITY AND THE U.S. GEOLOGICAL SURVEY

D. COMMUNITY DEVELOPMENT DIRECTOR - ACTION ON M-97/98-4 - A REQUEST FROM BETHLEHEM LUTHERAN CHURCH AND SCHOOL TO WAIVE THE \$325 SPECIAL USE PERMIT APPLICATION FEE

E. PURCHASING DIRECTOR

i. ACTION ON CONTRACT NO. 9798-44 - JOINDER CONTRACT WITH WASHOE COUNTY FOR THREE 1998 HARLEY-DAVIDSON POLICE MOTORCYCLES

ii. ACTION ON CONTRACT NO. 9798-076 - TRAFFIC SIGNALS FOR EDMONDS DRIVE AND PHEASANT DRIVE - REQUEST FOR FINAL PAYMENT

iii. ACTION ON CONTRACT NO. 9798-045 - PUBLIC SAFETY BUILDING, INSPECTION AND TESTING SERVICES, AWARD - Supervisor Bennett pulled Item C. for discussion. Treasurer Kramer pulled Item A. i. Supervisor Tatro moved that the Board approve the Consent Agenda as presented with the deletion of Item under the Utilities and Public Works Director for a joint funding agreement between Carson City and the U.S.G.S. and that the motion includes approval of the Treasurer's Report which will be explained after the vote. Supervisors Plank and Smith seconded the motion. Motion carried 5-0. Treasurer Kramer then explained his Treasurer's report which contained additional fiscal information not normally seen on his report.

C. (1-0622.5) - Supervisor Bennett questioned the reasons the agreement would be from 10/96 through

9/97. Deputy Utilities Director Jay Ahrens felt that it had been due to the need for the City's budget to be approved prior to consideration of the agreement. Supervisor Tatro felt that the agreement is based upon the Federal fiscal year. Discussion followed on the term and Mr. Ahrens agreed to contact Utilities/Public Works Director Timian-Palmer and determine the correctness of or reasons for the dates. No action was taken on the agreement.

(1-1555.5) Mr. Ahrens indicated that the term difference is created by the Federal fiscal year and its overlap of the City's fiscal year. This is similar to other agreements which have been approved over the last two years. The dates are correct as written. Supervisor Tatro moved to approve and authorize the Mayor to sign the Joint Funding Agreement, NV9700700, between Carson City and the U.S. Geological Survey in the amount of \$65,075 for the purpose of stream gauge monitoring, recharge program monitoring, and monthly water resource condition reporting with the fiscal impact of \$65,075 and the funding sources of: \$5,250 - 520 Recharge, \$700 - 520 Water Management, \$4,925 - 510 Stream Gauging, and \$54,200 - 520 Stream Gauging. Supervisor Bennett seconded the motion. Motion carried 5-0.

OTHER MATTERS (1-0658.5) - Deputy District Attorney Lipparelli noted that the Clerk's office had published Bill No. 141 related to the Sheriff's workcards for a public hearing on this date. This ordinance had not been listed on the agenda as additional work is required on it. He requested that the record indicate that if anyone was present about the ordinance that it would be heard at a future date. Another notice will be published indicating when that date is. Sheriff Rod Banister briefly explained the modifications which must be made as the proposed wording would require any family with more than five children to obtain a work permit/daycare license. The ordinance will be reconsidered on first reading when presented again.

12. BOARD OF SUPERVISORS

A. SUPERVISOR BENNETT - PRESENTATION ON THE SR28 NATIONAL SCENIC BYWAY CORRIDOR MANAGEMENT PLAN (1-0699.5) - Deferred.

5. TREASURER - Al Kramer - ORDINANCE - SECOND READING - ACTION ON BILL NO. 142 - AN ORDINANCE DESIGNATED BY THE SHORT TITLE "1997 HOSPITAL REVENUE BOND ORDINANCE" CONCERNING THE CARSON-TAHOE HOSPITAL FACILITIES; AUTHORIZING THE ISSUANCE BY THE CITY OF ITS NEGOTIABLE "CARSON CITY, NEVADA, TAXABLE HOSPITAL REVENUE BONDS, SERIES 1997A" AND "CARSON CITY, NEVADA, HOSPITAL REVENUE BONDS, SERIES 1997B" FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND IMPROVING THE CITY'S HOSPITAL FACILITIES; AUTHORIZING AND DIRECTING THAT THE HOSPITAL SHALL EFFECT SUCH PROJECT; PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS, THE METHOD OF PAYING THEM AND THE SECURITY THEREFORE, AND OTHER DETAILS IN CONNECTION THEREWITH; SECURING THEIR PAYMENT BY A PLEDGE OF NET REVENUES DERIVED FROM THE OPERATION OF SUCH FACILITIES; PROVIDING FOR THE COLLECTION AND DISPOSITION OF REVENUES TO BE DERIVED FROM THE OPERATION OF SUCH FACILITIES; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD ISSUING THE PROPOSED BONDS AND EFFECTING THE PURPOSE OF THEIR ISSUANCE; PROVIDING OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF (1-0711.5) - Hospital Financial Consultant Marty Johnson from Howarth and Associates explained the request, the bond rating, and its six percent interest rate. The bond will be repaid from hospital revenues. Supervisor Bennett indicated the Hospital Board's pride at obtaining the Standard and Poors' "A" bond rating inspite of the Cottonwood problem. Supervisor Smith felt that the clique "An error only becomes a mistake when you refuse to correct it" was apropos and commended the Board and staff on its responsiveness. Mayor Masayko felt that the lease which had been negotiated with Premier Care for the operation of Cottonwood had reduced the Hospital's risk and indicated sharp negotiating. Supervisor Bennett moved that the Board of Supervisors adopt Ordinance No. 1997-44 on second reading, **AN ORDINANCE DESIGNATED BY THE SHORT TITLE "1997 HOSPITAL REVENUE BOND ORDINANCE" CONCERNING THE CARSON-TAHOE HOSPITAL FACILITIES; AUTHORIZING THE**

ISSUANCE BY THE CITY OF ITS NEGOTIABLE "CARSON CITY, NEVADA, TAXABLE HOSPITAL REVENUE BONDS, SERIES 1997A" AND "CARSON CITY, NEVADA, HOSPITAL REVENUE BONDS, SERIES 1997B" FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND IMPROVING THE CITY'S HOSPITAL FACILITIES; AUTHORIZING AND DIRECTING THAT THE HOSPITAL SHALL EFFECT SUCH PROJECT; PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS, THE METHOD OF PAYING THEM AND THE SECURITY THEREFORE, AND OTHER DETAILS IN CONNECTION THEREWITH; SECURING THEIR PAYMENT BY A PLEDGE OF NET REVENUES DERIVED FROM THE OPERATION OF SUCH FACILITIES; PROVIDING FOR THE COLLECTION AND DISPOSITION OF REVENUES TO BE DERIVED FROM THE OPERATION OF SUCH FACILITIES; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD ISSUING THE PROPOSED BONDS AND EFFECTING THE PURPOSE OF THEIR ISSUANCE; PROVIDING OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF. Mayor Masayko seconded the motion. Motion carried 5-0.

6. PERSONNEL MANAGER - Judie Fisher - ORDINANCE - FIRST READING - ACTION AMENDING ORDINANCE 140, SECTION 2.04.400 (PUBLIC OFFICERS) OF THE CARSON CITY MUNICIPAL CODE TO ADD CHIEF DEPUTY DISTRICT ATTORNEY, CIVIL AND CRIMINAL, NAME CHANGE TO CARSON CITY HEALTH DIRECTOR AND DELETE GOLF COURSE SUPERINTENDENT, EFFECTIVE SEPTEMBER 30, 1997 (1-0835.5) - Supervisor Tatro moved that the Board introduce on first reading Bill 147, AMENDING ORDINANCE 140, SECTION 2.04.400 (PUBLIC OFFICERS) OF THE CARSON CITY MUNICIPAL CODE TO ADD CHIEF DEPUTY DISTRICT ATTORNEY, CIVIL AND CRIMINAL, NAME CHANGE TO CARSON CITY HEALTH DIRECTOR AND DELETE GOLF COURSE SUPERINTENDENT, EFFECTIVE SEPTEMBER 30, 1997 <AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE 2.04.400 (PUBLIC OFFICERS) ADDING, DELETING AND CHANGING TITLES>. Supervisors Smith and Plank seconded the motion. Motion carried 5-0.

7. FIRE CHIEF - Assistant Fire Chief Steve Mihelic - ACTION ON AN AGREEMENT WITH THE BUREAU OF LAND MANAGEMENT, CARSON CITY DISTRICT AND CARSON CITY FIRE DEPARTMENT OF THE PROVISION OF EMERGENCY MUTUAL AID (1-0865.5) - Supervisor Bennett supported the agreement and urged consideration of a similar agreement for law enforcement along the river. Reasons supporting the need for a mutual aid agreement and the agencies involved in the enforcement were noted. Supervisor Smith moved that the the Board of Supervisors approve an agreement with the Bureau of Land Management, Carson City District and Carson City Fire Department for the provision of emergency mutual aid, there is no fiscal impact. Supervisor Plank seconded the motion. Motion carried 5-0.

8. FINANCE AND REDEVELOPMENT DIRECTOR - Mary Walker - ACTION TO DIRECT STAFF TO AUGMENT THE FISCAL YEAR 97-98 GENERAL FUND BUDGET TO REFLECT ON-GOING REVENUES AND EXPENDITURES DUE TO 1997 LEGISLATIVE CHANGES (1-0935.5) - Discussion noted the Board had discussed the proposals at the last meeting. **Supervisor Plank moved to direct the Finance Director to augment the Fiscal Year 97-98 General Fund Budget to reflect on-going revenues and expenditures due to the 1997 Legislature including \$100,000 to the Capital Improvement Program and \$144,000 to General Fund Operations as submitted, fiscal impact is \$244,000, funding source is 1997 Legislature. Supervisor Tatro seconded the motion** and noted that other local governments were struggling with the allocation of these additional funds. Carson City, however, has adopted a financial stabilization policy with long-term goals. This policy makes the allocation process automatic and causes it to fall into place. This allows the City to fund a larger portion of the Capital Replacement Program. Other counties are struggling with the issue of what to put back into the budget from the services which they had just finished cutting. The City's progressive financial management program makes it appear as a noncontroversial "slide right through" kind of an item on the agenda. This is only true due to the foresight which former Boards and staff have had in the past. The community should be proud of the direction in which the City is going. Supervisor Smith expressed his pride at having Ms. Walker on his team rather than on an opposing team. He then read for the record the list of items which the \$144,000 would fund: Planning Commission Training - \$4,500; HARC - \$1,000; Facility Maintenance Outsourcing - \$16,000; Hourly Traffic Court - \$10,000; Increase the Part-Time Children's Hourly Librarian to Full

Time - \$29,300; Urban Forester - \$25,000; Personnel/Risk Management Hourly - \$15,000; Transit Program - One Shot = \$20,000; Facility Maintenance - One-Shot - \$15,000; and Juvenile Grant Replacement - \$8,000. Mayor Masayko reiterated the comments about the Board's ability to make these allocations appear straight forward and easy. Ms. Walker commended the Board on its long-term vision. The items which would be implemented would not be on the next budget's supplemental listing. She then explained that a resolution augmenting the budget will be considered at a future meeting. **The motion to direct staff to proceed with the augmentations as recommended was voted and carried 5-0.**

9. PUBLIC WORKS/UTILITIES DIRECTOR - Deputy Public Works Director Tim Homann

A. ACTION TO APPROVE THE PURCHASING AGENT TO SELECT BIDS FOR THE PURCHASE OF LED TRAFFIC SIGNAL LAMPS TO REPLACE CURRENT INCANDESCENT LAMPS (1-1078.5) - Discussion indicated the current lamps must be replaced annually. Only the red lamps will be replaced at this time. The LED lamps will pay for themselves within one to one-and-a-half years in the reduced cost of electricity. The lamps are guaranteed five to seven years. Staff will change the lamps as work is performed on the signals which is estimated will require approximately two months to complete the conversion. Supervisor Tatro supported the conversion and moved that the Board approve the Purchasing Agent to solicit bids for the purchase of LED traffic signal lamps to replace current incandescent lamps; fiscal impact is an investment of \$76,000 but the net impact on the budget is a positive; funding source is General Fund Street Maintenance Division - Street Maintenance Fuel Taxes and an augmentation will be required. Supervisor Plank seconded the motion. Motion carried 5-0.

B. ACTION ON A RESOLUTION DECLARING THE PUBLIC INTEREST AND NECESSITY IN THE AUTHORIZATION OF A LAWSUIT TO EXERCISE THE POWER OF EMINENT DOMAIN TO ACQUIRE TITLE TO APPROXIMATELY 10,165 SQUARE FEET OF LAND ON APN 08-133-11 OWNED BY LORRAINE H. WEIKEL AND LORRAINE H. WEIKEL AS SOLE TRUSTEE OF THE MAURICE M. WEIKEL RESIDUAL TRUST FOR THE REALIGNMENT OF GONI ROAD, AND TO AUTHORIZE THE ACQUISITION OF EASEMENTS OVER APPROXIMATELY 2,035 SQUARE FEET OF LAND ON THAT PARCEL, AND TO AUTHORIZE A STIPULATION TO DEPOSIT \$18,800 WITH THE COURT TO ALLOW THE CITY RIGHT OF ENTRY ON TO THE LAND, AND TO AUTHORIZE ALL OTHER ACTIONS NECESSARY TO ACCOMPLISH THE TAKING (1-1199.5) - Deputy District Attorney Lipparelli - Mayor Masayko noted the State prohibition against paying more than the appraised amount for property. Comments noted the original feeling that acquisition of this small portion would not be a problem. It was felt that the legal process would still allow the project to move forward with construction this fall. The safety concerns were described to emphasis the need for the improvement. Some of the safety concerns will be addressed by the two traffic signals now being installed at College and Roop and College and Goni. The contractor is checking frequently to determine when he can commence construction. Mr. Lipparelli commended him for his patience. This is the last piece of property required for this project. Supervisor Smith moved that the Board adopt Resolution No. 1997-R-31, A RESOLUTION DECLARING THE PUBLIC INTEREST AND NECESSITY IN THE AUTHORIZATION OF A LAWSUIT TO EXERCISE THE POWER OF EMINENT DOMAIN TO ACQUIRE TITLE TO APPROXIMATELY 10,165 SQUARE FEET OF LAND ON APN 08-133-11 OWNED BY LORRAINE H. WEIKEL AND LORRAINE H. WEIKEL AS SOLE TRUSTEE OF THE MAURICE M. WEIKEL RESIDUAL TRUST FOR THE REALIGNMENT OF GONI ROAD, AND TO AUTHORIZE THE ACQUISITION OF EASEMENTS OVER APPROXIMATELY 2,035 SQUARE FEET OF LAND ON THAT PARCEL, AND TO AUTHORIZE A STIPULATION TO DEPOSIT \$18,800 WITH THE COURT TO ALLOW THE CITY RIGHT OF ENTRY ON TO THE LAND, AND TO AUTHORIZE ALL OTHER ACTIONS NECESSARY TO ACCOMPLISH THE TAKING. Supervisor Tatro seconded the motion. Motion carried 5-0.

C. ORDINANCES - SECOND READING

i. ACTION ON BILL 143 - AN ORDINANCE AMENDING SECTION 15.20.010 OF THE CARSON CITY MUNICIPAL CODE RELATING TO THE ADOPTION OF THE STANDARD

SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND OTHER MATTERS PROPERLY RELATED THERETO (1-1358.5) - Supervisor Bennett moved that the Board of Supervisors adopt Bill No. 143 on second reading, Ordinance No. 1997-45, AN ORDINANCE AMENDING SECTION 15.20.010 OF THE CARSON CITY MUNICIPAL CODE RELATING TO THE ADOPTION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND OTHER MATTERS PROPERLY RELATED THERETO. She then thanked Mr. Homann for the table of contents which is to be kept at the City Manager's office. Supervisor Tatro seconded the motion. Motion carried 5-0.

ii. **ACTION ON BILL NO. 144 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND CARSON-TAHOE HOSPITAL, A COUNTY PUBLIC HOSPITAL AND POLITICAL SUBDIVISION OF CARSON CITY, NEVADA, AND EVAN L. ALLRED REGARDING ASSESSOR'S PARCEL NOS. 1-201-25 AND 1-201-23 LOCATED AT 775 FLEISCHMANN WAY AND 913 MOUNTAIN STREET, CARSON CITY, NEVADA, FOR SEWER MAIN PARTICIPATION AND REPLACEMENT (1-1385.5)** - Supervisor Bennett indicated that the agreement would save the Hospital money. Deputy Utilities Director Jay Ahrens explained the proposed press release and need for parking restrictions during the construction period when the sewer main is replaced. Construction is proposed to begin on Monday. Flyers will be distributed to the Hospital staff and throughout the neighborhood. Mayor Masayko suggested he also use the Cable Access Television's bulletin board. Evelyn Shewan expressed her concern about the lack of parking for the employees and residents during construction. Mr. Ahrens indicated it may take as much as 30 days for construction. Parking will be allowed along public streets. Parking and traffic on Mountain will be restricted for construction. Access will remain open for the residents and businesses. Supervisor Bennett explained the neighborhood fight to keep employee parking out of the residential area. She asked staff to be cognizant of this situation and that Ms. Shewan and her neighbors be understanding during the short construction period. Mr. Ahrens indicated a desire to work with any handicapped/ill individuals. The flyers will include telephone numbers and names of contact individuals. Supervisor Bennett suggested Mr. Ahrens contact the Hospital about using its large lot north of Fleischmann which is currently used to store construction equipment. This area could be used for employee parking. Ross Jenson felt that the Hospital also owned a large lot on the north side which could accomodate 500 vehicles. He felt that there would be adequate parking along Fleischmann and that the employees would cooperate. Mayor Masayko pointed out that advanced notice and cooperation would be required to make the project successful. Supervisor Bennett moved that the Board of Supervisors adopt Ordinance No. 1997-46, Bill No. 144 on second reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND CARSON-TAHOE HOSPITAL, A COUNTY PUBLIC HOSPITAL AND POLITICAL SUBDIVISION OF CARSON CITY, NEVADA, AND EVAN L. ALLRED REGARDING ASSESSOR'S PARCEL NOS. 1-201-25 AND 1-201-23 LOCATED AT 775 FLEISCHMANN WAY AND 913 MOUNTAIN STREET, CARSON CITY, NEVADA, FOR SEWER MAIN PARTICIPATION AND REPLACEMENT. Supervisor Tatro seconded the motion. Motion carried 5-0.

BREAK: A nine minute recess was declared at 10:06 a.m. Mayor Masayko reconvened the meeting at 10:15 a.m. The entire Board was present constituting a quorum.

10. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan

A. ORDINANCES - SECOND READING

i. **ACTION ON BILL NO. 145 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18.82 GROWTH MANAGEMENT TO AMEND 18.82.040 (DEFINITIONS), TO PROVIDE A GENERAL PROPERTY OWNER DEFINITION; TO AMEND 18.82.150 TO ALLOW REGIONAL PLANNING COMMISSION REVIEW OF COMMERCIAL/INDUSTRIAL PROJECTS EXCEEDING 7,500 GALLONS PER DAY WATER USAGE; TO AMEND 18.82.120 TO ALLOW A DEVELOPMENT PROJECT TO SELL LOTS TO A GENERAL PROPERTY OWNER WITH PERMIT DEDUCTIONS FROM THE GENERAL PROPERTY OWNER CATEGORY, AND OTHER MATTERS**

PROPERLY RELATED (1-1612.5) - Supervisor Smith moved that the Board of Supervisors adopt Bill No. 145 on second reading, Ordinance No. 1997-47, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18.82 GROWTH MANAGEMENT TO AMEND 18.82.040 (DEFINITIONS), TO PROVIDE A GENERAL PROPERTY OWNER DEFINITION; TO AMEND 18.82.150 TO ALLOW REGIONAL PLANNING COMMISSION REVIEW OF COMMERCIAL/INDUSTRIAL PROJECTS EXCEEDING 7,500 GALLONS PER DAY WATER USAGE; TO AMEND 18.82.120 TO ALLOW A DEVELOPMENT PROJECT TO SELL LOTS TO A GENERAL PROPERTY OWNER WITH PERMIT DEDUCTIONS FROM THE GENERAL PROPERTY OWNER CATEGORY, AND OTHER MATTERS PROPERLY RELATED. Supervisor Plank seconded the motion. Motion carried 5-0.

ii. **ACTION ON BILL NO. 146 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18 (ZONING), SPECIFICALLY SECTION 18.06 (INDIVIDUAL USE DISTRICT PROVISIONS) BY AMENDING SECTION 18.06.207 (PRIMARY PERMITTED USES) AND OTHER MATTERS RELATED THERETO (1-1672.5)** - Supervisor Plank moved that the Board of Supervisors adopt Ordinance No. 1997-48, second reading of Bill 146, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18 (ZONING), SPECIFICALLY SECTION 18.06 (INDIVIDUAL USE DISTRICT PROVISIONS) BY AMENDING SECTION 18.06.207 (PRIMARY PERMITTED USES) AND OTHER MATTERS RELATED THERETO. Supervisor Tatro seconded the motion. Motion carried 5-0.

B. ACTION ON U-96/97-61 - AN APPEAL OF THE CARSON CITY REGIONAL PLANNING COMMISSION'S DECISION TO DENY A REQUEST FROM DONREY OUTDOOR ADVERTISING (PROPERTY OWNER: EUGENE AND JUDITH LEPIRE) TO ALLOW AN OFF-PREMISE ADVERTISING SIGN ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5400 SOUTH CARSON STREET, APN 9-302-12 (PLANNING COMMISSION DENIED 6-0-0-1) (1-1729.5) -

Discussion noted there had been new information submitted which the Commission had not considered. Board policy has been to return such matters to the Commission for its consideration. Donrey Advertising Representative Guy Day also indicated an intent to amend his application to include this information and requested a continuation. Additional comments were solicited but none given. Supervisor Tatro moved that the Board refer Item U-96/97-61, a request from Donrey Outdoor Advertising, property owner Gene and Judith Lepire, to allow an off-premise advertising sign on property zoned General Commercial located at 5400 South Carson Street, APN 9-302-12, back to the Planning Commission for further consideration. Supervisor Bennett seconded the motion. Supervisor Tatro continued his motion to include at the request of the applicant. Supervisor Bennett continued her second. Motion carried 5-0.

C. ACTION ON H-96/97-43 - AN APPEAL OF THE HISTORIC ARCHITECTURE REVIEW COMMISSION'S DECISION REGARDING A REQUEST FROM WILLIAM SCHNEIDER TO RELOCATE THE HYMAN-OLCOVICH HISTORIC HOUSE AND GARAGE, REMOVE OR DISMANTLE AN EXISTING SHED, AND DEVELOP A PARKING LOT (37-40 SPACES) ON PROPERTY LOCATED AT 412 NORTH CURRY STREET, APN 3-22-5-01 (HISTORIC ARCHITECTURE REVIEW COMMISSION DENIED 4-0-2-1) (1-1801.5) -

Cactus Jack's General Manager and the Applicant's Representative William Hissman, Applicant's Architect Art Hannafin, Pat Reddick, Applicant's Attorney Joan Wright, Principal Planner Rob Joiner, HARC Chairperson Peggy Twedt, John Marschall, Pat Moran Stark, James Rose, State Historical Preservation Officer Ron James, State Archives and Records Administrator Guy Rocha, Doreen Mack, Paula Cannon, Chuck Wright, Elizabeth Duchesne - Mr. Hissman reviewed Mr. Schneider's acquisition of Cactus Jacks, improvements which had been made since that time, and its need for additional parking. The proposal would add 40 parking spaces within two blocks of the casino. Mr. Hannafin described his involvement with the Commission and historical preservation within the District as well as the project. He used overhead slides to illustrate the area, the current parking, and the need for additional parking. His comments included Pat Reddick's proposed relocation. He felt that the proposal complied with HARC and Redevelopment objectives and goals as relocation would preserve the historic structure. Mr. Reddick explained his residency in Carson City and reasons for wishing to preserve the structure. It could be moved and preserved. Ms. Wright espoused her reasons for feeling that HARC could only recommend denial of the proposal based on

CCMC 18.07.135. The purpose which must be debated is in CCMC 18.07.020, which she also read. HARC had used the Secretary of State's standards for denial as contained in Standards 1 and 2, which she read into the record. Reasons these standards did not establish justification for the denial were noted. She felt that the current site was no more historically significant to the use by Jews than any other lot within the historic west side. The proposed new location would serve just as adequately. She urged the Board to overturn the Commission's denial and approve the project. Mr. Hissman felt that the project both provided for progress and preserved history. He summarized the project and reviewed the Secretary of Interior's standard which allow for the application of them in a reasonable manner. The opposition had been created by a staff member and was primarily based on "hype". This individual had inferred that the building had been used as a synagogue which is not supported by facts. Also, a Commissioner's vote may have been tainted by his father's participation on behalf of the opposition. This Commissioner should have been prohibited from participating as had Mr. Hannifin. Curry Street has many old buildings which are used by various businesses. It is a commercial street with inadequate parking. Benefits of the proposal were reiterated. He felt certain that the public would indicate the proposal was a win-win for everyone. He then noted that there had been 600 signatures submitted to the Board on Monday in support of the project. He claimed to have more than 800 signatures and encouraged the Board to consider the ages of these individuals who need to park within a two block area of the casino.

(1-2555.5) Mr. Joiner thanked the Commission for its assistance in providing all of the information contained within the Board's packet on the request. He briefly explained various individuals who would like to make presentations. Ms. Wright had reviewed the enabling legal statutes in accordance with her interpretation of those statutes/codes. The City was a certified local government. The certification had provide over \$250,000 in grants plus \$350,000 in matching grants and a large sum of money from indirect expenditures created by tourism within the historic district. The grant program will be jeopardized by approving the project. The public comments he had received indicated that the building was a "pawn" in the issue over parking. He did not feel that the Redevelopment Authority or HARC could provide all of the parking required for the area. There are other alternatives which have yet to be explored. Redevelopment will consider a contract to study the parking needs including alternatives and mitigation procedures. Cactus Jack's had indicated a desire to participate in this study. He then reviewed the 1986 agreement with the Federal government on grant funding. HARC had been established under this agreement. During its tenure there had been only three appeals. This is the reason the Board is not too familiar with the members or its activities. The agreement also requires active public participation, having a preservation program in conformance with the National register, and participation in the National register process. A former owner had purportedly participated in having the house included in the National register. He was unsure whether this process had actually been completed. It had been added to the Historic District in 1991 because of the eligibility for the National register. He felt that this should have provided appropriate notice that the building was part of the district. Once property is acquired within the district stewardship responsibilities are mandated. For example, the London Bridge is not as significant in its current location as where it was originally built. The same is true of the State Capitol. Alternatives are being explored including a public/private parking venture which will provide 100 additional spaces. He requested time to consider additional alternatives. The request is premature as this has not occurred. Staff's educational program for new property owners within the district was described. Funding for this program now includes "bricks and mortar". The funding is not from the General Fund. The proposal may jeopardize this funding. Discussion between the Board and Mr. Joiner explained staff's role in the process with HARC. Mr. Joiner then explained that due to the lack of staff a full-blown staff report is not developed, such as the ones submitted to the Planning Commission and Board of Supervisors. Backup material and copies of previous requests related to the site are furnished to the Commission. A verbal recommendation may be made. A written recommendation is not made. Staff had given HARC a verbal recommendation which was based on the program and information similar to the presentation today.

(1-2780.5) HARC Chairperson Twedt introduced the other HARC members in attendance. She noted the memo from the Commission to the Board explaining its decision. For the record, she indicated the Board should only consider the appeal of HARC's decision. The Commission had only considered moving the Hyman-Olcovich home. Mr. Reddick had withdrawn his application when the relocation was denied. The Commission acknowledged the need for additional parking in the downtown area and had promised to work with Cactus Jack's to find a solution/alternative. Concerns were that a precedence would be established for additional encroachment

into the historic district by the demolition/relocation of buildings for parking at a loss of historical buildings. Discussion pointed out that there was a quorum of the Commission present and that it had not been agendized for a meeting. Mr. Lipparelli indicated that this does occasionally happen and cautioned them to be cognizant of the Open Meeting requirements. City policy had been to agendize such meeting when anticipated. Mr. Hissman indicated he did not object to the Commission's presence. Mayor Masayko indicated an intent to restrict testimony to speakers who had made a presentation at the Commission's hearing. Ms. Twedt indicated that her speakers had been present at the hearing with the exception of Ron James. She urged him to include Mr. James' comments.

(1-2995.5) Mr. Marschall explained his background in historical research, involvement with the Carson City, the relocation of the Olcoviches to Carson City and, with the use of a map, illustrated the Jewish settlement within the community. The Olcovich home could have been the "magnet" for the Jewish community in Carson City and may be the "oldest remnant of the Jewish community in Nevada". He also felt that the home was the "mooring pin" for the entire Jewish ethnic community within the State. He then explained his reasons for feeling that the relocation of the structure destroyed the historic significance of the building. This statement is based on relative values. The value of the home is the potential use of the building as a spiritual center for the Jews.

(1-3365.5) Ms. Wright voiced her objection to allowing Ron James to speak. Mayor Masayko indicated that all speakers would be heard in the interest of fairness.

(1-3392.5) Mrs. Moran Stark explained her involvement with the preservation of Carson City historical structures and noted her letter of opposition. She felt that the community could not afford to lose another historical home. She urged the Board to consider a multi-storied parking facility on the former "Arlington Block". She opposed the creation of "acres of parking" as is found on the east side Carson Street. She urged the Board to seek the Nugget's cooperation in the parking facility and, if not granted, the use of eminent domain to obtain same. Forty parking spaces would not solve the problem. Her knowledge of and relocation to Carson City was then described.

(1-3520.5) Mr. Rose, representing the current Carson City Jewish community, explained his research of the Carson City Jewish community, his relocation to Carson City, and his reasons for speaking in support of preserving the building at its current location. Relocation of the building would destroy the historical significance and ambiance of the structure. Tourists would no longer be able to see this atmosphere. He used two pieces of "metal", which were actually coins--one was an early Roman coin, to illustrate this atmosphere. (2-0024.5) He commended both Mr. Schneider and Mr. Hissman on their previous efforts to develop their business as a good neighbor. The need for the community, the State, and the Board to address the parking problem was emphasized. He urged the Board to obtain the Nugget's cooperation and develop a multi-tiered garage as committed to in 1977. His activities to seek Legislative support for the garage was noted. He urged the Board to table the request and allow the staff and the principal parties to work on alternatives. Reasons tourists "flock" to Carson City were noted. He urged the Board to use NRS 205.375 to fulfill the 1977 contractual agreement for a parking structure and preserve the historical structure.

(2-0091.5) The Board indicated a desire to hear Mr. James comments even though he had not spoken at the Commission's hearing. Mr. James emphasized his feeling that the loss of the Olcovich House would compromise the historical district as well as the City's ability to obtain future federal grants. The parking problem should be addressed through long-term planning. The tourist industry will eventually suffer from the increased amount of asphalt and loss of historical resources. The City was in jeopardy of losing its national eligibility certification and COBG standing. Mr. James then pointed out that the City had scored well under the Commission for Cultural Affairs and that the loss of the Olcovich House may jeopardize these funds as well. Relocation of the building would also jeopardize these funding sources. His comments included a description of the criteria used in granting the Secretary of Interior's certification. Clarification between Mr. James and Supervisor Smith indicated Mr. James had the ability to write the letter recommending decertification of the City for the grants. Mr. James also indicated that the City's history would be included in his reasons for making such a recommendation. This data, however, was not relative to the agendized item.

(2-0195.5) Mr. Rocha stressed the historic value of the site. It is a valuable non-renewable resource which is

viable to the local economy and to tourism. The structure is one of few which are visible from Carson Street. He acknowledged the need for additional parking. He questioned the City's future vision of the community if the building is relocated and whether the district would continue to have the necessary tourist draw once the Bypass is constructed. He further questioned whether all of the options had been thoroughly explored. The impact occupation of the former U.S. Post Office building by State offices was noted to emphasize the continuing need for additional parking in this vicinity. He urged the Board to have all of the different players--State, City, and private--meet and work on the parking problem. Other communities had wrestled with this same topic and found appropriate methods of resolution. He reiterated his request that the issue be continued to allow consideration of alternatives. He responded to Supervisor Bennett's question by describing the historic structures which had been located on the site that is now used by the Nugget for parking on the west side of Carson Street--the Corbett House and later the Arlington House. The Arlington House was a significant structure which would be preserved today.

Mr. Rocha responded to Mr. Hissman's question by explaining that the Roberts House is listed on the National Register even though it had been relocated from Washoe City. Mr. Hissman also noted for the record that the Olcovich property had originally been a skating rink. The Olcovich House is not listed in the registry but is eligible to be listed. He acknowledged that the Olcovich House is historically beautiful. The "blue line tour" does a beautiful presentation of the Olcovich House, however, it is not a "talking" house as the brochure indicates it is. He then indicated that there are 70 parking spaces in the Nugget parking lot. It would cost at least \$1 million to create a two story parking structure on that lot. The taxpayers would have to pay several thousands of dollars to increase these spaces.

Mayor Masayko reminded the public to be brief and not repeat the comments of others. Additional public comments were solicited.

(2-0352.5) Ms. Mack explained her reasons for selecting her business site and need for the district's ambiance. Her building improvements had added to this feeling. She felt that the property owners and businesses were working hard to create a neighborhood and to attract both the locals and tourists. She agreed that parking is horrendous, however, neither she nor any of the other shop owners in her vicinity were willing to relocate the house to provide the parking. She, too, offered to work with Mr. Hissman and the City to develop alternatives.

(2-0385.5) Ms. Cannon explained her decision to move to Carson City in 1984. She commended Cactus Jack's for its willingness to take on the house, however, opposed its relocation. She urged Cactus Jack's to consider free valet parking and use of the Ormsby House garage. Other options needed to be explored.

(2-0410.5) Mr. Wright explained that the original Olcovich home had been at Fourth and Curry. The four brothers had had a mercantile building directly behind it. He felt that the Olcovich House is starting to fall down and should be renovated. Cactus Jack's had sponsored his business for many years. He urged the Board to approve the proposed relocation. The site had been the location for the City's first skating rink. The Federal building is the original location of the City's Opera House. Only the State Capitol is fixed in concrete. The Olcovich House had been on the market for over 12 years. Only Cactus Jack's had been interested in the building.

(2-0440.5) Ms. Duchesne, a 50 percent owner in Cactus Jack's, explained their reasons for acquiring the Olcovich House including her background in California history and environmental issues. She then noted her efforts to improve the casino. She had never considered destroying anything. She loved the district and felt that the project was a compromise between the need to create additional parking and preservation of the home.

(2-0465.5) Ms. Moran Stark explained the Roberts House had been relocated by the V&T Railroad in 1859. Additional public comments were solicited but none made. Public testimony was closed.

BREAK: An eight minute recess was declared at 12:12 p.m. The entire Board was present when Mayor Masayko reconvened the session at 12:20 p.m.

(2-0620.5) Supervisor Plank explained his personal review of the information and the public comments he had

received on the issue. He understood the need to preserve history as well as private property rights. The plan has merit. HARC had offered to develop a better solution, however, the offer may have been made too late in the process. HARC, if not part of the solution, could be part of the problem. He could also be considered at this time as part of the problem particularly when considering the current downtown parking problem. Efforts had been made to develop cooperative parking arrangements, however, to no avail. He hoped that the issue would accelerate solutions to the downtown parking problems. He also appreciated Cactus Jack's efforts to preserve a piece of history, which he felt the relocation plan would accomplish. This could, however, shrink the historic district as indicated by the historic map. He was unsure whether Cactus Jack's had been aware of its inclusion in the district prior to acquisition. This, however, was the same as when a private citizen acquires a piece of property which is rezoned without their knowledge. This often occurs prior to acquisition. This does impact the property and the property rights. No one likes having his/her property rights infringed upon, however, until someone can develop a better solution to fulfill the need, little could be done. The proposal is a solution. The building would also be lost if it burns down. The site could be preserved with an appropriate sign/monument. It is not a black and white situation. He opposed the use of "extortion threats"--withholding of monies by the State. The proposal would not relocate the building "halfway around the world" as had occurred with the London Bridge. The Olcovich House would remain within the neighborhood and only two or three blocks away. It would stand a better chance of being preserved under this program. The 40 space parking lot may be only a bandaid, however, with appropriate landscaping it could be an attractive site. He reiterated his statement that if the Board is not part of the solution, it is part of the problem.

(2-0724.5) Supervisor Smith apologized to Mr. James and explained his feeling that Mr. James' comments had been more of a challenge. He accepted Mr. James' comments as to his meaning. He then explained his reasons for feeling that the house should remain on its current site via solving the downtown parking problem. This is the true issue and reasons for the proposal. This is the problem which all of the participants want solved. He could not, however, perceive the relocation of the house as "the end of the world" as indicated. Carson City's historic district is part of what makes the City unique in the State. Reno has lost much of its district. Las Vegas never really had any. The City does have a significant amount of area in its district. It is a tourist attraction for many people. He was willing to support its preservation. He questioned the reasons people felt that relocation of the house would create a bad precedence. He could not support any relocation outside of the district. He did not feel that he could have supported the destruction of the Arlington House. The proposal is not to demolish the house but merely to move it two-and-a-half blocks to another site within the district. The domino effect would not be created by the proposal. Each application must be considered on its own merits. The project is honorable and responsible, restores some of the district's integrity by the elimination of an unsightly duplex, and should be given consideration based on its own merits. It does not, however, address the downtown parking problem. Until that problem is resolved, more and more requests will be made for this type of consideration.

(2-0805.5) Supervisor Tatro then explained that his family name is often considered synonymous with the Nugget. This is not true. He would not benefit from the proposal. He then explained his policy of leaving the room when there is a conflict of interest. He was unsure whether it had been appropriate for Mr. Hannafin to remain within the room during the discussion of the project. This issue, however, should not require the Board to overlook the Commission's hearing and decision. The Board is responsible for the selection of the Commission's members. These members are charged to act on the City's and Board of Supervisors' behalf in a specialized area. These representatives bring to the Commission their background and expertise in specialized areas. A staff is hired to support these Commissions/Committees as well as the Board of Supervisors. Their role is to present to the Board of Supervisors recommendations made by the different Commissions/Committees which are appointed by the Board. This presentation should include recommended actions. When the Committee/Commission's recommendations are presented to the Board, it should include staff's recommendation supporting the Committee/Commission's findings. The Board would make a decision to support/deny that recommendation. Staff should not oppose the Committee/Commission's recommendation unless there is a legal issue which had not been considered originally. The issue is the need for parking. It is an emotional issue. He had originally adopted a different view of historic preservation when the City had been unable to save the old "V&T shops". He felt that the Board had a responsibility to retain the historic flavor of Carson City. His role on the Redevelopment Authority and as the Board's representative to the Convention and Visitors Bureau was noted. Both of these

agencies are deeply involved with historic preservation and promotion. The district is an asset to the community and attracts tourists. The proposal is a step away from preservation of the history which the City has today. Park City, Utah, is currently constructing a historic district in order to host the "2002 Olympics". This area lacks the historic feel which Carson City's district has. Cactus Jack's has done a great deal for Carson City. It has been an active corporate citizen for several years. It has accomplished/participated in many things which are beneficial to the community beyond what could be asked/expected of it. Cactus Jack's has a definite parking need and all of Carson City, specifically, the downtown area, has the same need. It is the Board's duty to help attain that parking so that it can continue to operate and make a profit. Cactus Jack's had already done all that is possible to obtain adequate and available parking for its customers near the facility without accomplishing its goal. It would be shame for the City to lose a part of its historical district by relocating the house which would compromise the house's significance. This would reduce the value and integrity of the district by a notch. The City has been very successful during the past several years in developing parking within the downtown area although not in the subject immediate area. The City has resources which should be brought to bear to achieve success. He encouraged the other Board members to assist in this endeavor. Such a tool is the Redevelopment Authority's incentive program although its cash incentive program has been exhausted. The tax deferral improvement program and the ten other incentives could be considered. Another incentive is any other program which could be developed. This allows for freedom of the imagination. The City's engineering staff could provide assistance in developing alternatives. A needs study is now being compiled indicating the parking requirements in the downtown area. This will identify the needs and justify the action which is ultimately developed. The funding allocation approved earlier in the meeting was cited to illustrate the need for the study to be completed. The same approach should be used for the development of a parking program which includes both short and long ranged planning. He urged the Board to direct the staff to use its resources in conjunction with Cactus Jack's to develop alternatives. This may include working with surrounding businesses as well as having other participants at the table.

Supervisor Bennett supported his recommendations. The issue is parking. She commended Cactus Jack's on its participation and support of historic preservation in the district. She had toured the Olcovich House. The plan had made sense to her, however, there is also an issue of stewardship. She, too, had regretted the loss of the V&T Roundhouse. Reasons it had been demolished were noted. Its value to the community and the Tri-County Railway's effort were briefly referenced. She encouraged Mr. Marschall to document his research. She then encouraged the Nugget to accept its stewardship role and develop the long promised parking facility as committed to the Board of Supervisors on December 1, 1977. Minutes from this Board meeting were read into the record to explain her reasons for feeling that the commitment should be fulfilled. The issue is parking as well as stewardship including the Nugget's stewardship and the Board's responsibility to make it right for Cactus Jack's and the preservation of the Olcovich House. She suggested that the Board consider postponing action on the request for 120 days in order for Redevelopment Authority, its Director Mary Walker, and Chairperson Tatro as well as the public to meet and create alternatives/recommendations which will solve the total problem. This will allow the Board to continue its stewardship of the historic district.

(2-1135.5) Mayor Masayko supported the request for time to work through the process as indicated by Supervisors Tatro and Bennett. The timeframe should be such that all parties could live within it. He had always felt that if parking could be provided, the building would not have to be moved. Ninety to 120 days should be adequate even if a solution cannot be found. At the end of that period he would then be able to support Cactus Jack's program if an alternative is not feasible. He emphasized that the private property rights and Mr. Hissman's need to survive as a business also needed to be considered. He commended him on his private citizen's approach to solving his own problems and not mandating public assistance. It is an emotional issue and there are other resources which have not been considered as an alternative. By moving forward with the current program, the cooperative attitude which had been fostered throughout the community would be lost. He wished to solve the main problem as it will remain in the downtown area until a solution is found. Benefits of such a strategic plan were cited. He committed to agendizing the issue again in either 90 or 120 days. Ms. Wright then explained the mandatory time restrictions on the application. She indicated that they had always felt that the proposal was not the best solution but there is a problem and it needs to be solved. She was unwilling to wait 120 days but was willing to wait 60 days. She also indicated a willingness to waive the 45 day application restriction, to listen to a status report at the end of the 60

day timeframe, and consider granting a 60 day extension if something is occurring. If there is no progress, action will be requested on the application. Mayor Masayko then requested a comment from the owners indicating a willingness to waive the application restriction and for them to participate in the first 60 day program. Ms. Wright agreed. Mr. Hissman indicated a willingness to look for a reasonable solution. They had not enjoyed the process. There is a definite parking problem. He encouraged the Board to resolve the appeal issue and committed to not touching the Olcovich House until January 1, 1998. This will allow time for progress to occur on the parking problem. Mayor Masayko indicated a reluctance to negotiate on these terms. He reiterated his desire to have 60 days to work with Cactus Jack's. If progress occurs, then a 60 day extension could be granted. A decision today, which would force the issue, may not be desirable. Mr. Hissman then indicated that, in an interest of being reasonable, he would request a waiver of his clients only parking space fee during the time that the decision is being considered. Mayor Masayko indicated that this issue could not be considered at this time. Discussion must stay on his suggested continuance or return to the original request. Mr. Hissman then agreed to the 60 day continuance and 60 day extension. Ms. Wright indicated the agreement was to postpone action for 60 days and that, if no progress occurs at that time, another hearing will be scheduled or another 60 day extension will be considered if progress occurs. Discussion ensued on the date. **Supervisor Tatro moved that, if the applicant agreed to the motion, to postpone a decision on the appeal of the HARC decision until the October 16th Board of Supervisors meeting and that staff be directed to work the surrounding property owners to attempt to identify any parking solutions within the immediate area.** Ms. Wright agreed to the motion. **Supervisor Bennett seconded the motion.** Discussion ensued on the date. Supervisor Plank suggested that the motion include mandating HARC's participation. Supervisor Tatro felt that the motion should stand as stated and that staff be directed to call upon all available resources including HARC, RACC, and everyone else. The ad hoc committee should include full-time participants. Supervisor Bennett concurred with his statement. Supervisor Smith indicated his support for the motion as it was a reasonable suggestion which would allow all of the best minds available to establish a program. This is the first time in ten years that the parking needs have actually been brought to the forefront and discussed. During the discussion of the stewardship, it had sounded as if all of us have the same interest like a City park or facility. Only one group of people has provided the \$300,000. Therefore, when time is being considered, which is Mr. Hissman's concern, the request for a delay in parking fees is relative. Time is being taken on their money. The 60 day restriction is reasonable to determine whether progress has occurred. He did not feel that the total issue will be resolved at the end of the 60 days but progress is reasonable and an extension should be considered. Mr. Lipparelli then indicated for verification of the understanding that at the October 16 meeting the Board's agenda will be developed to allow the Board to either ask for an additional 60 day period based upon the progress which has occurred or an alternative which would allow a decision to be made on that same date if the owner is dissatisfied with the progress. Mayor Masayko indicated that this was the intent as it would place the onerous on the Board to allow the progress to occur or a decision reached. Additional comments were requested but none given. **The motion to postpone action for 60 days--October 16--to allow all of the participants an opportunity to develop alternatives was voted and carried 5-0.** Mayor Masayko thanked all of the participants and audience for attending.

(2-1397.5) Ms. Moran Stark thanked the Board for its consideration and recognition of the concerns. She indicated that the property had been on the market for a long period as the owners had had an unreasonable, non-negotiable price. She had purportedly had a buyer for the property but the offer had been rejected. This individual is still interested in the property and would retain the historic site if Mr. Hissman and Cactus Jack's wish to negotiate with a buyer.

BREAK: A lunch recess was declared at 1:05 p.m. The entire Board was present when Mayor Masayko reconvened the session at 2:25 p.m., constituting a quorum.

11. CITY MANAGER - John Berkich

A. ACTION ON FIRST ADDENDUM TO 1995 AGREEMENT FOR EXCHANGE OF REAL PROPERTY BETWEEN CARSON CITY AND STANTON PARK DEVELOPMENT, INC., TO COMPENSATE STANTON PARK FOR THE DIFFERENCE IN THE VALUE OF THE PARCELS

EXCHANGED (2-1454.5) - Mr. Lipparelli explained the \$110,000 difference in values. The Open Space Advisory Committee (OSAC) had been approached about paying the difference, however, was reluctant to do so until it has had an opportunity to establish criteria for property acquisitions and the funding stream is provided. The addendum provides the time to develop the funding source. Supervisor Bennett expressed her feeling that a different agreement should have been developed in 1995 which would have required Stanton Park to have written off any difference in values. She had never understood that Carson City would have to incur an expense for the property. She hoped that OSAC would eventually consent to the acquisition. Supervisor Smith pointed out the benefit received by the community for 62 acres of river frontage for \$110,000. The other property had been of little or no value to anyone. Mayor Masayko noted that Stanton Park had not been pushing to be paid for the property, however, it is the correct thing to do to bring closure to the transaction. Supervisor Tatro pointed out that the original contract indicated a payment would be made. The property values were originally felt to be equal. The Statutes mandate the City would have to have been paid for any difference in its property value. Supervisor Tatro moved to approve the first addendum to the 1995 agreement for exchange of real property between Carson City and Stanton Park Development, Inc., to compensate Stanton Park for the difference in the value of the parcels exchanged, fiscal impact is \$110,000, and the funding source is to be established before December 31, 1997. Supervisor Bennett seconded the motion. Mayor Masayko indicated that the agreement included a 5.5 percent interest rate which is very favorable. The motion was voted and carried 5-0.

B. ACTION ON THE 1997 ADDENDUM TO THE 1983 EFFLUENT SERVICE AGREEMENT BETWEEN CARSON CITY AND STANTON PARK DEVELOPMENT, INC., TO CHANGE THE AMOUNT OF RECLAIMED WASTE WATER TO BE DELIVERED TO STANTON PARK FROM 500 ACRE FEET PER YEAR TO 750 ACRE FEET PER YEAR (2-1653.5) - Mr. Berkich's introduction included reasons for establishing 500 acre feet and the need to increase the amount to 750 acre feet. Discussion noted that Ms. Timian-Palmer had not been available to sign the Board Action Request, however, had been involved with the negotiations. Mr. Lipparelli indicated he had reviewed the agreement but had not been available to sign off on it. In 2004 all users will pay for the effluent at a metered rate. The current rate has been set at 21 cents per 1,000 gallon. In 2004 the Board of Supervisors can review and modify the rate as deemed appropriate. **Supervisor Bennett moved to approve the 1997 addendum to the 1983 effluent service agreement between Carson City and Stanton Park Development, Inc., to change the amount of reclaimed waste water to be delivered to Stanton Park from 500 acre feet per year to 750 acre feet per year, fiscal impact is not listed at this point. Mayor Masayko seconded the motion.** Supervisor Bennett then explained a telephone message she had received from a constituent indicating that Stanton Park had created a path to and along the west side of the River at Empire Ranch. This had created a hiking path from Morgan Mill Road to the public access easement from Carson Creek. She thanked Stanton Park for the path. Discussion ensued on the fee for reclaimed water. Treasurer Al Kramer indicated that at the rate of 21 cents a 1,000 gallon, the cost would be approximately \$62 per acre foot. Supervisor Smith voiced his objection to having to make an agreement for the \$110,000 property exchange and the proposed 250 acre feet increase in effluent amount. He could not support the proposal based on this objection. Mr. Berkich explained the original 99 year effluent agreement. A brief discussion ensued on these pointed including the difference in uses from the original agricultural program and the proposed golf course. Supervisor Plank pointed out the advantage of using effluent for irrigation verses the use of potable water. Mr. Berkich indicated that effluent is currently being used on the golf course and the proposal will "cure" the accounting and billing problems. **The motion to approve the addendum as indicated was voted and carried 3-2 with Supervisors Smith and Tatro voting Naye.**

12. BOARD OF SUPERVISORS (2-1876.5)

B. SUPERVISOR PLANK - DISCUSSION AND ACTION TO ESTABLISH PRIORITIES FOR FUNDING UNDER THE HOME PROGRAM FOR AFFORDABLE HOUSING - Supervisor Plank's introduction included the membership and Citizens for Affordable Housing Executive Director Cheryl Bloomstrom. Mr. Berkich briefly explained the history of the first time home buyers program and the new home construction program. He then noted the Nevada State of Housing Division rehabilitation and weatherization program which has started in Carson City. The Division has appropriated \$225,000 for this purpose and hopes to

rehabilitate 15 homes. Four homes have been selected and additional applications were solicited from the public. Ms. Bloomstrom further described the program, reasons Carson City was selected for it, and its success. To date forty-eight families have been assisted with no defaults. She then explained the court ruling on and status of the two Mountain Park homes. Mr. Berkich explained the current funding for a four year program. The program does not require any paid advertising due to its success and word-of-mouth advertising. Supervisor Plank then explained his request for prioritization of the funding. Supervisor Bennett encouraged him to use the guidelines in the newly completed housing study. One of the standards had been to upgrade existing stock. Discussion ensued between Supervisor Bennett and Ms. Bloomstrom concerning the number of homes which had been sold and the ability to recoup the initial investments. Comments also explained the funding source and the recycling of these repayments. Citizens for Affordable Housing Board Member Al Kramer reminded the Board that the Program had been able to find 48 homes in Carson City for the project. Supervisor Smith then explained his desire to have additional emphasis placed on this type of project to get individuals in a home and allow them the joy of home ownership and all of its commitments rather than support projects which are exempt from property taxes. Comments noted that the applicants are carefully screened to assure that they will not be placed in a home which they cannot afford. The program has been created to make the applicants succeed. The maintenance of the home must meet acceptable neighborhood standards. One percent of the down payment must be furnished by the applicants plus the closing costs. Supervisor Plank indicated that these are the reasons he supports the home ownership programs rather than the rental property programs. Mayor Masayko concurred. Supervisor Bennett also felt that the home stock should be previously owned homes and not new construction. Mr. Berkich then explained the reasons Community Development had been assigned this program. Mayor Masayko pointed out that this Department is being stretched to cover numerous projects. Mr. Sullivan commended Ms. Bloomstrom on her dedication and work on the programs. He then explained his role and Carson City's responsibility as the lead agency. He would, therefore, take his role seriously and enforce all of the federal regulations and monitor the expenditures. He had met with Mr. Berkich and will make a presentation on the intricacies to the Board in the future. He also noted that Ms. Walker and other Departments will be involved more than in the past. Supervisor Plank also indicated the complexity of the federal regulations and supported his comments. No formal action was taken on the request.

D. STAFF COMMENTS AND STATUS REPORTS INCLUDING THE CARSON CITY MUNICIPAL GOLF CORPORATION (2-2690.5) - Mr. Berkich indicated that the Corporation had begun managing the courses. A new golf pro had been retained. Mr. Bushman's contract had been bought out. New carts have been ordered. Food and beverage service will remain as it is for the time being. The marketing program is being developed. He then reminded the Board of the retreat on Saturday at the Stewart campus in Room 218. The Northgate auction is scheduled for 6 p.m. on Tuesday. City Hall Open House was announced. A reception will be held in the lobby beginning Monday and concluding on Friday. City employees are to attend on the 20th. Dedication will occur on the 21st. The ceremony was briefly described. He then commended Kelli Du Fresne on her birthday which is tomorrow. No formal action was required or taken.

C. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (2-2780.5) - Supervisor Bennett noted the President, Vice President, and various Cabinet and Congressional members' visits to Lake Tahoe. She thanked all of the participants for welcoming them. She described her role in the conference and feeling that significant developments had occurred as a result of it. The Highway 28 shuttle is beginning to have an increase in ridership which may be a result of the increased law enforcement presence. She indicated an intent to make a presentation to the Board on this program. She then explained the significance of the Board's action to approve the Hospital Bonds which had occurred earlier in the meeting. Impacts of the budget reconciliation act have not been totally analyzed. Concerns regarding this act were briefly noted. Supervisor Tatro reported on his participation in welcoming Vice President Gore and his attendance at a national transportation meeting in Park City, Utah. Mayor Masayko noted the following activities were scheduled for August 21: the dedication of the new City Hall, the Breakfast with Senator Bryan at 7:30 a.m. at the Ormsby House, and that the Board meeting would commence at 9 a.m. due to the breakfast. He was working with Senator Reid's Rural Representative Karen Denio and will schedule a briefing with him as soon as possible. He then reported on the TRIAD organization, the RSVP Senior Volunteer Program recognition dinner,

the status of his fund-raising activities for David Morgan's Board of Supervisors reports over Channel 10 and encouraged the Board members to participate in this program. Supervisor Plank reported on the Western Nevada Development District housing consortium, that the Senior Citizens Advisory Board meeting had been cancelled, and that he had unfortunately had to miss the Debt Management Commission meeting due to an automobile problem in Mercury, Nevada. He announced the next Debt Management Commission meeting will be on August 22 at 12:15 p.m. Mayor Masayko indicated that the Sheriff's Department would have a representative present during the evening session. Supervisor Smith noted the number of telephone calls he had received regarding the Hyman-Olcovich House. He reported on the Vice President's reception, the City Administrative relocation, and the current status of Edmonds Field.

Supervisor Smith's comments included commendations to the employees and the prison crews who had made the transition appear so smooth and the Parks employees for Edmonds Field's improved condition. Supervisor Bennett explained her original perception of Vice President Gore as presented in the news and the difference in his style as she personally observed during his visit.

BREAK: There being no other issues for discussion/action a recess was declared at 3:45 p.m. The entire Board was present when Mayor Masayko reconvened the session at 6:03 p.m., constituting a quorum. Staff members present included: City Manager Berkich, Deputy District Attorney Paul Lipparelli, Deputy Public Works Director Homann, Chief Deputy Sheriff Callahan, and Recording Secretary McLaughlin.

13. UTILITIES/PUBLIC WORKS DIRECTOR - Deputy Public Works Director Tim Homann - ACTION TO RECOMMEND TRAFFIC CONTROL ON BOWERS LANE BETWEEN ARROWHEAD DRIVE AND AUGUST DRIVE ON SUNRISE DRIVE BETWEEN ARROWHEAD DRIVE AND AUGUST DRIVE (3-0001.5) - Mr. Homann's introduction included for the record that his office had logged telephone calls and written correspondence on this topic. This information was contained in the packets. He had also included copies of correspondence which had been received by Supervisor Plank. The telephone log and names of the correspondents were read into the record. Lynn Ripple had requested her comments be read into the record opposing the closure even though she recognized the need to do something, which Mr. Homann did. He then noted the traffic volume on Bowers Lane, Arrowhead, Nye Lane, Sherman Lane, and Centennial Park Drive. The ninety day trail had not provided an adequate amount of time to analyze the accident ratio due to the time lag in obtaining the reports. He had, however, reviewed two months of reports and they indicated there is no impact. Staff's original position opposing the closure was still felt to be valid, however, the Board's direction would be followed. He then explained the intersections which he had analyzed for his report that indicated there had been no accident problems. There is more traffic at some intersections, however, there have been no reported accidents. Supervisor Plank questioned the accident ratio at Centennial and Arrowhead due to the parallel parking which negatively impacts the sight distance. Mr. Homann indicated there were no accidents. None of the businesses have contacted his office complaining about the intersection. The traffic count on Arrowhead west of Bowers had not been conducted as there should not be any change in the figure from the traffic volume on the east side. Mr. Homann acknowledged that there may be some vehicles still using Bowers by going around the barricade. He felt that some traffic may now be using Goni but a count had not been performed. The valley gutter had been completed. Its role in slowing traffic was explained.

Support for the closure was expressed by (3-0215.5) Norman Smith, (3-0245.5) Bob Gilbert, (3-0315.5) Dennis Kordonowy, (3-0353.5) La Donna Gilbert, Bill Forsythe, (3-0375.5) Lucy Kordonowy, (3-0405.5) William Holman, and Darlene Holman. These comments included the feeling that the neighborhood had its community back. The valley gutter worked. Their quality of life had improved. Traffic was using the correct routes for travel and those streets could handle the heavy truck traffic. Mr. Gilbert explained the reasons Bowers had been opened to Arrowhead and the number of houses which were on it. All but three of the residents had resided on Bowers for a long time. All were home owners. Mr. Kordonowy questioned if there was another residential street carrying the amount of traffic his street had had prior to the closure. The manufacturers and industrial employees should use the proper streets. Children can now play in the street. Mr. Forsythe described his traffic pattern which he felt took the same amount of time as he had used before when using Bowers and Arrowhead and getting out of his driveway. Mr. Holman gave the Clerk a petition of support signed by 21 individuals who could not attend the

meeting. They urged the Board to continue to keep the streets closed.

Support for opening the streets was expressed by (3-0442.5) John Bird, (3-0505.5) Diane Butler, (3-0548.5) George Howard, and (3-0568.5) Susan Holsclaw and (3-0601.5) Del White. These comments indicated the feeling that many examples of streets being used for commuter traffic could be found in the community. Special treatment was being given to the area by the closure. The street closure only caused headaches for everyone and increased the accident exposure due to the speed and volume of traffic on the other routes. The closure created an unnecessary burden on residents within the community who use the recreational facilities at Centennial and the golf course. Ms. Butler questioned how the traffic count had been conducted, which Mr. Homann explained. Children should not be allowed to play in the street. Heavy truck traffic was now using August Drive. Additional accesses to the area should be opened rather than closed. Other alternatives should be analyzed and developed. It would provide a precedence for street closures in other areas. Mr. White explained his efforts to reduce the traffic speed through the subdivision. The closure had created an undue problem for his employees and for the entire manufacturing park. Mr. Homann explained the traffic reports which he receives for Mr. White. Mr. White expounded on his belief that the accident statistics were wrong. The Sheriff and Highway Patrol should write more tickets which would support the General Fund. Speeding problems should not force the closure of streets. This is a dangerous precedence.

Supervisor Tatro responded to Mr. White's statement that he had not received an invitation to visit the manufacturing district. Mr. White responded by expressing his feeling that Supervisor Tatro had been invited but had not received the invitation. Only former Supervisor Ayres had been adequately concerned to visit the area. Supervisor Tatro then explained that there had been four public hearings on the proposal and that no one had spoken in opposition. He did not have Mr. White's perception of the problem. He could not predict the problems which would be created by the action. In retrospect the Board should have had the manufacturers' association contacted if there had been an awareness of the potential for the closure to have created an impact. He was now aware of the impact, however, it was too late. Mr. White felt that a mistake had been made and that it should be addressed. He reissued the invitation to the Board to visit his plant and discuss the problem. Supervisor Tatro indicated a willingness to work with him. Supervisor Plank explained his visitations to the area and referral of a problem on Arrowhead to the Chamber of Commerce and the Manufacturers' Association. He encouraged Mr. White to have the other manufacturers become involved with the Chamber. This would help the Board work with a group rather than to attempt resolutions on a one-on-one basis. He, too, volunteered to work with Mr. White. Mr. White then explained the reasons the Association had been formed. The manufacturers contribute a lot to the economy of the City and want to remain healthy and grow. Supervisor Bennett also expressed her regret that Mr. White had not been involved from the beginning. He was a good corporate citizen. She then explained the proposal to develop a connector between Arrowhead and the new Graves Lane. This could be the answer. Mr. White continued to elaborate on his feeling that the closure had created a big impact on his firm and district, increased the potential for additional accidents, granted special treatment to small area, that Graves Lane should have been opened first, and about the unwarranted change in speed on Deer Run Road/Arrowhead Road at Bowers. Supervisor Smith explained an out-of-date map of the industrial area which is on his office wall. The supporters/opposition were using the same arguments--need for additional access streets to the manufacturing area, paying for the lack of organization and planning to accommodate the manufacturing growth, etc. He then explained the RTC priority list which included the Graves Lane extension, the Goni Road extension and realignment, the arterial between Arrowhead and Nye, and reasons these projects were being delayed. Mr. White felt that the neighborhood should suffer with the traffic for two more years until the extensions/improvements are made and then the street could be closed. Speeding fines should be used to help pay for the improvements. Mr. White also felt that there had been a lack of notification to the manufacturers. He had advised his employees that he would express their concerns, otherwise, there would have been more opposition present. He iterated his reasons for feeling that the Board should not have made any changes without considering these employees. Board discussion with Mr. Homann indicated that Goni and College Parkway signal and Goni extension should be completed within 60 days. Mr. White felt that once these improvements are in the employees will not use Bowers Lane. Supervisor Plank then pointed out the change in priorities for the Arrowhead/Nye Lane "cutoff" and the impact the Bowers Lane situation may have played in that change. Mr. White agreed but continued to reiterate his position that the extension should have been constructed before the closure. He felt that there were thousands of employees in the

industrial park as indicated by the traffic count on Arrowhead which had been approximately 5,000 vehicles. This did not include 100 percent of the employees as they spread out in different directions. Supervisor Smith explained the funding and priority status of Graves Lane and the arterial. He felt that it would take approximately two years for the streets to be constructed. The delays were reiterated. Discussion reiterated that Goni is going to be constructed in 60 days. Mr. White reiterated his feeling that this would remove a lot of traffic on Arrowhead. He urged the Board to open Bowers until the extension and Graves Lane are completed. Then close it if necessary. Mr. Homann and Supervisor Tatro reiterated the reasons for the delay in constructing Goni and the construction period. (3-1078.5) Mr. White continued to expound on his position that Bowers be opened until the extension and Graves Lane are constructed. Discussion between Mr. Homann and the Board indicated Graves Lane would be put out to bid in the spring. It would take approximately one year to complete the construction. Supervisor Tatro suggested that the construction process begin at Highway 50 and go to the extension. This would prove relief for the manufacturing district. Graves Lane could be completed later.

Discussion ensued between Mr. Homann and Supervisor Bennett on the Centennial and Arrowhead intersection and possible methods of improving the intersection in an effort to improve the sight distance and reduce the accident potential. Supervisor Bennett also encouraged Mr. Homann to include curbs, gutters and sidewalks for the arterial extension as this will provide additional security for pedestrians and bicyclists.

Mr. White voiced his objection to her suggested improvements for Centennial and Arrowhead as this will create an impact on the businesses and their employees in the area. The automobiles are legally parked and should be left alone. Supervisor Bennett indicated that this again illustrates the lack of design standards. Mr. Homann indicated that if the vehicles are obstructing the sight distances, it will have to be addressed. Supervisor Smith explained his personal knowledge of this area and questioned where the cars will be parked. It will be a difficult problem to resolve. Supervisor Bennett reiterated her comments concerning the need for design standards which would have included this issue.

Additional citizens comments were made by (3-1222.5) Judy Watts, (3-1245.5) Mary Ellen Panic, and (3-1275.5) Mac Wilson opposing the closure based solely on the inconvenience public use of a neighborhood street would create, the establishment of a poor precedence, the resulting forced use of Highway 50 to reach Centennial Park, the need for adequate traffic enforcement which would have reduced the speeding, the use of tax money for the street on which the public was now being denied access and use, the unbearable amount of traffic now using East Nye Lane. Ms. Panic submitted a petition with 21 signatures in opposition to the Board. (This petition was later given to the Clerk and is contained in the packet.) (3-1301.5) Jerry Holsclaw urged the Board to weigh the valid comments, ignore the emotional issues, and vote without subjectivity so both sides could win. He urged the Board to consider some of Supervisor Bennett's recommendations. Otherwise, the Board would establish a poor precedence for the future. (3-1318.5) Mr. Homann explained for Mrs. Norman D. Smith how the traffic counters worked and where they had been placed.

(3-1340.5) Norman Smith urged the Board to keep the street closed as plans have been developed to provide relief by opening other streets. An additional 90 days would provide an adequate period for review of the impact. He questioned the reasons the manufacturers should be given precedence over the residents as he felt they had caused the problem. Mayor Masayko noted their employees are residents also. Supervisor Bennett responded by explaining that the manufacturers had not created the problem. The Board had by the lack of adequate consideration of the impact growth would have without appropriate streets. The plans which are on the drawing board now should have been developed long ago. The Board was now attempting to keep the neighborhood safe while addressing the bigger problem and impact.

(3-1390.5) Roger Rakow felt that the drivers and employees should take responsibility for their actions. Time should be allowed for safe driving practices. His practice, when installing new sewer lines, is to close a street rather than force his workers to contend with these unsafe speeding vehicles. (3-1420.5) Pat Wilson felt growth is causing more and more street problems. Her street is now the racetrack for the Bowers area transplants. She did not feel that opening Graves Lane would relieve her street. There had purportedly been major accidents at Highway 50 and East Nye Lane between vehicles attempting to access Highway 50. There had also been accidents

at Highway 50 and Sherman/Panamint. Closing a street which had been developed with taxpayers' monies was not the correct answer. Her street should be the next one closed.

(3-1478.5) Mr. Gilbert felt that the speakers should have been involved earlier in the process. His neighborhood had been informed about Graves Lane and arterial extensions as they had been participating in the meetings. He then explained the traffic volume which had been using his two block, neighborhood street prior to the closure. The closure only added two minutes to the time it would take to reach the industrial area. His neighborhood had been inconvenienced by the traffic, the heavy truck traffic, and drivers who are looking for a shortcut. His safety concerns were also expressed. (3-1540.5) Mr. Kordonowy noted that the comments illustrated the current traffic patterns which the closure had created. Reopening Bowers would put additional traffic on Nye Lane and increase the accident potential at Highway 50. He urged the Board to increase the speed limit on Arrowhead before the opening is granted. Traffic is already traveling 45-50 miles per hour on this street. Both Bowers and Sunrise had never been envisioned to be through streets with the type of traffic they had been carrying. The closure had merely closed a street which was not to have been opened in the first place. (3-1580.5) Mr. Bert pointed out that street closures impact the entire community. He lived in the neighborhood but felt that sacrifices must be made for the good of the community. The Board/City had made mistakes which have caused everyone to "feel the pain" including the Bowers Drive neighborhood. This is a small segment. Northgate is also used as a through street. Its northern portion is now used as a major arterial. No street is ever envisioned to be a through street. Only when Arrowhead had been extended did it become necessary to consider the extension of Bowers and August. He questioned the traffic volume and when the volumes are encountered. Mayor Masayko responded by indicating that the count is 1800 cars in both directions in one day. Mr. Bert continued his comments by expressing his feeling that the figures were "a little bit exaggerated". Other examples were cited to illustrate his feeling that other streets are being used as arterials and questioned whether these streets would be closed. He volunteered to assist in the effort to close them. The process is establishing the precedence to allow for this closure. He urged everyone to work together and find an amicable solution for Bowers and providing access to the manufacturing area. Mayor Masayko then closed public testimony.

Mayor Masayko reviewed the options and requested comments from the Board. Supervisor Bennett indicated the issue is one of how to transport 20,000+ employees to and from the industrial area. The problem is the Board's due to the lack of planning and modeling techniques. She apologized for the lack of foresight. She urged the Regional Transportation Commission and the Public Works Department to make a concerted effort to construct Graves Lanes and the arterial--Del Drive--routes as soon as possible. The Bypass will be two years after that and will help alleviate this situation even more. She could not justify the reopening and the hazard it would create for small children. The previous situation was incompatible--access to a manufacturing area through a residential area. The original decision had been correct. She then indicated to Mr. Homann that she did not envy him his job and acknowledged his professional advice.

(3-1722.5) Supervisor Smith acknowledged the points which Mr. White and others had made that the original decision may not have been the best one. A wiser decision may have been to open the other roads before closing these roads. The Board had, however, received information on a problem and responded to it. It is now extremely tough for him to justify going back and undoing that act. This would re-establish the original problem all over again which could not be solved before construction is completed in two years. He must use Mr. Homann's numbers although some individuals have indicated skepticism about them. The numbers are done professionally with traffic counters which are the state of the art and were recently acquired. The options were then noted--removal and reopening of the streets or maintaining the temporary closure until the new roads are opened. Another option is to make the closure permanent with space allowing for bicycles and pedestrian traffic. The temporary closure is not aesthetically pleasing. Permanent closures would be expensive to remove. At this time, he felt that the temporary structures should remain until the other roads are opened and then the situation should be reassessed. He was unsure how he could have told the neighborhood originally that they had to live with the situation until the roads were opened. This is a difficult situation which has pitted neighbor against neighbor.

(3-1815.5) Supervisor Plank noted that he lives in the neighborhood and is also inconvenienced by the closure. He was willing, however, to put up with the inconvenience for the peace and quiet of the other residents. The increase

in time and distance was explained. As the other street improvements had been expedited, a compromise would be to maintain the closure until they are opened. This could force expediting the roads even more. Mr. Homann indicated that it would be possible to "spread" the barricades enough to allow pedestrian and bicycle traffic through the area. Supervisor Plank also felt that the Airport Authority should be forced to fence its property and then the City could remove the "ugly orange stuff" which it is being used as part of the barricade.

Supervisor Tatro supported Supervisor Smith's comments. There had been four public hearings and are other options. The Board had chosen the closure. If he had considered the issue today, he would have taken the other steps first before closing the street. His personal experience with a similar situation was explained. He believed that the Goni extension would make a difference in the traffic flow from the industrial area. This work will be completed before Thanksgiving. There will be a signal installed as part of it which will make access/egress easier. As the temporary closure is supported by three Board members, it will be approved. He then suggested that it be re-evaluated after Goni is completed and its traffic movements are analyzed. He reiterated his suggestion that the southeast portion of the Graves Lane extension be constructed first and that it could be fast-tracked. The sound walls and other improvements could be made later. He then indicated that he would vote against leaving the temporary barricades.

Discussion ensued on the valley gutter and its impact on the traffic. It had slowed the traffic but did not reduce the volume. Speed could only be helped by enforcement. This was the reason Chief Deputy Sheriff Callahan was present. Supervisor Smith elaborated on his reasons for feeling that the valley gutter only temporarily slowed traffic. The same is true of stop signs, however, the noise impact is greater.

Mayor Masayko then indicated that his original position remained as the barricades should have been the last resort and not the first. The discussion had also presented some proposals which should be analyzed--the speed limit on Arrowhead. This could make the route safer and smoother. The valley gutter may make Bowers undesirable. The Sheriff's Department will consider the comments and may increase traffic enforcement in the area. These acts may make Arrowhead even more desirable. If these measures don't work, he would consider speed bumps. He felt that the speed bumps on Ash Canyon Road work "wonders" and slow people down. He understood the issues which are related to speed bumps. These issues would also create a change in habits and may improve the situation for the Bowers residents particularly after the Goni improvements are made. He sympathized with the residents concerning their desire to maintain peaceful enjoyment of the neighborhood. He then pointed out that the neighborhood was not unique and that other areas have a similar problem. The precedence which would be established by the closure may mean even more street closures will be requested. The pressure is beginning to build requesting reconsideration of the Woodside problem. He hoped that his comments would gain support from one more Boardmember and that other options could be implemented.

Supervisor Plank felt that the difference between the neighborhoods made Bowers and Sunrise unique when compared with Woodside as there is no other alternative for eliminating situation which the connection between Arrowhead and Highway 50 provides. He, too, supported realigning the speed limit on Arrowhead. Supervisor Plank then moved to continue and maintain the present temporary closure of Bowers Lane between Arrowhead Drive and August Drive and Sunrise Drive between Arrowhead Drive and August Drive until such time as a new connector street is in place connecting Arrowhead Drive to the new Graves Lane extension and Goni Drive is realigned at which time the two streets, that being Bowers and Sunrise, will be reopened to traffic. Supervisor Bennett seconded the motion. The motion was voted by roll call with the following result: Supervisor Tatro - No; Smith - I am really going to throw a monkey into this deal because I don't think I could support the motion with the last part on there to say today that they will be reopened, I am certainly willing to look at it again when we see the traffic movements there, but I can't honestly say today that I would reopen those streets when those other two roads open until I have a chance to see the traffic pattern, I will have to say no; Plank - Yes; Bennett - that situation of reopening to traffic could certainly be re-evaluated--Mayor Masayko noted that Supervisor Plank could offer another motion and urged her to vote so that they could proceed--Bennett then voted Yes; and Mayor Masayko voted No. Motion failed 2-3 vote.

(3-2125.5) Supervisor Plank moved to continue and maintain the present temporary closure of Bowers Lane

between Arrowhead Drive and August Drive and Sunrise Drive between Arrowhead Drive and August Drive until such time as new connector streets are in place connecting Arrowhead Drive to the new Graves Lane extension and Goni Drive is realigned at which time the two streets, Bowers and Sunrise, and the traffic movement be re-evaluated to assess whether we can reopen Bowers and Sunrise Drives. Supervisor Smith seconded the motion. Clarification indicated that both streets must be completed. Without having both streets the traffic would not be able to move as freely. The motion as indicated was voted by roll call with the following result: Supervisor Bennett - Yes; Tatro - No; Smith - Yes; Plank - Yes; and Mayor Masayko - No. Motion carried 3-2.

Mayor Masayko indicated that the streets would remain closed pending the construction of Graves, the extension between Arrowhead and Graves, the Goni realignment and signal improvements. Mr. Homann restated the direction as being that the closure would remain, evaluation of the speed on Arrowhead and noted the technical findings this would require, creation of a bicycle/pedestrian opening in the barricades, and evaluation of the parking along Centennial and that intersection. He indicated these items are all doable. Supervisor Tatro indicated that staff was also to evaluate starting Graves Lane at the southeast portion. Mayor Masayko indicated this is an RTC issue.

There being no other matters for consideration, Supervisor Plank moved to adjourn. Supervisor Smith seconded the motion. Motion carried unanimously and Mayor Masayko adjourned the meeting at 8:10 p.m.

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The Minutes of the August 7, 1997, Carson City Board of Supervisors meeting

1997. ARE SO APPROVED ON ___November_6____,

_____/s/_____

Ray Masayko, Mayor

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder