

CARSON CITY BOARD OF SUPERVISORS
Minutes of the August 21, 1997, Meeting
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, August 21, 1997, beginning with at 7:30 a.m. at the Ormsby House Ballroom A, 600 South Carson Street, Carson City, Nevada, then reconvening at the Community Center Sierra Room 851 East William Street, Carson City, at 9 a.m., reconvening at 2 p.m. at the Carson Rehabilitation Center, 900 East Long Street, Carson City, and then reconvening at 3:30 p.m. at the Carson City Hall, 201 North Carson Street, Carson City.

PRESENT:	Ray Masayko	Mayor
	Tom Tatro	Supervisor, Ward 3
	Greg Smith	Supervisor, Ward 1
	Jon Plank	Supervisor, Ward 2
	Kay Bennett	Supervisor, Ward 4
STAFF PRESENT:	John Berkich	City Manager
	Michael Fondi	District Judge
	Rod Banister	Sheriff
	Steve Kastens	Parks and Recreation Director
	Judie Fisher	Personnel Manager
	John Iratcabal	Purchasing Director
	Dorothy Timian-Palmer	Utilities/Public Works Director
	Rob Joiner	Principal Planner
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 8/21/97 Tape 1-001 Side A)	

"BREAKFAST WITH SENATOR BRYAN" - The meeting was convened at 8:02 a.m. by Mayor Masayko welcoming those in attendance, introducing Senator Bryan, and noted Senator Bryan's tradition of having these annual breakfasts. (Roll call was not taken. A quorum was present although Supervisor Tatro was absent.) Mayor Masayko thanked Administrative Assistant Liz Teixeira and Tom Baker for their assistance with scheduling the breakfast.

(1-015-A) Senator Bryan commended the City on the downtown redevelopment enhancements, also thanked Ms. Teixeira and Mr. Baker for their assistance, and introduced his other staff members. He then explained the Congressional budget agreement which is the result of several compromises; the growing demand for employees with technical education; a tax bill providing a tax credit for higher education; the farm tax liability reduction act; the need for small businesses to provide employee health insurance coverage; and the need to restrain the entitlement programs. (1-106-A) He used pie charts to illustrate the current federal budget and the 1969 budget and explained his reasons for feeling that entitlement programs would have to be cut as by 2012 the entire federal income will be required to meet the entitlement programs. Reasons for feeling that Medicare's Part B could be eliminated were explained. The increasing cost of social security, its original concept/purpose, and the savings which could be created by raising the minimum age for maximum benefits were described. Other congressional programs which had been considered or passed were explained including the full employment program, (1-211-A) reauthorization of the ISTEA funds, the importance of ISTEA funds to Nevada, Lake Tahoe restoration projects/programs, concerns created by the prediction that this would be a year when "El Nino" occurs, the funding needs for the Carson River and its irrigation channels repair, and the immediate need for these funds. He then thanked all for attending and fielded questions from the audience concerning (1-273-A) the national gambling committee, its purpose, and whether the deck had been stacked against the State and its gaming; the proposal to split the 9th court circuit, renaming it the 12th circuit, having Nevada become a permanent part of the 9th circuit with California, the resulting impact on Nevada and its judicial system including the river/water compacts, and potential revisions to this plan; and (1-428-A) the potential for making changes in the entitlement programs.

Mayor Masayko again thanked Senator Bryan and invited the audience to remain if so desired and discuss other issues with Senator Bryan. The Board, however, had to leave to attend its regular session at the Community Center. He then noted his contact with Senator Bryan including notification that the FEMA funding had been

approved for repair of the flood damages, and Senator Bryan's assistance with the golf course corporation's 501c3 standing and the transfer of BLM property to the Senior Citizen's Center for its center and rehab facility. He then invited the public to attend the grand opening ceremony at the Subacute Center at 2 p.m. and the City Hall dedication at 3:30 p.m. He then recessed the Board of Supervisors' session at 8:40 a.m.

CALL TO ORDER, ROLL CALL, INVOCATION - 2-0001.5) Mayor Masayko reconvened the session at 9:05 a.m. at the Community Center Sierra Room. Roll call was taken. A quorum of the Board was present although Supervisor Tatro had not yet arrived. Rev. Roy Parker of the Full Gospel Church gave the Invocation. Mayor Masayko lead the Pledge of Allegiance. (Staff members present included: City Manager John Berkich, Clerk-Recorder Alan Glover, Sheriff Rod Banister, Treasurer Al Kramer, Parks and Recreation Director Steve Kastens, Purchasing Director John Iratcabal, Utilities/Public Works Director Dorothy Timian-Palmer, Deputy District Attorney Paul Lipparelli, Deputy Utilities Director Jay Ahrens, Assistant Fire Chief Steve Mihelic, Water Utilities Superintendent Tom Hoffert, Environment Control Manager Ken Arnold, RTC Engineer Harvey Brotzman, and Recording Secretary Katherine McLaughlin.

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

CITIZEN COMMENTS (2-0042.5) - None.

1. APPROVAL OF MINUTES - Regular Sessions of May 1 and 15, 1997 and Special Sessions of May 5, 13, and 19, 1997 and July 9, 1997 (2-0048.5) - Supervisor Smith moved to approve the Minutes as submitted. Supervisor Plank seconded the motion. Motion carried 4-0.

2. SPECIAL PRESENTATIONS (2-0055.5)

A. PRESENTATION OF CERTIFICATE OF APPRECIATION TO VIRGINIA ORCUTT -
Continued. (2-0174.5) Mayor Masayko requested Ms. Orcutt join him at the podium. He then explained her five year effort to obtain a skateboard park which is setting the standard for other communities. He also noted that Ms. Orcutt is still very active with the skateboard park and is still attempting to improve the facility. He then read the Certificate of Appreciation into the record and presented it to her on behalf of the Board, community and the skateboarders. Ms. Orcutt thanked the Board for its continuing support. The main goal has been achieved as illustrated by the reduced number of complaints received by the Sheriff's Department on skateboard activities. The facility is used from 6 a.m. to 8 p.m. She asked that the Board acknowledge in writing Ed Shaw's contribution which she explained. Mayor Masayko acknowledged Mr. Shaw's contribution and explained his letter to the Parks and Recreation Commission recommending that the skateboard park be named in Ms. Orcutt's honor in recognition of her contribution. Supervisor Smith commended Ms. Orcutt on her dedication and personal involvement and expressed his feeling that he had never seen a Certificate of Appreciation issued to a more deserving individual. She had been professional and calm throughout the frustratingly lengthy process. Although her modesty may prevent her from accepting the accolades which she richly deserved, he felt it appropriate and a reflection of the community's respect and love for her. (Supervisor Tatro arrived at 9:22 a.m. The entire Board was present constituting a quorum.) Mayor Masayko reiterated his thanks and acknowledged that there remains a small amount of "touch up work" to be done.

B. PRESENTATION OF A CERTIFICATE OF RECOGNITION TO LOU BUCKLEY -
Continued.

3. CONSENT AGENDA (2-0062.5)

A. TREASURER

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

ii. ACTION ON REMOVAL OF PARTIAL 1997-98 REAL PROPERTY TAXES FOR

PARCEL NO. 7-291-06

iii. ACTION ON DIRECTION AND ORDER TO SELL REAL PROPERTY TAX DELINQUENCIES WHERE CARSON CITY HAS TAKEN A DEED

iv. ACTION ON SPECIAL EVENT SHORT-TERM BUSINESS PERMIT FOR RICKY IRLBECK, REPRESENTING ORMSBY HOUSE HOTEL AND CASINO

v. ACTION ON A SPECIAL EVENT SHORT-TERM BUSINESS LICENSE FOR BRYAN PRODUCTIONS

B. CLERK-RECORDER

i. ACTION ON THE ESTABLISHMENT OF THE CO-GUARDIANSHIP OF AN 88 YEAR OLD MALE AND AN 89 YEAR OLD FEMALE, HUSBAND AND WIFE

ii. ACTION ON THE ESTABLISHMENT OF THE GUARDIANSHIP OF A 64 YEAR OLD FEMALE

C. COMMUNITY DEVELOPMENT DIRECTOR - ACTION ON M-97/98-6 - A REQUEST FOR WAIVER OF PLANNING COMMISSION FEES FOR "HOMEMAKER SERVICES, INC.", A NON-PROFIT ORGANIZATION

D. PARKS AND RECREATION DIRECTOR - ACTION TO APPROVE A LEASE WITH THE NEVADA LANDMARK SOCIETY, A NON-PROFIT ORGANIZATION FOR THE ROBERTS HOUSE PROPERTY LOCATED AT 1207 NORTH CARSON STREET, CARSON CITY, NEVADA

E. PURCHASING DIRECTOR

i. ACTION ON CONTRACT NO. 9697-286 - EFFLUENT FILLING STATION, AWARD

ii. ACTION ON CONTRACT NO. 9798-28 - CATCH BASIN REPLACEMENT, GENERAL CARSON CITY AREA, AWARD

iii. ACTION ON CONTRACT NO. 9798-18 - SHERIFF'S DEPARTMENT EVIDENCE BUILDING, AWARD

iv. ACTION ON CONTRACT NO. 9798-185 - PAL BUILDING ASBESTOS ABATEMENT AND DEMOLITION, APPROVAL OF CHANGE ORDER NO. 1 AND REQUEST FOR FINAL PAYMENT

v. ACTION ON CONTRACT NO. 9798-48 - PURCHASE OF SELF-CONTAINED BREATHING APPARATUS (SCBA) JOINDER CONTRACT WITH STATE OF NEVADA PURCHASING

vi. ACTION ON CONTRACT 9798-58 - RECORDER'S OFFICE, ELECTION MANAGEMENT SYSTEM PURCHASE, CONTRACT APPROVAL

vii. ACTION ON CONTRACT NO. 9798-59 - LANDFILL GROUNDWATER CHARACTERIZATION STUDY AGREEMENT - None of the items were pulled for discussion. Supervisor Plank moved to accept the Consent Agenda as presented. Supervisor Smith seconded the motion. Motion carried 4-0. Mayor Masayko noted for the record that the Consent Agenda approval had included the Clerk-Recorder's new software for voter registration. He hoped that this would improve the function.

4. TREASURER - Al Kramer - ACTION ON A RESOLUTION CONCERNING THE FINANCING OF A WATER PROJECT; DIRECTING THE CLERK TO NOTIFY THE CARSON CITY DEBT MANAGEMENT COMMISSION OF THE CITY'S PROPOSAL TO BORROW MONEY AND TO ISSUE GENERAL OBLIGATION BONDS TO EVIDENCE SUCH BORROWING; AND PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH (2-0088.5) - The proposed project is not to exceed \$1.82 million. The CIP program was included in the packet. Supervisor Smith moved that the Board of Supervisors approve and adopt Resolution No. 1997-R-32, A RESOLUTION CONCERNING THE FINANCING OF A WATER PROJECT; DIRECTING THE CLERK TO NOTIFY THE CARSON CITY DEBT MANAGEMENT COMMISSION OF THE CITY'S PROPOSAL TO BORROW MONEY AND TO ISSUE GENERAL OBLIGATION BONDS TO EVIDENCE SUCH BORROWING; AND PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH. Supervisor Plank seconded the motion. Motion carried 4-0.

5. PERSONNEL MANAGER - Judie Fisher - ORDINANCE - SECOND READING ON BILL NO. 147 - AMENDING 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 (2-0138.5) - Supervisor Plank moved to adopt on second reading Ordinance 1997-49, Bill No. 147, AMENDING 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. Supervisor Smith seconded the motion. Motion carried 4-0.

6. NEVADA COMMISSION ON ECONOMIC DEVELOPMENT - Administrative Assistant Liz Teixeira - ACTION ON SUBMITTAL OF AN APPLICATION TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR FUNDING IN THE AMOUNT OF \$143,130 FOR THE COMMUNITY BUSINESS RESOURCE CENTER PROGRAM (2-0267.5) - Ms. Teixeira's introduction included Community Development Program Manager Audrey Allen, Rural Nevada Development Corporation Representative Jim Cline, Nevada Self-Employment Trust Representative Jerry Casas, and Program Administrator Jenny Miles. Each briefly described his/her function. Examples of the loans which had been made were provided. Mayor Masayko felt that the program established a partnership among the various lending agencies with a centralized focus point for anyone seeking a small business loan. Ms. Hernandez briefly outlined the time and paperwork commitments. Her time involvement would be used as a match for the funding. Mr. Cline felt that the cooperative program would provide the necessary technical assistance which had not occurred under the previous arrangement. Ms. Allen explained the micro lending program. Supervisor Plank moved to approve the submittal of an application to the Community Development Block Grant (CDBG) Program for the funding in the amount of \$143,130 for the Community Business Resource Center Program. Supervisor Tatro seconded the motion. Motion carried 5-0.

7. CHIEF PROBATION OFFICER - Bill Lewis - ACTION ON APPROVAL OF THE JUVENILE PROBATION DEPARTMENT TO RECEIVE \$32,749 FROM THE STATE OF NEVADA, DIVISION OF CHILD AND FAMILY SERVICES FOR THE COMMUNITY YOUTH CORRECTIONS PARTNERSHIP BLOCK GRANT DURING THE 1997-98 FISCAL YEAR FOR THE INTENSIVE SUPERVISION PROJECT, POSITIVE HORIZONS (2-0495.5) - Mayor Masayko pointed out that the position which would be created is to be tied to the proposed grant. If future grants are not obtainable, the position may be eliminated. Mr. Lewis indicated that grant funds would be used for this position until a budget allocation is requested. Supervisor Tatro moved that the Board of Supervisors approve (and authorize) the Carson City Juvenile Probation Department to receive \$32,749 in community Youth Corrections Block Grant funds during the 1997/98 fiscal year from the State of Nevada Division of Child and Family Services. Supervisor Bennett seconded the motion. Motion carried 5-0.

8. PUBLIC WORKS/UTILITIES DIRECTOR - Dorothy Timian-Palmer

A. ACTION ON ENGINEERING AND CONSTRUCTION PROPOSAL FOR THE STORM DRAIN SYSTEM OF LOMPA LANE TO DORI WAY AND STATE ROUTE 50 (2-0592.5) - Ms. Timian-Palmer's introduction included briefly noted the area's flooding problem and Lumos and Associates' study and recommended action program. The modified program will split the flow and transfer a portion of the runoff to a second underground drainage channel at Dori Way and then under the Highway. Discussion explained the 30 inch pipe at Dori and the open ditch behind the shopping center. Ms. Timian-Palmer agreed to analyze the Dori Way flooding problem and suggested a modification to the program which would address this problem. The ditch will be constructed so that gravity will move the water. Supervisor Bennett explained her contact with Pete Livermore. Mr. Livermore allegedly had expressed an appreciation for the program. Ms. Timian-Palmer indicated that the silting which had occurring during the flood would be addressed as part of the general maintenance program. She then explained the "head wall". The 30 inch pipe will be installed at Dori Way as another project. Benefits of the proposed plan were noted. The ditch will be graded and open and allow water to seep into the ground as it travels

toward the river. City staff will maintain the ditch. The property is owned by the Nevada Department of Transportation. The project will be bid out and not done in-house. Supervisor Plank moved to direct staff to proceed with the design and construction bidding process for a storm drain system of Lompa Lane to Dori Way and State Route 50. Following a request for clarification, Supervisor Plank amended his motion to be to Dori Way and U.S. Highway 50. Supervisor Smith seconded the motion. Supervisor Plank continued his motion to include fiscal impact of \$160,000 which includes engineering and construction, funding source is 265-3038 Miscellaneous Storm Drain Projects, funding provided in fiscal year 97-98 budget. Supervisor Smith continued his second. Discussion then indicated that Ms. Timian-Palmer would submit a five year storm drain plan in October. A \$30,000 augmentation will be included as part of the request for approval of that plan. There is money for the proposed project. The motion was voted and carried 5-0.

B. ACTION ON THE SILVER SADDLE WATER RIGHTS AGREEMENT BY AND BETWEEN CARSON CITY AND BERTHA MENZI MERCHANT 1988 TRUST, ROBERT F. MERCHANT, JR., TRUSTEE (2-0772.5) - Criteria used to determine the need for additional water rights and the validity of the water rights which are offered was described. The proposed water rights meet all of the mandated criteria. The uniqueness of the proposed acquisition was then described. Under the proposed program the Utility Department will acquire the water rights. If in the future it is determined that the ranch needs some of the water in order to be maintained as open space, the Open Space tax monies will be used to rebuy the rights. If the Department does not purchase the water rights, they will remain with the property and be transferred to BLM who proposes to transfer them downstream. An alternative program would be for the water rights to be leased from the Utility until reclaimed water can be used. The proposal will buy the necessary time to develop an alternative without losing the water rights. The appraised value was discussed. The water rights will be relocated to a well where they can be used. Ms. Timian-Palmer then explained the reasons for requiring odd and even watering. Supervisor Bennett expressed her concern about the removal of water rights from the Darling and Silver Saddle ranches, specifically the irrigation rights. She felt that the proposal would increase the cost for water for these ranches when it becomes necessary for the ranch to reacquire the water rights. Ms. Timian-Palmer indicated that the issue was purposely brought to Board at this time as it would allow the fall and winter period to be used for planning the future of the property. This is the end of the normal irrigation season. Supervisor Tatro reiterated the need to obtain the water rights so that they would not be transferred to BLM and lost to the community. Only the Water Utility had the funding and wherewithal to use the water rights. If and when the water rights are used for another purpose, the Utility will be repaid. Ms. Timian-Palmer indicated that BLM had stated that if it acquires the rights, the Justice Department would mandate its transfer to Lahonton. Mr. Berkich briefly described the City's partnership with BLM on the ranch. A study is being undertaken to analyze whether the ranch could become a "living ranch/a western cultural center". Staff will work with BLM to develop both a short and long-term plan for the ranch which will be considered by both BLM and the Board of Supervisors. The water needs can then be decided and returned. He then commended the family on the ability to have the ranch continue to provide open space for the community. Mayor Masayko expressed his feeling that the area would not become a "two-and-a-half acre foot alfalfa ranch" and would not need the entire amount of water rights. He urged the Board to support the concept. Supervisor Plank also noted Ms. Timian-Palmer's presentation that effluent could be used for the ranch irrigation. Ms. Timian-Palmer also pointed out the staff's work on establishing a reclaimed water utility which would include a rate for the service. This would be at a lower amount than potable water. Mayor Masayko pointed out the potential that there would be additional wastewater available in the future as the community grows. Supervisor Bennett indicated her support for the plan and elaborated on her and the Carson River Advisory Committee's concern about the need to maintain wetlands and adding to the area's quality of life. She also emphasized the need for the Open Space Committee to develop a plan for the area. Ms. Timian-Palmer felt that in order to maintain the water permits in good standing the entire amount is used by the ranch. She then expressed a willingness to add the rights to the City's list of available rights but refrain from committing any of them until the plan is developed. Mayor Masayko felt that the City would not need these rights for some time as indicated by the "safety net" Ms. Timian-Palmer's figures reflect. The proposal would allow the Open Space Committee to repurchase the water rights if desired in the future. If the water rights remain with the property and are transferred to BLM, the City will lose this option. Ms. Timian-Palmer indicated both the Merchant family and their attorney were present.

(2-1225.5) Mr. Lipparelli distributed a new version of the purchase agreement and explained the revisions. The trustee had agreed to and signed the revised agreement. Mayor Masayko also noted that if there are fewer water rights transferred, the cost would be reduced appropriately.

Supervisor Smith complimented the Merchant Family and their attorney for working with the City and creating a win-win situation. Mayor Masayko also noted that the "land swap" process had made the land more valuable. Ms. Timian-Palmer indicated that the water rights would be paid for from the connection fees which includes a ten percent increase in the new home fees. It will not use any of the user fees. Reasons for this were noted. The Builders Association had purportedly supported the concept.

(2-1278.5) Builders Association Executive Director Gayle Farley indicated for the record that they had met with staff. Mayor Masayko felt that the cost was \$300 per equivalent residential connection.

Supervisor Tatro moved to approve and authorize the Mayor to sign the Silver Saddle Water Rights purchase agreement by and between Carson City and the Bertha Merchant 1988 Trust, Robert F. Merchant, Jr., Trustee; fiscal impact is \$1,090,000; and the funding source is bonding to be paid from a ten percent increase in the water connection fees that will be effective January 1, 1998; and that the version is the one which was distributed this morning by Deputy District Attorney Lipparelli. Supervisors Bennett and Smith seconded the motion. Motion carried 5-0. Mayor Masayko noted the relationship to the previous action directing the Clerk to convene the Debt Management Commission.

C. ORDINANCES - FIRST READING - ACTION ON AN ORDINANCE AMENDING CHAPTERS 12.01 AND 12.07 OF TITLE 12 OF THE CARSON CITY MUNICIPAL CODE BY AMENDING SECTIONS 12.01.030 (SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES), AND 12.07.030 (CROSS-CONNECTION PROTECTION REQUIREMENTS) BY IMPOSING A RETURN TRIP FEE FOR WATER METER SETTINGS, IMPOSING A REQUIREMENT FOR BACKFLOW PREVENTION DEVICE INSPECTIONS, AUTHORIZING THE LOCK-OFF OF CERTAIN SERVICES AND IMPOSING A LOCK-OFF FEE AND OTHER MATTERS PROPERLY RELATED THERETO (2-1315.5) - Assistant Superintendent of the Water Utility Curtis Horton, Deputy Utilities Director Jay Ahrens, Senior Sewer Utilities Engineer Mike Garcia, Utilities Meter Tech Supervisor Ron Johns, Builders Association Executive Director Gayle Farley, Water Utilities Superintendent Tom Hoffert - Mr. Horton introduced the team who had worked on the ordinance amendment. Staff explained the review process, previous procedures, the need for modifications, and the resulting ordinance. Ms. Farley was also surprised at the Association's recommended \$200 fee for the return charge. She felt that the Association would accept the \$50 fee. Discussion ensued among the Board, Ms. Farley, and staff concerning whether the \$50 fee would be an adequate incentive to force the builders to "get it right the first time". Supervisor Plank felt that the purpose of the fee was not to be punitive but rather to recoup costs. Mr. Hoffert indicated this had been staff's intent when it recommended the \$50 charge. Discussion indicated there is a brochure defining/illustrating the process. Staff committed to working with owner-builders, specifically, individuals who are not builders or not normally involved with the procedure on a daily basis. Staff felt that they should work with/educate such individuals before the attempt is made to install the meter. Supervisor Tatro commended staff on its efforts. Mayor Masayko noted that the modifications would make the internal process invisible to the customers. He also commended staff on its efforts. **Supervisor Tatro moved that the Board of Supervisors introduce on first reading Bill No. 148, AN ORDINANCE AMENDING CHAPTERS 12.01 AND 12.07 OF TITLE 12 OF THE CARSON CITY MUNICIPAL CODE BY AMENDING SECTIONS 12.01.030 (SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES), AND 12.07.030 (CROSS-CONNECTION PROTECTION REQUIREMENTS) BY IMPOSING A RETURN TRIP FEE FOR WATER METER SETTINGS, IMPOSING A REQUIREMENT FOR BACKFLOW PREVENTION DEVICE INSPECTIONS, AUTHORIZING THE LOCK-OFF OF CERTAIN SERVICES AND IMPOSING A LOCK-OFF FEE AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion.** Supervisor Smith explained his reasons for feeling that he should make his comments at this time rather than under Supervisor Comments. The

entire issue, as Supervisor Tatro had outlined and as he himself had noted, is that there are a lot of things right with the City. He did not understand what had gotten into himself but a lot of things are really going very well and this is incredibly indicative of the level of professionalism and the level of commitment that the staff has made to his/her job and the people of the community. He wanted to, again, say this under the Supervisor Comments, but since you are here. Yesterday he had had the occasion to show a retired gentleman around the City Hall. This is one of the type of individuals who talks to everyone. He knows everyone at the Senior Center, etc. He had asked if supervisor Smith to take him out and show him around the Sewer, Utility, Corporate Yard, etc. Supervisor Smith took him there unannounced. The level of professionalism absolutely exudes out of that place. It is as neat as a pin. Supervisor Smith felt that his living room isn't as neat as the garages out there. He offered to take any citizen on the tour if he/she would contact him. The individual had walked away from the area so proud of what it looked like. The backhoes are all lined up. The trucks are lined up. The vehicles are washed and clean. Everyone is professionally outfitted. Supervisor Smith felt that the individual is going to tell all of his friends about it. He wished that a lot of folks could see the things he get a chance to see when he goes out there and visits. Again, it's the commitment, the level of professionalism which you folks exude. He complimented staff on it and thanked them for it. It is extremely noticeable but you are in an area where people don't see it a lot of the time. The individual noticed it and he is good for probably a 1,000 people in town as he will tell them all. Mayor Masayko again commended staff on its efforts. Additional comments/questions were requested but none made. **The motion to introduce Bill 148 on first reading was voted and carried 5-0.**

BREAK: A fifteen minute recess was declared at 10:45 a.m. The entire Board was present when the meeting was reconvened at 11 a.m.

9. COMMUNITY DEVELOPMENT - Principal Planner Rob Joiner - ORDINANCES - FIRST READING

A. ACTION ON A-97/98-1 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18 (ZONING), SPECIFICALLY SECTION 18.06.285 (DOWNTOWN COMMERCIAL ZONING DISTRICT PRIMARY PERMITTED USE) TO INCLUDE MASSAGE THERAPY AND OTHER MATTERS PROPERLY RELATED THERETO (2-1774.5) - Discussion between Mr. Joiner and the Board explained the reasons only the GO district had been considered. The RO district may be reconsidered in the near future. The medical profession is beginning to recognize the benefits of massage therapy It is a growing field in the City. Adrienne Hardt indicated that the owners of the St. Charles Hotel wanted her service in the building. The Legislators have used her services in the past as have other residents of the community. The service is legitimate and the demand is growing. Mayor Masayko indicated that he had been contacted by the Silver City Mall health club which wanted to have massage therapy at its facility. Clarification indicated the service could have already been approved at that location. Supervisor Smith moved that the Board of Supervisors introduce on first reading Bill No. 149, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18 (ZONING), SPECIFICALLY SECTION 18.06.285 (DOWNTOWN COMMERCIAL ZONING DISTRICT PRIMARY PERMITTED USE) TO INCLUDE MASSAGE THERAPY AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Tatro seconded the motion. Motion carried 5-0.

B. ACTION ON Z-97/98-1 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE REZONING PORTIONS OF TWO PARCELS OF LAND FROM SINGLE FAMILY ONE ACRE (SF1A) TO RETAIL COMMERCIAL (RC) ON PROPERTY LOCATED AT U.S. HIGHWAY 395 NORTH NEAR THE NORTHEAST CORNER OF NORTH CARSON STREET (U.S. 395) AND BROADLEAF LANE, ASSESSOR'S PARCEL NUMBERS 8-053-28 AND 8-053-29, AND OTHER MATTERS PROPERLY RELATED THERETO (2-1873.5) - Discussion between staff and the Board indicated that rezoning of the Master Plan, with the exception of the corridor areas, had not been considered. Zoning is allowed to remain as indicated until the forces mandate a change. The commercial zones along Fifth Street, the area north of Arrowhead, and College Parkway were used as illustrations to justify this approach. The southern leg of the Bypass which includes the Conte area and Edmonds area have not been proposed for commercial development. Supervisor Bennett urged staff to consider the land use issues along the Bypass, otherwise, chipping away would

occur which would be in opposition to a centralized concept. Mr. Joiner felt that the Master Plan had already considered this issue. Supervisor Bennett expressed her need to review the process. Mayor Masayko indicated that a presentation on this process may be necessary. Supervisor Smith expressed his feeling that the only discussion he was aware of concerning the corridor had occurred when the concept had been for an expressway which had addressed only the access/egress points. Reasons for this commitment were noted. Mr. Joiner responded by noting the Fifth and Fairview concerns residents had expressed during Master Plan process. Supervisor Tatro moved that the Board introduce on first reading Bill No. 150, AN ORDINANCE EFFECTING A CHANGE OF LAND USE REZONING PORTIONS OF TWO PARCELS OF LAND FROM SINGLE FAMILY ONE ACRE (SF1A) TO RETAIL COMMERCIAL (RC) ON PROPERTY LOCATED AT U.S. HIGHWAY 395 NORTH NEAR THE NORTHEAST CORNER OF NORTH CARSON STREET (U.S. 395) AND BROADLEAF LANE, ASSESSOR'S PARCEL NUMBERS 8-053-28 AND 8-053-29, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Plank seconded the motion. Motion carried 5-0.

10. BOARD OF SUPERVISORS

A. SUPERVISOR SMITH - ACTION ON APPOINTMENT OF MEMBER TO THE WESTERN NEVADA DEVELOPMENT DISTRICT (2-2034.5) - Supervisor Smith expressed a desire to serve. Supervisor Plank supported his appointment and moved to reappoint Supervisor Smith to the Western Nevada Development District representing the Carson City Board of Supervisors. Supervisor Bennett seconded the motion. Motion carried 5-0.

B. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (2-2088.5) - Supervisor Plank announced the Debt Management Commission's meeting tomorrow at 12:15 p.m. in the Sierra Room. The Senior Center Advisory Council had not met in July. Supervisor Smith apologized to an individual for some comments he had made as well as to anyone else who had not contacted him about those comments. These comments had been regarding the Wykel property and the necessity for the City to use condemnation proceedings for the Goni Road extension. Supervisor Bennett invited the Board and public to attend the Carson Rehabilitation Center grand opening. She then explained the Douglas County Medical Mall groundbreaking ceremony. She reassured the Board that the Cottonwood Care Center's State certification issues were serious and being assessed. The Hospital Trustees' retreat was then described. The Highway 28 transit shuttle program was beginning to see an increase in ridership. Participation by various agencies has assisted in its acceptance and use by the public. Public comments to her about the improvements created by removing the parking were relayed to the Board and indicated a feeling that the lack of vehicles had improved the safety and beauty of the area. She then explained that the Hospital is continuing to investigate the potential lease/purchase of a building at Fairview and Roop. The building will provide adequate space to meet the Hospital's needs and the unneeded area could be leased to the City's Public Health Division and the Rural Nevada Health Program for example. Supervisor Tatro explained his participation in a successful charitable Advocates for Cancer Victims' fundraiser. He then provided a status report on the Goni Road extension and Canyon Creek owner Sam Nevis and staff's efforts to expedite this construction project. Comments noted the impact the Goni Road closure had had on surrounding residential areas. Mayor Masayko then explained that the ISTEAs reauthorization act had not been approved by Congress and may not be approved this year. The importance of these funds were noted. Discussion ensued on the potential funding benefits which the City may receive if and when the population reaches 50,000. Comments noted that this threshold figure may be increased by Congress. Supervisor Bennett urged the Board to create a transportation authority. Mr. Berkich indicated that a briefing would be given. Supervisor Bennett encouraged him to have this briefing within 30 to 45 days. Mayor Masayko indicated that the Elk Point rest stop in Washoe County had been given additional funding. This is the only rest stop on the north side of Lake Tahoe. He also noted that the State Transportation Committee had requested a status report on any projects which had been funded several years earlier but not completed. The City's bike path along the old V&T railroad site at the base of Combs Canyon is such an unfinished project. Funding needs for other projects may cause these incomplete projects to be reconsidered. Supervisor Bennett then explained her contact with Utilities Director Timian-Palmer and NDOT's Deputy Director Susan Martinovich concerning her efforts to landscape the north 395 medians as well as the 395 medians between Koontz and Fairview. Mayor Masayko noted that until the ISTEAs

funding is reauthorized, allocations for these projects could not be approved. Mayor Masayko then explained his attendance at the meeting with Nike, Douglas County, and NNDA. He announced the upcoming Tri-County Railway meeting and noted its fundraising activities. Route commitments have been requested. The WNCC trade industry dedication was noted. He then reported on the RSVP Advisory Committee meeting. RSVP did not receive the grant it had requested for the foster grandparents program. It had, however, receive some Aging Services funds.

C. STAFF COMMENTS AND STATUS REPORTS (2-2764.5) - Mr. Berkich requested the Board take time to review a video illustrating potential modifications to the Sierra Room and complete a questionnaire. He then explained that staff had received telephone calls from various brokers about Northgate. The process will be agendized for the next Board meeting. Mr. Lipparelli introduced the new Civil Division Deputy District Attorney Melanie Bruketta. Mayor Masayko welcomed her.

Discussion noted the dedication and grand opening ceremonies agendized for later in the day. No formal action will be taken at these function except for adjournment after the City Hall dedication.

BREAK: A recess was declared at 11:50 a.m.

GRAND OPENING OF THE CARSON REHABILITATION CENTER (3-001-A) - At 2 p.m. Mayor Masayko and Supervisors Smith, Plank and Bennett were in attendance at the Rehabilitation Center's grand opening, constituting a quorum. Staff members also present included City Manager Berkich, Treasurer Kramer, and Recording Secretary McLaughlin. A copy of the program is included in the file. At approximately 2:30 p.m. the Board recessed by mutual consent. No formal action was taken by the Board.

DEDICATION OF THE NEW CITY HALL (4-001-A) - At approximately 3:35 p.m. Mayor Masayko welcomed the various dignitaries, staff and the public to the new City Hall dedication, reviewed the City Hall's history, and stressed the importance of its relocation to 201 North Carson. (The entire Board was present constituting a quorum. Comments were made by Senator Bryan and Governor Miller's representative Katherine Cunningham noting the significance of the event. Building Superintendent Larry Nair presented Mayor Masayko with a plaque recognizing the dedication and indicated that the renovation had been a cooperative effort. Mayor Masayko invited all those in attendance to partake of the refreshments. The meeting was adjourned by mutual consent at 3:50 p.m.

The Minutes of the August 21, 1997, Carson City Board of Supervisors meeting

A R E S O A P P R O V E D

ON _____December_18_, 1997.

_____/s/_____

Ray Masayko, Mayor

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder

