

CARSON CITY BOARD OF SUPERVISORS  
Minutes of the June 20, 1996, Meeting  
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on June 20, 1996, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 1 p.m.

PRESENT:	Marv Teixeira	Mayor
	Greg Smith	Supervisor, Ward 1
	Janice Ayres	Supervisor, Ward 2
	Tom Tatro	Supervisor, Ward 3
	Kay Bennett	Supervisor, Ward 4
STAFF PRESENT:	John Berkich	City Manager
	Al Kramer	Treasurer
	Walter Sullivan	Community Development Director
	Judie Fisher	Personnel Manager
	Jay Aldean	Public Works Director
	Basil "Butch" Moreto	Purchasing & Conts. Director
	Paul Lipparelli	Deputy District Attorney
	Chris Coleman	Division Chief
	Bill Callahan	Chief Deputy Sheriff
	Fred Schoenfeldt	Sergeant
	Liz Hernandez	Admin. Asst. to the City Mgr.
	Katherine McLaughlin	Recording Secretary
	Jessie Walker	Clerk's Office

(B.O.S. 6/20/96 Tape 1-0001.5)

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

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE, AND ROLL CALL** - Mayor Teixeira convened the meeting at 1:05 p.m. Rev. Elaine Morgan of Episcopal Diocese of Nevada gave the Invocation. Sergeant Schoenfeldt led the Pledge of Allegiance. Roll call was taken. The entire Board was present constituting a quorum.

**1. APPROVAL OF MINUTES - Regular April 18, 1996, Meeting and May 15, 1996, Budget Session (1-0030.5)** - The May 15th Minutes were pulled. Supervisor Tatro moved to approve the Minutes of the April 18, 1996, Regular Meeting. Supervisor Ayres seconded the motion. Motion carried 5-0.

**CITIZEN COMMENTS (1-0035.5)** - None.

**LIQUOR AND ENTERTAINMENT BOARD (1-0039.5)** - Mayor Teixeira recessed the Board of Supervisors session and immediately convened the Liquor and Entertainment Board. The entire Board was present including Sheriff's Representative Bill Callahan, constituting a quorum.

**2. CONSENT AGENDA - TREASURER - ACTION ON SPECIAL EVENT APPLICATION FOR NORTHERN NEVADA DEVELOPMENT AUTHORITY'S ANNUAL SUDS FESTIVAL WITH WAIVER OF FEES (1-0039.5)** - Member Tatro moved that the Liquor and Entertainment Board Consent Agenda be adopted as presented. Member Bennett seconded the motion. Motion carried 6-0.

There being no other matters for consideration, Chairperson Teixeira adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. The entire Board was present

constituting a quorum.

**3. CONSENT AGENDA (1-0048.5)**

**A. TREASURER**

i. ACTION ON TREASURER REPORT FOR THE MONTH OF MAY 1996

ii. ACTION ON PARTIAL REFUND AND REMOVAL TO THE 1995-96 REAL PROPERTY TAX ROLL FOR PARCEL NO. 8-882-22 DUE TO INCORRECT ASSESSED VALUE

iii. ACTION ON PARTIAL REFUND AND REMOVAL TO THE 1995-96 REAL PROPERTY TAX ROLL FOR PARCEL NO. 8-171-12 DUE TO STATE OF NEVADA ACQUISITION

**B. PERSONNEL - ACTION ON RATIFICATION OF THE ADDITIONAL NAME TO THE MEMBERSHIP TO THE CHARTER REVIEW COMMITTEE**

**C. PURCHASING DIRECTOR**

i. ACTION ON CONTRACT NO. 9596-245 - DISPOSAL OF SURPLUS VEHICLES

ii. ACTION ON CONTRACT NO. 9697-0001 - REQUEST FOR CONTRACT APPROVAL - PHYSICIAN'S AGREEMENT

iii. ACTION ON CONTRACT NO. 9697-002 - FORENSIC SUPPORT SERVICE AGREEMENT - WASHOE COUNTY

iv. ACTION ON CONTRACT NO. 9697-185 - ASH CANYON ROAD SEWER EXTENSION - REQUEST FOR FINAL PAYMENT

v. ACTION ON CONTRACT NO. 9596-159 - COURTHOUSE REMODEL - REQUEST FOR FINAL PAYMENT

vi. ACTION ON CONTRACT NO. 9596-231 - EAGLE VALLEY GOLF COURSE CART PATHS - AWARD

vii. ACTION ON CONTRACT NO. 9596-203 - SOUTHEAST CARSON SEWER EXTENSION - PHASES 2 AND 3 - CHANGE ORDER NO. 1

viii. ACTION ON CONTRACT NO. 9596-238 - CONFLICT COUNSEL LEGAL SERVICES AGREEMENT - CONTRACT EXTENSION

ix. ACTION ON CONTRACT NO. 9697-004 - JAIL FACILITY PUBLIC TELEPHONE COMMISSION AGREEMENT

x. ACTION ON CONTRACT NO. 9697-005 - SURPLUS PROPERTY AUCTIONEER

**D. HOUSING DIRECTOR - ACTION TO APPROVE NORTH AMERICAN MORTGAGE COMPANY AS ONE OF THE APPROVED LENDERS FOR THE CARSON CITY AFFORDABLE HOUSING PROGRAM**

**E. COMMUNITY DEVELOPMENT DIRECTOR**

i. ACTION ON S-91/92-1a - A REQUEST FROM ROSALIE DIETER TO AMEND A CONDITION OF APPROVAL FOR A PREVIOUSLY APPROVED FINAL SUBDIVISION MAP (CABALLEROS ACRES #2) ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED NORTHWEST OF THE INTERSECTION OF SCHULZ DRIVE AND RACE TRACK ROAD, APN 9-711-04

ii. ACTION ON AB-95/96-8 - AN ABANDONMENT REQUEST FROM JOHN SERPA TO ABANDON TWO 50 FOOT WIDE BY APPROXIMATELY 1,950 FOOT LONG PORTIONS OF DEER RUN ROAD (BOTH SIDES OF THE STREET) LOCATED ON DEER RUN ROAD, APPROXIMATELY 1,031 FEET SOUTH OF U.S. HIGHWAY 50 EAST, ADJACENT TO APN 8-151-21, 22, 23, 30, 31, 32, 33, 8-541-36, 37, 52, 53, 57, 58, 59

iii. ACTION ON AB-95/96-9 - A REQUEST FROM CAPITAL PROJECTS ADVISORY COMMITTEE (CARSON CITY) TO ABANDON A 74 FOOT WIDE BY 420 FOOT LONG PORTION OF NORTH PRATT STREET, BETWEEN EAST SECOND AND EAST MUSSER STREETS, AND TO ABANDON AN EIGHT FOOT WIDE BY 260 FOOT LONG PORTION OF THE PUBLIC RIGHT-OF-WAY ALONG THE SOUTH SIDE OF MUSSER STREET AND AN EIGHT FOOT WIDE BY 260 FOOT LONG PORTION ALONG THE NORTH SIDE OF SECOND STREET, TO FACILITATE CONSTRUCTION OF THE CARSON CITY PUBLIC SAFETY COMPLEX, ADJACENT TO APN 4-174-01, 04, AND 4-175-01 - (1-0048.5) - Contract 9697-004 was continued and Contracts 9596-245, 9596-159, 9697-

005 were pulled for discussion. Community Development item AB-95/96-8 was also pulled for discussion and will be heard this evening. None of the other Consent Agenda items were pulled for discussion. Supervisor Tatro moved that the Board approve the Consent Agenda as presented with the deletion of the following items: Contract 9596-245, Disposal of Surplus of Vehicles; Contract 9596-159, Courthouse Remodel Request for Final Payment; Contract 9697-004, Jail Facilities Public Telephone Commission Agreement; Contract 9697-005, Surplus Properties Auctioneer, which are all under Purchasing; and under Community Development Director, Action on AB-95/96-8. Supervisor Bennett seconded the motion. Motion carried 5-0.

**C. i. (1-0095.5)** - Following Purchasing and Contracts Director Moreto's introduction, Pete Cerquitella of Arundel Auctions explained his request to discuss the auctioneer selection process and bid on the surplus vehicles. Supervisor Smith then moved that the Board of Supervisors accept the Purchasing Department's recommendation on Contract 9596-245 and authorize the Purchasing Department to surplus and dispose of said property as contained in the information. Supervisor Bennett seconded the motion. Motion carried 5-0.

**C. x. (1-0142.5)** - Mr. Moreto explained the reasons the City wished to join the State under its contract for auctioneer services. Mr. Cerquitella requested an opportunity to bid on this contract. He had not been a participant in the State bidding process and had not been aware of it. Supervisor Smith questioned whether the City should use State standards for its bids, specifically, if the local businesses are eliminated from the process due to the lack of adequate size to meet the State requirements. Supervisor Tatro felt that the only requirement placed against auctioneers is that they have a special license which would allow them to sell motor vehicles. He felt that the City should consider State contracts and determine if the value warrants joining it. Mr. Berkich indicated a willingness to accept the Board's direction, reconsider the State bid process, issue a separate RFP, and/or award the bid. Discussion between the Board and staff indicated there are surplus vehicles, miscellaneous office equipment, and the Sheriff's bicycles ready for disposal. Mr. Cerquitella indicated he was associated with an auto dealer who is licensed. Mayor Teixeira expressed a desire to rebid the contract. Supervisor Bennett supported continuing the item. Mayor Teixeira directed it be continued and for staff to analyze all options including local bids. No formal action was taken.

**C. v. (1-0272.5)** - Supervisor Bennett questioned how a contingency of 90 percent of the contract had been granted. Mr. Berkich indicated that this was in accordance with the agreement with the State for restoration of the marble and the area once the State takes over the building. Supervisor Tatro delineated the agreement. Supervisor Ayres moved that the Board approve the Request for Final Payment on Contract 9596-159 as submitted by the Purchasing Department to Advance Installations, Inc., P. O. Box 2163, Sparks, Nevada 89432-2163 for a final payment amount of \$1,163.50 and accept the the Contract Summary as presented; funding source is the Capital Projects Building Improvements and Building Repair and Maintenance as provided for in FY 9596. Supervisor Bennett seconded the motion. Motion carried 4-0.

**4. UTILITIES DIRECTOR - Deputy Utilities Director Jay Ahrens - ORDINANCE - SECOND READING - ACTION ON BILL NO. 123 - AN ORDINANCE APPROVING A SEWERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND THE MICHAEL AND KAREN HOHL FAMILY TRUST (1-0324.5)** - Supervisor Tatro moved to adopt on second reading Ordinance No. 1996-23, Bill No. 123, AN ORDINANCE APPROVING A SEWERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND THE MICHAEL AND KAREN HOHL FAMILY TRUST REGARDING ASSESSOR'S PARCEL NOS. 9-153-01 AND 9-153-02 LOCATED AT 3700 SOUTH CARSON STREET, CARSON CITY, NEVADA, FOR SEWER MAIN CONSTRUCTION. Supervisor Bennett seconded the motion. Motion carried 5-0.

**5. FIRE CHIEF - Division Chief Chris Coleman - ORDINANCE - SECOND READING - ACTION ON BILL NO. 122 - AN ORDINANCE AMENDING TITLE 14 OF THE CARSON CITY MUNICIPAL CODE TO ADOPT THE (1991) 1994 UNIFORM FIRE CODE, TO MAKE VARIOUS AMENDMENTS TO THAT UNIFORM CODE AND ITS APPENDICES, TO MAKE OTHER CHANGES TO CHAPTERS 14.04 (AND 14.08) RESULTING FROM THE NEW PROVISIONS OF THE UNIFORM FIRE CODE AS AMENDED AND OTHER MATTERS PROPERLY RELATED THERETO (1-0324.5)** - Supervisor Smith moved that the

Board adopt Ordinance No. 1996-23 Bill No. 122 on second reading, AN ORDINANCE AMENDING TITLE 14 OF THE CARSON CITY MUNICIPAL CODE TO ADOPT THE (1991) 1994 UNIFORM FIRE CODE, TO MAKE VARIOUS AMENDMENTS TO THAT UNIFORM CODE AND ITS APPENDICES, TO MAKE OTHER CHANGES TO CHAPTERS 14.04 (AND 14.08) RESULTING FROM THE NEW PROVISIONS OF THE UNIFORM FIRE CODE AS AMENDED AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Tatro seconded the motion. Motion carried 5-0.

**6. REDEVELOPMENT AUTHORITY (1-0346.5)** - Mayor Teixeira then recessed the Board of Supervisors session and passed the gavel to Redevelopment Chairperson Tom Tatro. For Minutes of the Redevelopment Authority, see its folder. Following adjournment of the Redevelopment Authority, Chairperson Tatro passed the gavel to Mayor Teixeira who reconvened the Board of Supervisors. A quorum was present as noted.

**7. TREASURER - ACTION ON A RESOLUTION CONCERNING AN INCREMENT FINANCING FOR THE CARSON CITY REDEVELOPMENT AUTHORITY; AUTHORIZING THE ISSUANCE OF AND SPECIFYING THE DETAILS FOR THE AUTHORITY'S REDEVELOPMENT PROJECT TAX ALLOCATION BONDS, SERIES JULY 1, 1996; CREATING CERTAIN FUNDS AND ACCOUNTS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE PURCHASE CONTRACT AND THE ESCROW AGREEMENT; AUTHORIZING AND RATIFYING THE SALE OF THE BONDS; SPECIFYING THE INTEREST RATE ON AND OTHER TERMS AND CONDITIONS OF SUCH BONDS AND THEIR FORM; AND PROVIDING THE EFFECTIVE DATE HEREOF (1-0065.5) (1-0355.5)** - Continued.

**8. CARSON-TAHOE HOSPITAL - APPOINTMENT OF TRUSTEE FOR VACANT SEAT IN HOSPITAL DISTRICT NO. 3 (1-0360.5)** - Hospital Trustee and Vice Chairperson Tony Marangi explained Mr. Elorreaga's absence. Supervisor Bennett moved that the Board of Supervisors accept the Hospital Trustees' recommendation and appoint Paul Elorreaga to the Hospital District Seat No. 3. Supervisor Tatro seconded the motion. Motion carried 5-0.

**NOTE FOR THE RECORD:** The Carson City Television Commission had been agendized for a possible quorum during the following item. A quorum was not present as only Chairperson Quarterson and Commissioner Bachstadt were present. Roll call was not taken.

**9. CARSON CITY TELEVISION COMMISSION**

**B. ACTION ON APPOINTMENT TO THE CARSON CITY TELEVISION COMMISSION (1-0376.5)** - Personnel Manager Judie Fisher - Supervisor Ayres moved that the Board appoint Jan Kuehnert to a four year term to replace Hugh Smith on the Carson City Television Commission. Supervisor Bennett seconded the motion. Motion carried 5-0.

**A. PRESENTATION TO HUGH SMITH FOR HIS CONTRIBUTION TO PUBLIC ACCESS TELEVISION (1-0391.5)** - Following Mayor Teixeira's introduction, Chairperson Quarterson outlined Mr. Smith's efforts to establish a public access channel. Mayor Teixeira read a letter from AARP recognizing Mr. Smith's efforts and commending him on his volunteer service. He also read and presented a Citizen's Commendation to Mr. Smith. He briefly outlined his original contact from Mr. Smith and Mr. Smith's desire to establish a public access channel. Mayor Teixeira read Commissioner Bachstadt's commendation into the record recognizing Mr. Smith's efforts. Mr. Smith thanked the City for the recognition and the individuals who had helped support his efforts to develop public access in Carson City. Mr. Smith indicated he would remain active with the Commission as a private citizen.

**10. PUBLIC WORKS DIRECTOR - Jay Aldean - ORDINANCES - FIRST READING (1-0530.5)**

**A. ACTION ON AN ORDINANCE AMENDING CHAPTER 15.05 OF THE CARSON CITY**

**MUNICIPAL CODE (BUILDING AND CONSTRUCTION) ADOPTING THE 1994 EDITION OF THE UNIFORM BUILDING CODE, VOLUMES 1, 2, AND 3 AND RELATED CODES REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES IN CARSON CITY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTIONS OF FEES THEREFOR; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; ADOPTING CERTAIN CHAPTERS OF THE APPENDIX OF THE UNIFORM BUILDING CODE; REPEALING OTHER PROVISIONS OF THE CODE IN CONFLICT WITH THE BUILDING CODE; ADOPTING CERTAIN AMENDMENTS TO THE BUILDING CODE APPLICABLE IN CARSON CITY; AND OTHER MATTERS PROPERLY RELATING THERETO; B. ACTION ON AN ORDINANCE AMENDING CHAPTER 15.09 OF THE CARSON CITY MUNICIPAL CODE CONCERNING THE ADOPTION OF THE 1994 EDITION OF THE UNIFORM PLUMBING CODE AND AMENDMENTS THERETO APPLICABLE IN CARSON CITY; REPEALING ORDINANCE 1993-27 AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; C. ACTION ON AN ORDINANCE AMENDING CHAPTER 15.16 OF THE CARSON CITY MUNICIPAL CODE CONCERNING THE ADOPTION OF THE 1994 EDITION OF THE UNIFORM MECHANICAL CODE AND AMENDMENTS THERETO APPLICABLE IN CARSON CITY; REPEALING ORDINANCE 1993-28 AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND D. ACTION ON AN ORDINANCE AMENDING CHAPTER 15.13 OF THE CARSON CITY MUNICIPAL CODE CONCERNING THE ADOPTION OF THE 1996 EDITION OF THE NATIONAL ELECTRICAL CODE AND AMENDMENTS THERETO APPLICABLE IN CARSON CITY; REPEALING ORDINANCE 1994-18 AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH -** Building Official Phil Herrington - Mr. Aldean's introduction included commending Mr. Herrington on his dedication, efforts and the numerous meetings with various groups in the community in an attempt to gain support for the modifications. Mr. Herrington thanked Mr. Lipparelli for his assistance with these ordinance modifications. He outlined the reasons for the delay in presenting the Codes for adoption due to the State Fire Marshall's timeframes. He felt that the modifications would require the state of the art construction and provide safer buildings for the community. A modification to the Building Code was cited as an example of his efforts to work with the industry and create a workable standard. His education program was outlined. He also indicated that he would do everything in his power keep any problems within his administration and attempt to resolve any issues rather than bring them to the Board. Supervisor Smith commended him on his personal involvement with getting the packet delivered prior to the meeting. He felt that this was an indication of the individual professionalism being provided by the Department. Supervisor Smith then moved to introduce on first reading Bill No. 124, AN ORDINANCE AMENDING CHAPTER 15.05 OF THE CARSON CITY MUNICIPAL CODE (BUILDING AND CONSTRUCTION) ADOPTING THE 1994 EDITION OF THE UNIFORM BUILDING CODE, VOLUMES 1, 2, AND 3 AND RELATED CODES REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES IN CARSON CITY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTIONS OF FEES THEREFOR; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; ADOPTING CERTAIN CHAPTERS OF THE APPENDIX OF THE UNIFORM BUILDING CODE; REPEALING OTHER PROVISIONS OF THE CODE IN CONFLICT WITH THE BUILDING CODE; ADOPTING CERTAIN AMENDMENTS TO THE BUILDING CODE APPLICABLE IN CARSON CITY; AND OTHER MATTERS PROPERLY RELATING THERETO. Supervisor Ayres seconded the motion. Motion carried 5-0.

Supervisor Ayres moved to introduce Bill No. 125 on first reading, AN ORDINANCE AMENDING CHAPTER 15.09 OF THE CARSON CITY MUNICIPAL CODE CONCERNING THE ADOPTION OF THE 1994 EDITION OF THE UNIFORM PLUMBING CODE AND AMENDMENTS THERETO APPLICABLE IN CARSON CITY; REPEALING ORDINANCE 1993-27 AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH. Supervisor Bennett seconded the motion. Motion carried 5-0.

Supervisor Ayres moved to introduce Bill No. 126 on first reading, AN

ORDINANCE AMENDING CHAPTER 15.16 OF THE CARSON CITY MUNICIPAL CODE CONCERNING THE ADOPTION OF THE 1994 EDITION OF THE UNIFORM MECHANICAL CODE AND AMENDMENTS THERETO APPLICABLE IN CARSON CITY; REPEALING ORDINANCE 1993-28 AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH. Supervisor Bennett seconded the motion. Motion carried 5-0.

**Supervisor Ayres moved to introduce on first reading Bill No. 127, AN ORDINANCE AMENDING CHAPTER 15.13 OF THE CARSON CITY MUNICIPAL CODE CONCERNING THE ADOPTION OF THE 1996 EDITION OF THE NATIONAL ELECTRICAL CODE AND AMENDMENTS THERETO APPLICABLE IN CARSON CITY; REPEALING ORDINANCE 1994-18 AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH. Supervisor Tatro seconded the motion. Motion carried 5-0.**

**E. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND HOT SPRINGS CENTER ASSOCIATES REGARDING ASSESSOR'S PARCEL NOS. 2-061-14 AND 17, LOCATED AT 2460 NORTHGATE LANE, CARSON CITY, NEVADA (1-0695.5)** - Supervisor Bennett moved to introduce Bill No. 128, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND HOT SPRINGS CENTER ASSOCIATES, REGARDING ASSESSOR'S PARCEL NOS 02-061-14 AND 17 LOCATED AT 2460 NORTHGATE LANE, CARSON CITY, NEVADA. Supervisor Ayres seconded the motion. Motion carried 5-0.

**F. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND THE HALL FAMILY TRUST, REGARDING ASSESSOR'S PARCEL NOS 08-541-74, 75, AND 76 LOCATED AT 3130-3198 DEER RUN ROAD, CARSON CITY, NEVADA (1-0732.5)** - Supervisor Bennett questioned the reasons for delaying these improvements. Mr. Aldean explained that he had asked staff to begin to designate those areas where major development could occur and indicated that delayed construction may be terminated wherever possible. This policy will be presented to the Regional Transportation Commission for consideration. Supervisor Bennett urged the Board to reject the agreement and to consider a change in the policy to require the development. She indicated that, based on these reasons, she would vote against this issue and the following requests. Mayor Teixeira expressed his feeling that the agreement should be approved. Supervisor Smith suggested that the item be continued and sent to RTC. Mr. Aldean felt that it would be one or two months before a recommendation could be made based on a review of the agreements previously approved. Supervisor Tatro suggested a new policy require that entire blocks be considered for development at one time rather than patching. Mr. Aldean explained the drainage problems found in the northern section of the City. Until this problem is address totally, he recommended against requiring construction. The referenced parcels could, however, handle the drainage problem and he could support requiring the development to construct the improvements. Discussion ensued on the building currently located at this site and the renovation project. Mr. Aldean noted that each developer has been informed that the improvements could be required at any time. Supervisor Smith stressed the need for requiring installation of the improvements to be done on a fair and equitable basis including mandating City installation when City property is involved. Mr. Aldean responded to his questions by explaining the curb and gutter improvements constructed to date at Deer Run Road. He reiterated his comments concerning the need to have drainage facilities constructed and the inability to solve the drainage problem without additional properties. He felt that a map would illustrate where the agreements had been approved and the Board could make a decision as to which areas should require construction/development. Supervisor Smith felt that the individuals involved with the proposed deferrals should be told that the agreements may be short-lived as a City-wide program was being developed. He felt that a prohibition on exemptions should not be implemented at this time. Supervisor Bennett felt that the funding provided during the budget process for a design study on Highway 50 and, in view of the beautification projects undertaken on South 395, the time was right to start requiring construction of the improvements. Mr. Aldean indicated his intent to present the matter to

RTC and seek funding for/direction on the portions not covered by the agreements. Mayor Teixeira supported Supervisor Smith's recommendation that the agreements be approved with the caveat that their lifetimes may not be long. He recommended agendaizing it for January. Mr. Aldean also explained that he was unsure of the age of some of the agreements which had precipitated his checking the agreements. Supervisor Ayres moved to introduce Bill No. 129 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND THE HALL FAMILY TRUST, REGARDING ASSESSOR'S PARCEL NO.S 08-541-74, 75, AND 76 LOCATED AT 3130-3198 DEER RUN ROAD, CARSON CITY, NEVADA. Supervisor Smith seconded the motion. Following the request for an amendment, Supervisor Ayres amended her motion to include instructions indicating that the Development Agreement may be short-lived. Supervisor Smith continued his second. Motion was voted and carried 3-2 with Supervisors Bennett and Tatro voting Naye.

**B. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND PACIFIC COAST BUILDING PRODUCTS, DOING BUSINESS AS BASALITE BLOCK, REGARDING ASSESSOR'S PARCEL NO. 8-401-03, LOCATED AT 2601 CONESTOGA DRIVE, CARSON CITY, NEVADA (1-1068.5)** - Mr. Aldean's introduction included a description of the drainage problems found in this area. He did not know if there is a development agreement on the parcel south of the subject area. This is part of the reason for requiring the report. Supervisor Bennett pointed out the Board's ability to use reimbursement agreements as an alternative to development agreements. Supervisor Tatro then moved that the Board introduce on first reading Bill No. 130, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND BASALITE BLOCK, REGARDING ASSESSOR'S PARCEL NUMBER 08-401-03 LOCATED AT 2601 CONESTOGA DRIVE, CARSON CITY, NEVADA. Comments indicated the agreement may be short-lived. Supervisors Ayres and Smith seconded the motion. Clarification indicated that the agreements all contain language indicating they may be called at any time deemed feasible by the Public Works Director. Supervisor Tatro explained his negative vote on the previous agreement which was based on his feeling that the agreement completed the "block". The motion to introduce Bill 130 on first reading was voted and carried 4-1 with Supervisor Bennett voting Naye.

**H. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND CHEMTREAT, INC., REGARDING ASSESSOR'S PARCEL NO. 8-402-04, LOCATED AT 3001 CONESTOGA DRIVE, CARSON CITY, NEVADA (1-1131.5)** - Supervisor Ayres moved that the Board of Supervisors introduce on first reading Bill No. 131, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND CHEMTREAT, INC., REGARDING ASSESSOR'S PARCEL NO. 08-402-04 LOCATED AT 3001 CONESTOGA DR., CARSON CITY, NEVADA. Supervisors Tatro and Smith seconded the motion. Motion carried 4-1 with Supervisor Bennett voting Naye. Mayor Teixeira indicated a desire to consider this matter in January. Mr. Aldean indicated the report would be compiled and given to RTC with a copy to the Board.

**11. DISTRICT ATTORNEY - Deputy District Attorney Paul Lipparelli - ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE AMENDING CHAPTER 10.25 OF THE CARSON CITY MUNICIPAL CODE (SPECIAL RESPONSIBILITIES OF VEHICLE DRIVERS AND OWNERS), REPEALING ALL PORTIONS OF THE CITY ORDINANCES REQUIRING INSURANCE FOR VEHICLES WHICH ARE IN CONFLICT WITH THE STATE STATUTE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO (1-1165.5)** - Discussion indicated the proposal is revenue neutral. Supervisor Smith moved to introduce on first reading Bill No. 132, AN ORDINANCE AMENDING CHAPTER 10.25 OF THE CARSON CITY MUNICIPAL CODE (SPECIAL RESPONSIBILITIES OF VEHICLE DRIVERS AND OWNERS), REPEALING ALL PORTIONS OF THE CITY ORDINANCES REQUIRING INSURANCE FOR VEHICLES WHICH ARE IN CONFLICT WITH THE STATE STATUTE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Supervisor Tatro indicated his desire to modify the Code to allow law enforcement to cite under the Municipal Code. Discussion indicated that such citations give the City the ability to receive the fines. Mr. Lipparelli felt that citations were issued under the Municipal Code requirements, however, the Code did not conform to the Statutes. The motion to introduce on first reading Bill No. 132 was voted and carried 5-0.

**12. CITY MANAGER - John Berkich**

**A. ACTION TO APPROVE EQUIPMENT ACQUISITION AND ENGINEERING PLAN FOR THE CARSON ACCESS TELEVISION FOUNDATION (1-1201.5)** - CATF Executive Director Trish Sammon distributed and reviewed a revised plan. (A copy was given to the Board and Clerk.) Discussion indicated the desire to install a new system in the Sierra Room within six months including the School District's interest in participating and having its meetings aired from the Sierra Room. Mayor Teixeira suggested a centralized screen for the audience presentations. Both Mr. Berkich and Ms. Sammon agreed. Ms. Sammon also explained the JOIN members working for her Agency. Mayor Teixeira also suggested better programming/timing occur. Ms. Sammon indicated a portion of this problem is related to staff turnover and hoped it will be addressed. Other comments were solicited but none given. Supervisor Ayres moved that the Board of Supervisors approve Carson Access Television Foundation proposed equipment/engineering plan which comes to a total of \$49,080. Supervisor Bennett seconded the motion. Following a request for a modification, Supervisor Ayres amended her motion to include funding source of TCI Donations. Supervisor Bennett concurred. Motion carried 5-0. Ms. Sammon indicated she has a video she would like for the Board to view at a future date. Supervisor Bennett commended Ms. Sammon on her presentation.

**E. PRESENTATION ON "THE EMPOWERED VOLUNTEER", A NEW TRAINING PROGRAM DEVELOPED BY THE CHAMBER OF COMMERCE (1-1356.5)** - Mr. Berkich briefly explained the program, its need, and community support. He then introduced Chamber of Commerce Executive Vice President Larry Osborne and Western Nevada Community College Development Director Helaine Jessie. Mr. Osborne explained the Chamber's role in the program. Ms. Jessie distributed a packet of information to the Board. (A copy was not given to the Clerk.) Ms. Jessie explained how the program had been developed and its purpose as being to help the volunteers learn to participate more effectively in local government through education on the political process. She reviewed the topics proposed for the program and its speakers. Mayor Teixeira felt that the participants should not be charged for attending. Mr. Osborne emphasized that the program is sponsored by the Chamber of Commerce. The City could sponsor its volunteers. Mayor Teixeira supported this approach. Mr. Osborne indicated that the program is not limited to just current committee/board members. The \$90 fee will cover the materials, refreshments, and tuition costs. It is a "break-even" cost. Supervisor Smith pointed out that it is not limited just to individuals currently involved with the committee/commission and expressed the hope that it would attract others who may apply for a position in the future. Mr. Osborne indicated that it may be possible to tape the program. The program may become ongoing and two or three times a year. Ms. Jessie noted that if the individual makes the personal investment more is obtained from the program. Supervisor Ayres cautioned that the individuals may decide against being involved due to the commitment required. Mayor Teixeira thanked them for the presentation and expressed his feeling that it was another good idea. No formal action was taken or required on this item.

**C. ACTION TO APPROVE THE INTERLOCAL AGREEMENT FORMING THE WESTERN NEVADA HOME CONSORTIUM (1-1552.5)** - Following Mr. Berkich's introduction, Western Nevada Development District Executive Director Marylou Bentley explained the purpose of the consortium, its membership, and support. She explained the change on Page 4 to Section 6.1, Line 6, to read "and caused by any act or omission 'by CARSON CITY,'" and the removal of "/content" from the signature page for the District Attorneys. Comments were requested but none made. Supervisor Ayres moved that the Board of Supervisors approve the interlocal agreement with Western Nevada Home Consortium. Supervisor Smith seconded the motion. Following a request for an amendment, Supervisor Ayres amended her motion to incorporate the changes as noted. Supervisor Smith continued his second. Motion was voted and carried 5-0.

**D. ACTION TO APPROVE THE AGREEMENT WITH WESTERN NEVADA DEVELOPMENT DISTRICT (WNDD) TO PROVIDE TECHNICAL OR PROFESSIONAL SERVICES RELATED TO THE FORMATION OF THE WESTERN NEVADA HOME CONSORTIUM (1-1666.5)** - Mr. Berkich's introduction explained the services which WNDD would provide, that HUD is the funding source, and that Carson City would be responsible for paying WNDD for its services from these funds in accordance with the agreement.

Supervisor Smith reiterated Mr. Berkich's comments by explaining that the service would be paid by HUD by a pass-through and not from Carson City funds. Supervisor Smith then moved that the Board of Supervisors approve the agreement with Western Nevada Development District to provide technical or professional services related to the formation of the Western Nevada Home Consortium, fiscal impact is \$23,685, funding source is State Housing Fund. Supervisor Ayres seconded the motion. Motion carried 5-0.

**B. ACTION TO ADOPT A RESOLUTION DECLARING CARSON CITY'S INTENT TO SELL AN APPROXIMATELY 1.13 ACRE PARCEL OF PROPERTY KNOWN AS 2621 NORTHGATE LANE AT PUBLIC AUCTION PURSUANT TO NRS 244.283 (1-1702.5)** - Deputy District Attorney Lipparelli reviewed the resolution which will implement a new program for the City's disposal of real estate by auction. Discussion indicated this process had not been used by any of the surrounding entities. Reasons for requiring the \$100,000 cashier's check for a deposit were discussed at length. Board direction on the date of the auction was requested. Reasons for the clause requiring a written bid be submitted before being allowed to make an oral bid were explained. Mayor Teixeira recommended a specific date, perhaps a Saturday, be established for a tour of the facilities and that appropriate staff be available to respond to questions. The asbestos insulation had been removed. Bidders should also be made aware of the ADA requirements. Mr. Berkich indicated this process would be followed. Supervisor Tatro urged that it be handled as one group walk-through. This would have all of the bidders receive the same information. Mr. Berkich indicated that the auctioneer should be an expert in such real estate procedures. This firm/individual would be involved during the process and the agreement contracting for this service may be considered at the next meeting. If the property does not sell at the auction, it will be listed with a broker. Mayor Teixeira also suggested that the lease terms be for a "net lease" at a specified rate with any proposed escalation clause or COLA for a specified size. Mr. Berkich felt that the City may lease approximately 7 to 7500 square feet. As this is approximately half of the building, Mayor Teixeira felt that it would help market the building. Mr. Berkich indicated that there are four potentially interested parties at this time. There is no guarantee that they will participate. The appraiser had indicated the market value is \$1 million. Advantages of having the auctioneer involved in the beginning of the process were noted. Mayor Teixeira felt certain that the building could be marketed. Supervisor Bennett expressed concern that the process may be too narrow and only a select few could bid. Supervisor Tatro expressed a desire to have the auction date, the tour date and language regarding the tour completed in the resolution before adoption. Discussion indicated the resolution would be brought back in two weeks. No formal action was taken.

**BREAK:** An eight minute recess was declared at 3:02 p.m. When the meeting was reconvened, the entire Board was present constituting a quorum.

**13. PERSONNEL MANAGER - Judie Fisher - ACTION ON APPOINTMENT TO THE CARSON CITY REGIONAL PLANNING COMMISSION (1-2078.5)** - The Board interviewed the following candidates: Pete Bachstadt, (1-2260.5) Maxine Nietz, (1-2595.5) Alexander Carter, (1-2753.5) Charlie Malone, (1-2955.5) Sue Newberry, and (1-3145.5) Ernest Inwood. The same questions were asked of each individual. Robert Miller failed to appear and was not interviewed. Richard Wipfli submitted a letter and did not appear. Discussion noted the quality of the candidates and the Board's desire to make the appointment at this time rather than later in the meeting. Each Board Member then listed his/her top candidate and gave reasons for this selection. This process did not establish the necessary three votes for any candidate. Mr. Wipfli was the only candidate who received two votes from this nominating process. (2-0001.5) The process was to be repeated with each Member listing his/her top two candidates, however, Supervisor Smith indicated a willingness to support Mr. Wipfli and in conjunction with Supervisor Tatro explained his reasons for this selection. Mayor Teixeira indicated this was the necessary three votes and requested a motion appointing Mr. Wipfli. Supervisor Smith moved that the Board of Supervisors appoint Richard Wipfli to fill the vacancy for a four year term on the Regional Planning Commission. Supervisor Ayres seconded the motion. Motion was voted and carried 5-0.

#### **14. BOARD OF SUPERVISORS**

##### **A. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE**

**MATTERS - REPORTS (2-0025.5)** - Mayor Teixeira indicated there would be special meeting on June 26th at noon to set the tax rate. Supervisor Bennett indicated she had a conflict with TRPA. Supervisors Smith and Tatro indicated they would attend. (2-0058.5) Supervisor Smith and (2-0102.5) Mayor Teixeira - None. (2-0066.5) Supervisor Ayres indicated the Follies had taken in approximately \$4200. RSVP had marketed half of money generated. The Home Bound Meals program no longer has a waiting list. There is now a contingency fund containing \$15,000 due to RSVP efforts. There will be a fashion show in August for both Meals-on-Wheels and the RSVP Home Companion Programs. There had been several meetings on the V&T Railroad. Grants are being presented. Supervisor Tatro distributed copies of the Discover Carson City which had been published by the The Nevada Appeal. The publication will be available to tourists and found in the local motel/hotels. Another advertising pamphlet was distributed which contained a map and coupons for Carson City businesses. Supervisor Bennett explained that the "Lake Lapper" is running at Lake Tahoe two times a day. She expressed the desire to begin developing a transportation link from Carson City to Spooner Summit. She had participated in the submittal of a CDBG grant application for the Carson Health Clinic. She felt this had been a positive presentation which would be fruitful.

**B. STATUS REPORT ON THE PROPOSED SKATE BOARD PARK IN MILLS PARK (2-0048.5)** - Mr. Berkich indicated that contributions were being made by local contractors. Mayor Teixeira and Supervisor Ayres felt that the project is close to being doable. Mr. Berkich agreed to advise Supervisor Ayres on the type of donations needed.

**BREAK:** There being no other matters for consideration until 6 p.m., Mayor Teixeira recessed the meeting at 4:20 p.m. Mayor Teixeira reconvened the meeting at 6 p.m. The entire Board was present constituting a quorum. Regional Planning Commissioners present were: Chairperson Alan Rogers, Vice Chairperson Vern Horton, Allan Christianson, William Mally, Maxine Nietz, and Archie Pozzi. A quorum of the Commission was present although Commissioner Uhart did not arrive until 6:16 p.m. Staff members present included: City Manager Berkich, Treasurer Kramer, Community Development Director Sullivan, Public Works Director Aldean, Utility Director Timian-Palmer, Deputy District Attorney Lipparelli, Principal Planner Joiner, Senior Planner Guzman, and Recording Secretary McLaughlin. Consultant Randy Walter was also present.

**14. JOINT MEETING WITH THE CARSON CITY REGIONAL PLANNING COMMISSION** - Chairperson Rogers convened the Planning Commission. Roll call was taken. A quorum was present although Commissioner Uhart was absent.

**B. ACTION REGARDING ADOPTION OF A MASTER PLAN LAND USE ELEMENT - THE LAND USE ELEMENT OF THE MASTER PLAN INCLUDES BOTH TEXT AND MAP INDICATING LAND USE DESIGNATIONS (2-0135.5)** - Chairperson Rogers explained the purpose of this session and history of the Master Plan. He felt that the community, Builders, and Commission had been dedicated to the project and accomplished a successful plan. He indicated that there had been thousands of manhours dedicated to the plan. Mayor Teixeira then noted the desire to present Certificates of Commendation to the individuals who had worked on the plan.

**A. PRESENTATION OF CITIZEN APPRECIATION CERTIFICATES TO THE LAND USE ELEMENT TECHNICAL ADVISORY COMMITTEE (2-0168.5)** - Certificates were given to Carson School District Superintendent Robert Scott, Carson High School Principal Glen Adair, Public Works Director Jay Aldean, Deputy Public Works Director Tim Homann, RTC Engineer Harvey Brotzman, Utilities Director Dorothy Timian-Palmer, Deputy Utilities Director Jay Ahrens, Parks and Recreation Director Steve Kastens, Parks and Recreation Commission Chairperson Jay Meierdierck, Dwight Millard, State Lands Division Administrator Pam Wilcox, Carson River Advisory Committee Members Bill Piccolo and Neal Goudswaard, Abby Johnson, Carson City Chamber of Commerce Representative Shelly Aldean, WNCC Representative Jerry Barbie, Collie Hutter, Steve Tackes, Washoe County Planning Representative Catherine McCarthy, Undersheriff Barney Diehl, Fire Marshall Steve Mihelic, BLM Representative Dave Loomis, U.S. Forest Service Representative Bill Van Bruggan, Mark Amodei, NDOT Representative Susan Martinovich, Fran Hull, and George Szabo.

**B. ACTION REGARDING ADOPTION OF A MASTER PLAN LAND USE ELEMENT - THE LAND USE ELEMENT OF THE MASTER PLAN INCLUDES BOTH TEXT AND MAP INDICATING LAND USE DESIGNATIONS - CONTINUED (2-0248.5)** - Chairperson Rogers read his letter into the record. (A copy is included in the file. Commissioner Uhart arrived during his reading. At this point the entire Commission was present, constituting a quorum.) Mayor Teixeira noted that the Master Plan is not cast in stone. It is a guideline and considers new innovative methods not contained in the present Master Plan. Chairperson Rogers agreed that the service boundary line is a controversial issue. Its purpose and the reasons for the concept were explained. Another concept was the urban, suburban and rural area thresholds. The special service areas and districts allow innovative projects to be developed and includes a definition of quality of life. The Plan includes support for the parks and open spaces. Supervisor Bennett commended the Commission on its quality of life definition and the document in total. Mayor Teixeira acknowledged that the Board could approve the Plan this evening and the effort undertaken to develop it. He also indicated that the Board may wish to continue the request in order to digest it fully. Supervisor Tatro concurred with his suggestion that action be delayed. He had requested a list of implementation measures required by the Plan. This list is seven pages long. He wished to analyze it before making a decision. Mayor Teixeira explained his reasons for recommending the Board accept the Plan and delay formal action for two weeks. He also wished to solicit additional testimony as the Commission had done. This would not delay formal action beyond 30 days. He emphasized that the delay was not casting dispersion against the Commission, its efforts, and the quality of the document. Chairperson Rogers noted that the document contains a process for amendment, however, the community would be living with it for at least ten years. He felt it was prudent judgment to delay adoption if it is not understood or supported fully. Appeals will be considered by the Board. Without a clear understanding and support these appeals will be difficult to resolve. The delay could also provide the Commission with direction during its meetings. Chairperson Rogers then read the definition of quality of life into the record as contained on Page I-2.

Public comments were solicited. (2-0590.5) Jo Ann Malone from the Builders Association commended the Board/Commission on the time, dedication, and public involvement involved with the Plan. She expressed concerns about the service boundary areas and a desire to work with staff on these concerns. Mayor Teixeira reiterated the intent to continue the request for adoption. He requested she submit her concerns in writing to which Ms. Malone agreed. Chairperson Rogers felt that the issue was not the line but rather the adjustment process. This process will be analyzed when the first few cases are submitted. If the process needs additional adjustment, it will be addressed at that time. Case scenarios have been "walked through" the process and support the feeling that the process will work. He and Mr. Sullivan have committed to "hand walking" the first couple of projects through the process to be sure that the process is established correctly. Mayor Teixeira felt that the delay would allow the Board time to discuss these issues with the Commission and staff.

(2-0678.5) Additional comments were solicited. Dwight Millard indicated it was a good document and that there had been a good communication process between the Builders and staff. He agreed that the service boundary and its adjustment process were a concern. Commitments had been made by the staff and the Planning Commission to be flexible during the first few cases. A similar commitment was requested from the Board. He felt that the quality of life definition would allow the community to select the environment which the individual wished to enjoy. This may mean that the service level will not be the same for the other areas. He suggested that the Assessor analyze whether this means that there should be different tax levels. He felt that people who chose rural lifestyles should not later demand full services from the City. Mayor Teixeira agreed that it does not take these individuals long to decide to push the Board for full services. Mr. Millard felt that the service levels are clearly defined and that realtors may be forced to disclose the service levels to buyers. The higher service levels are expensive to maintain. The Special Plan Areas (SPA) and Special Plan Districts (SPD) are a new innovative visioning concept under which the Empire Ranch would have fit. Acceptance of the Empire Ranch by the buyers was noted to support the concept. He agreed to submit his concerns in writing.

Chairperson Rogers noted that the Master Plan would not modify any existing ordinances. It is a guideline which may require evaluation of the current ordinances and possible modifications. These changes would be made through the normal public forum. The Plan will, hopefully, address the past mistakes and improve the process.

The development community had been very active and helpful throughout the process. Rural areas will not be "substandard development". The development community supported establishing standards which will allow for better improvements to these outside areas for future growth.

(1-0819.5) Additional comments were solicited. George Szabo, as a planning consultant and the representative for three of the SPAs, supported the Plan. He indicated that he had been actively involved throughout the process and that it had been pleasurable to work with staff and the Commission on the document. He urged the Board to adopt it after it is studied. He felt that every area of the City had been carefully analyzed with the goals established originally. This had established innovative criteria which would be evaluated as the City grows in the future. This will provide an understanding of the future requirements for the staff, Commission, and property owners. He also noted that the Carson River Advisory Committee's Master Plan element and the Parks and Recreation criteria were included in the Master Plan. He then compared the Plan with other communities. Some are rather lax while others are very stringent. The proposed Plan is a mixture of rules and policies while providing some flexibility in the interpretation of how it would work. It is a vast improvement over the previous Master Plan and a workable document which is not dogmatic.

Mayor Teixeira explained a previous commitment, the intent to return at 7:15 p.m., reiterated his desire to accept the Plan, passed the gavel to Mayor Pro-Tem Smith and left the meeting--6:52 p.m. (A quorum was still present.)

Additional public comments were solicited. (2-0902.5) Chuck Malone recommended that the Board encourage the Commission to amend the Master Plan to reflect sustainable development in Carson City and integrate economic development which reflected sustained resources so that future generations will benefit from them. He indicated that he was a newcomer to the process and that his comments should have been stated a year or so earlier. Supervisor Bennett urged him to put his comments in writing including an explanation of the natural resources and reasons for his request.

(2-0965.5) Additional comments were solicited but none given.

Supervisor Bennett then explained her involvement with the Carson River Element of the Master Plan and acknowledged the dedication and efforts undertaken by the Commission to complete its element.

(2-0991.5) Al Kramer suggested a copy of the Master Plan be made available at the public library. (Commissioner Christianson left the meeting at 6:58 p.m. A quorum of the Commission was still present.)

Mr. Sullivan thanked Ms. Timian-Palmer, Messrs. Aldean and Kastens, Consultant Walter, BLM Representative David Loomis, his staff, the Planning Commission, the Builders Association, Commissioner Nietz, Chairperson Rogers for their work, dedication, and efforts throughout the lengthy process. Examples of each individual's involvement were noted. Mayor Pro-Tem Smith acknowledged the hundreds of hours of work dedicated to the process and the difference between the present response and that given to Douglas County's Master Plan when presented for adoption. He, too, commended all on their efforts.

Mr. Guzman explained his reasons for supporting the new Master Plan as it would tie the environmental limitations and natural resources into the growth process. He also indicated that Mr. Walter had volunteered to conduct a workshop free of charge for the Board of Supervisors to explain the document and the steps analyzed in its development.

Supervisor Bennett encouraged staff and the consultant to include in the document: Section III-2 - a reference to transit for pedestrian mobility other than via a roadway such as a bike path and public transit to enhance the quality of life; Strengthen the recommendations for noise abatement within the community; and, An assessment of the aggregate resources. Reasons for her recommendations were noted. Mayor Pro-Tem Smith recommended that the document be accepted in concept and that her recommendations be implemented at the Board level with the Commission's input rather than return the document back to the Commission for an amendment. Supervisor Ayres moved that the Board of Supervisors accept the Master Plan Land Use as presented to the Board this

evening in concept but that the Board withhold formal adoption until such time as all parties have had an opportunity to advise the Board in writing as to their concerns or any changes they would like to recommend be considered and that the timeframe not exceed 30 days. Discussion indicated this time frame should be adequate. Supervisor Bennett seconded the motion and also questioned whether 30 days would be adequate to circulate the document. Supervisor Tatro felt that the document did not have to be circulated. The Board needed to talk to the Commission and the Committee and learn the implementation procedures mandated by the document. He questioned whether the Board would "be there" when the implementation procedures are brought forward. The Board should have a clear understanding of the document and these procedures. He was willing to accept any written comments. Supervisor Ayres felt that if the 30 days is not adequate, it could be extended. Mayor Pro-Tem Smith pointed out that it is a dynamic document which could be modified as time goes forward. There should not be a lot of modifications waiting for approval before coming forward. Commissioner Uhart supported his comments and expressed a desire to have a joint meeting agendized in 30 days when the Board reconsiders the Plan. Supervisor Tatro indicated his objection to the motion. Supervisor Ayres withdrew her motion and Supervisor Bennett withdrew her second. **Supervisor Tatro then moved that the Board of Supervisors commend the Planning Commission for the work performed in preparation of the Master Plan Land Use Element, both text and map, and that the Board accept the document and schedule a joint meeting in 30 days with the Planning Commission for adoption. Supervisor Bennett seconded the motion.** Supervisor Tatro pointed out the work which the Board would be required to complete in the next 30 days. **The motion to accept the document as indicated was voted and carried 4-0.**

Commissioner Mally then moved to adjourn the Planning Commission. Commissioner Horton seconded the motion. Motion carried 6-0. and Chairperson Rogers adjourned the Planning Commission at 7:15 p.m.

BREAK: A five minute recess was declared at 7:15 p.m. When the meeting reconvened at 7:20 p.m. then entire Board was present, including Mayor Teixeira who had the gavel, constituting a quorum.

### 3. CONSENT AGENDA

#### E. COMMUNITY DEVELOPMENT DIRECTOR

ii. **ACTION ON AB-95/96-8 - AN ABANDONMENT REQUEST FROM JOHN SERPA TO ABANDON TWO 50 FOOT WIDE BY APPROXIMATELY 1,950 FOOT LONG PORTIONS OF DEER RUN ROAD (BOTH SIDES OF THE STREET) LOCATED ON DEER RUN ROAD, APPROXIMATELY 1,031 FEET SOUTH OF U.S. HIGHWAY 50 EAST, ADJACENT TO APN'S 8-531-21, 22, 23, 30, 31, 32, 33, 8-541-36, 37, 52, 53, 57, 58, AND 59 - CONTINUED (2-1281.5)** - Mayor Teixeira explained his reasons for continuing this item to the evening session. He felt that Mr. Bunkowski had originally deeded this right-of-way to the City. Mayor Teixeira requested that the record clearly indicate that the City would never need this land in the future and that precedence could be established which would stand the test of time in the future. Mr. Sullivan explained the City procedure for notification to City Departments and adjacent neighbors. The Sheriff and Fire Departments do not have any concerns regarding the abandonment. The Public Works document specifically indicated that there is no objection to the abandonment subject to two conditions, which he read. (A copy of the document is included in the file.) The same document indicated that it had been determined that a 200-foot wide right-of-way is not needed. Abandonments had been approved in other areas. The remaining portion should be adequate to meet future needs. The order of abandonment would include a provision maintaining the utility easements. The property would be returned to the tax rolls. NRS 278.480.7 requires the return of the right-of-way to the property owner without payment when the property has been dedicated to the City. A deed indicates the property had been dedicated to the City. Mr. Lipparelli explained the Board's role in this transaction is to determine if the public would be injured by the vacation. Discussion ensued indicating the lack of knowledge as to the original purpose of the right-of-way. It may have been for a highway bypass. Discussion with the Applicant's representative Ken Dorr of Capital Engineering explained a proposed terminus site for the V&T Railroad which would be on the north side of the Deer Run Bridge and west of Deer Run Road. He felt that only the last parcel on the west side of Deer Run Road could be impacted by a terminus. Supervisor Bennett felt that the V&T may need the right-of-way for the terminus for tourist use. Mr. Dorr continued to indicated that only a narrow right-of-way would be required for the V&T. Public Works Director Aldean felt that the remaining 100 foot of right-of-way

should be adequate for this purpose. It should provide a six lane road with a median. Supervisor Smith expressed his feeling that the public would not be injured by the relinquishment. Mr. Dorr felt that the road was paved approximately 75 feet from Highway 50. He felt that the City would benefit from the disposal as it would not have to maintain the remaining 50 foot "no man's land". Mr. Aldean recommended that the abandonment be subject to a "slope easement". These requirements need to be negotiated with the owner, who was willing to do so. Supervisor Tatro suggested that if the property is needed for the V&T terminus that it be reverted back to the City without charge. Reasons for his recommendation were noted. Mr. Lipparelli indicated that this condition could be added as a "reversion interest" in the deed. If this approach is utilized, he requested a delay to allow staff to develop the language. He recommended that the staff/Board determine the size of the right-of-way required for the V&T and not abandon it. Mr. Dorr indicated that the property's development was not imminent and that the request could be delayed 30 days. Mayor Teixeira recommended a continuance.

(2-1625.5) Jay Meierdierck expressed his feeling that staff had been remiss in its consideration of non-motorized transportation mechanisms in its report, specifically, the bicycle plan, pedestrian trails, Eagle Valley Trail system, the Carson River Master Plan element, as well as the Land Use Master Plan element. He questioned whether there would be adequate space in the 100 foot width for six lanes plus the bicycle trail. Mr. Sullivan indicated that there should be adequate space for six lanes plus a ten foot bike path and a six foot median. Mayor Teixeira pointed out that this would place the bike path contiguous to the vehicular traffic lanes rather than offset. He continued to support a continuation. Mr. Dorr indicated that College Parkway is an 80 foot right-of-way which is a five lane road and has 3-1/2 feet between the sidewalk and back of the curb. The present Deer Run Road construction project requires only 50 feet from "back of curb" to "back of curb". This handles three traffic lanes and wide shoulders. The remaining 50 feet should be adequate for bike paths. This is more than adequate to meet the requirements for six lanes and a bike path.

(2-1725.5) George Chapman, a member of the Parks and Recreation Commission and its Bike Committee Chairperson, urged the Board to consider transportation methods as part of the Land Use Element. Bicycles are a method of transportation. The National Transportation Policy requests all transportation agencies incorporate bicycle and pedestrian issues into the planning. He urged staff to include clear statements regarding the consideration of these issues. He suggested that the Regional Transportation Commission be "elevated to prime time" and that the membership be expanded to include bicycle and pedestrian advocates. This would allow consideration of the comments and issues in the beginning. Mayor Teixeira noted that this issue had not been agendaized and requested he remain on the topic.

Mayor Teixeira reiterated his recommendation that the item be continued. Supervisor Bennett then moved that the Board of Supervisors continue deliberation on Item AB 95/96-8. Supervisor Smith seconded the motion. Motion carried 5-0.

## **15. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan - ORDINANCES - FIRST READING**

**A. ACTION ON Z-95/96-12 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 25,220 SQUARE FEET OF LAND FROM RESIDENTIAL OFFICE (RO) TO PUBLIC (P) ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF EAST MUSSER STREET AND NORTH ROOP STREET, ASSESSOR'S PARCEL NUMBERS 4-174-01 AND 05 AND OTHER MATTERS PROPERLY RELATED THERETO (2-1779.5) -** Mr. Smith moved that the Board of Supervisors introduce Bill No. 138 on first reading, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 25,220 SQUARE FEET OF LAND FROM RESIDENTIAL OFFICE (RO) TO PUBLIC (P) ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF EAST MUSSER STREET AND NORTH ROOP STREET, ASSESSOR'S PARCEL NUMBERS 4-174-01 AND 05 AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Tatro seconded the motion. Motion carried 5-0.

**B. ACTION ON A-95/96-10 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 18.06 BY ADDING MINI STORAGE/RETAIL/OFFICE COMPLEX AS A CONDITIONAL**

**USE IN CCMC 18.06.247 WITHIN THE NEIGHBORHOOD BUSINESS DISTRICT, AND OTHER MATTERS PROPERLY RELATED THERETO (1-1866.5)** - Supervisor Tatro moved that the Board of Supervisors introduce on first reading Bill No. 134, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 18.06 BY ADDING MINI STORAGE/RETAIL/OFFICE COMPLEX AS A CONDITIONAL USE IN CCMC 18.06.247 WITHIN THE NEIGHBORHOOD BUSINESS DISTRICT, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 5-0.

**C. ACTION ON A-95/96-11 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 18.06 BY ADDING REST HOME, CONVALESCENT HOME OR NURSING HOME AS A CONDITIONAL USE IN CCMC 18.06.247 WITHIN THAT NEIGHBORHOOD BUSINESS DISTRICT, AND OTHER MATTERS PROPERLY RELATED THERETO (1-1874.5)** - Supervisor Ayres moved that the Board of Supervisors introduce on first reading Bill No. 135, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 18.06 BY ADDING REST HOME, CONVALESCENT HOME OR NURSING HOME AS A CONDITIONAL USE IN CCMC 18.06.247 WITHIN THAT NEIGHBORHOOD BUSINESS DISTRICT, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisors Smith and Tatro seconded the motion. Motion carried 5-0.

**D. ACTION ON A-95/96-5 - AN ORDINANCE AMENDING CHAPTERS 18.03 (DEFINITIONS) AND 18.06 (MULTI-FAMILY APARTMENT) OF THE CARSON CITY MUNICIPAL CODE BY ADDING SECTIONS 18.03.297 FRAIL ELDERLY DEFINITION, 18.03.328 HOME FOR THE AGED DEFINITION, 18.03.070 AMBULATORY. AMENDING 18.03.490 REST HOME, CONVALESCENT HOME, NURSING HOME, HOME FOR THE AGED DEFINITION, AND BY ADDING HOME FOR THE AGED AS A CONDITIONAL USE TO SECTION 18.06.129 AND 18.06.247 AND OTHER MATTERS PROPERLY RELATED THERETO (2-1897.5)** - Supervisor Tatro moved that the Board introduce Bill 136 on first reading, AN ORDINANCE AMENDING CHAPTERS 18.03 (DEFINITIONS) AND 18.06 (MULTI-FAMILY APARTMENT) OF THE CARSON CITY MUNICIPAL CODE BY ADDING SECTIONS 18.03.297 FRAIL ELDERLY DEFINITION, 18.03.328 HOME FOR THE AGED DEFINITION, 18.03.070 AMBULATORY. AMENDING 18.03.490 REST HOME, CONVALESCENT HOME, NURSING HOME, HOME FOR THE AGED DEFINITION, AND BY ADDING HOME FOR THE AGED AS A CONDITIONAL USE TO SECTION 18.06.129 AND 18.06.247 AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisors Ayres and Bennett seconded the motion. Discussion indicated there would not be a restriction on the distance between facilities as is required for child care facilities. The motion to introduce Bill 136 was voted and carried 5-0.

**E. ACTION ON Z-95/96-10 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 17,500 SQUARE FEET OF LAND FROM SINGLE FAMILY ONE ACRE (SF1A) TO RETAIL COMMERCIAL (RC) ON PROPERTY LOCATED AT THE EAST SIDE OF US HIGHWAY 395, APPROXIMATELY 450 FEET SOUTH OF ARROWHEAD DRIVE, ASSESSOR'S PARCEL NUMBER 8-053-10, AN OTHER MATTERS PROPERLY RELATED THERETO (2-1943.5)** - Supervisor Bennett voiced her opposition to the proposal as the property is in the vicinity of the Bypass and surrounding by property which NDOT has already acquired. She also pointed out that the Board had not considered goal nine in the new Master Plan element which would require compatibility considerations to be analyzed for all property within 500 feet of the Bypass. She also felt that this was spot zoning. She urged the Board to postpone consideration of the request. Discussion pointed out that the surrounding parcels on the north and east are zoned Retail Commercial. Mr. Guzman explained that the property is not needed for the Bypass. Supervisor Bennett indicated that the upzoning would make the parcel more valuable and cost the State more for its acquisition if it is determined it is needed in the future. Discussion indicated that the corridor had been defined for several years although some additional acquisition may be required at the "spaghetti bowl". This area is north of the property. NDOT has also informed the City that it should not make its decisions based upon any potential need for property by NDOT. Mr. Guzman also indicated that staff would have noted any areas which may be needed by NDOT in its report. Supervisor Bennett continued to iterate her position and used the new Master Plan element to support

her request to delay the proposal. Mayor Teixeira requested staff check with NDOT about the need for the property. Supervisor Tatro expressed his feeling that NDOT had been noticed as a surrounding property owner and questioned whether the Board could consider the question in its deliberations. Mayor Teixeira and Mr. Guzman indicated that a notice had not been sent to specifically to Susan Martinovich at NDOT. The applicant was not present. Mr. Sullivan did not feel that there is a timeframe restriction on this type of request. Supervisor Bennett reiterated her concern. Mayor Teixeira continued the item to allow staff time to study the Statutes.

(2-2238.5) Mr. Lipparelli explained that staff's review of the Statutes indicates there is no stipulated timeframe for the Board's review. The Planning Commission, however, has a 65 day review period. Therefore, the Board could continue the item if so desired. Supervisor Smith moved to continue action on Z-95/96-10 to the next regularly scheduled Board meeting and direct staff to provide the appropriate information from NDOT and other agencies as deemed appropriate. Supervisor Bennett seconded the motion. Motion carried 5-0.

**F. ACTION ON Z-95/96-11 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 4.3 ACRES OF LAND FROM SINGLE FAMILY 12,000 (SF12000) TO SINGLE FAMILY TWO ACRE (SF2A) ON PROPERTY LOCATED ON THE SOUTH SIDE OF WEST WINNIE LANE, APPROXIMATELY 600 FEET EAST OF ORMSBY BOULEVARD ASSESSOR'S PARCEL NUMBER 8-073-12 AND 8-073-13, AND OTHER MATTERS PROPERLY RELATED THERETO (2-2198.5)** - Supervisor Tatro moved that the Board introduce on first reading Bill No. 137, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 4.3 ACRES OF LAND FROM SINGLE FAMILY 12,000 (SF12000) TO SINGLE FAMILY TWO ACRE (SF2A) ON PROPERTY LOCATED ON THE SOUTH SIDE OF WEST WINNIE LANE, APPROXIMATELY 600 FEET EAST OF ORMSBY BOULEVARD ASSESSOR'S PARCEL NUMBER 8-073-12 AND 8-073-13, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 5-0.

BREAK: A nine minute recess was declared at 8:08 p.m. The meeting was reconvened at 8:17 p.m. The entire Board was present constituting a quorum.

## **16. CITY MANAGER - John Berkich**

**A. ACTION TO APPROVE THE FINAL REMODELING PLANS FOR THE CITY HALL FACILITY LOCATED AT 201 NORTH CARSON STREET (2-2275.5)** - Consultant John Ganthner and Project Manager Gayle Morris of Ganthner, Melby and Lee - Mr. Berkich's review of the project included a chronology of events since its acquisition. Mr. Ganthner displayed an architect's renderings of the building and explained the expansion plans including ADA and mechanical retrofitting. One of the V&T arches has been included in the entrance at an estimated cost of \$30,000. Funding for this may be provided from "art grants" or Redevelopment. Supervisor Bennett suggested the windows also include an arch design. Supervisor Smith indicated a desire to address the misconceptions rumored about the building. He stressed the need for a City Hall and that the building is not and will not become a "Taj Mahal". Northgate is not now and never has been conducive to a City Hall type of business. The bank building was purchased for \$1.2 million. It had been constructed for approximately \$3.5 million approximately 20 years ago. The Northgate building should sell for approximately \$1 million. The relocation and remodeling costs had been included in the original cost estimates and would not convert the building into a "Taj Mahal". If the walls are pushed out, the City will gain a few extra feet. This will create a need for a new facade and a blending with the surrounding areas. There are no cost overruns. At the most the new building will only cost the City \$600,000 which has been done at no increase in taxes. He then explained that the Norwest Bank building had never truly been an option. The Norwest building only became available for a trade for the Bank of America building after the Bank of America building had closed. The pros and cons of the trade were carefully analyzed and the Norwest building was rejected.

Mr. Ganthner then reviewed the budget with the use of the overhead projector. The acquisition cost had been \$1.275 million which had ultimately been reduced to \$1,225,979. The initial building modifications were estimated to be \$230,000. Expansion of the building, the facade, and the ADA requirements increased the cost to

\$486,650. The community meeting area was explained and will be ADA accessible. It will be able to be used without have to enter the main part of the building. The cost per square foot for the remodeling is approximately \$16. Mr. Berkich reviewed the budget allocation. If the remodeling plans are approved this evening, the budget is short approximately \$70,000. This could be made up in the note. He then read the Nevada Appeal article which had contained incorrect figures. News articles supporting the proposed remodeling plans were cited. The building is easily accessible and contains drive-up capabilities, underground parking, receptionist station, conference rooms, a security system, etc. It will also provide for future expansion and growth.

Mr. Ganthner then indicated that the project would go out to bid on July 1st. Bids will be opened on July 23rd. The contract should be awarded on August 1st with construction beginning August 15. The exterior should be completed by October 18. Occupancy should occur on December 9.

Mr. Berkich then explained the intent to have the brick facade on the rear side of the building be a deduct alternate. If the bid is too high, this would provide flexibility and may save \$45,000. The brick facade would not compromise the seismic requirements. Tempered glass will be requested in the bid document as well as bid alternates for impact resistant glass and bullet proof glass. The third alternate will be for a better ceiling system. Other alternates included ceramic tile in the lobby and back lighting along Carson Street. Northgate had always been estimated to generate \$1 million. The Bank building bids will be accepted before the Northgate auction occurs.

Supervisor Smith then explained that the public should analyze the pros and cons of the facts. The building was not being constructed for the Board. It will be a building for transaction of City business into the distant future. Discussion ensued on the availability of parking in the vicinity. Mr. Berkich indicated that the State plans to close Fall Street and pave the parking area during the summertime. There will be 46 parking spaces under the building. Public parking will be provided from these spaces. The drive-up feature should reduce the parking demand. Public Works and Community Development will remain at Northgate. A plan for development of the Corporate Yard should be completed later this year and will include offices for these Departments. Public comments were solicited but none given. Supervisor Ayres moved that the Board of Supervisors approve the final remodeling plans for the City Hall facility located at 201 North Carson Street. Supervisor Bennett seconded the motion. Supervisor Ayres amended her motion to include the cost of \$1,834,529. Supervisor Smith seconded the amended motion. Motion was voted and carried 5-0.

**B. ACTION ON CONTRACT NO. 9596-187 - REQUEST FOR CONTRACT APPROVAL TO AMEND CONSULTANT CONTRACT CITY HALL REMODEL - DESIGN SERVICES (2-3155.5) -** Supervisor Bennett moved that the Board of Supervisors approve Contract 9596-187, accept the Purchasing Department's recommendation to amend the existing Contract, and authorize the Mayor to execute the Amendment with Ganthner Melby Lee for a cost of \$12,200; funding source is the Capital Acquisition Fund as provided for in FY 9596. Supervisor Ayres seconded the motion. Motion carried 5-0.

**C. ACTION TO DIRECT STAFF TO DETERMINE THE FEASIBILITY OF FORMING A NON-PROFIT CORPORATION FOR THE FUTURE MANAGEMENT OF EAGLE VALLEY GOLF COURSE (2-3191.5) -** Mr. Berkich's introduction noted the Committee's workshop on the non-profit corporation which had been held yesterday. The Committee unanimously recommended the City pursue the feasibility study of the non-profit concept. Benefits of a non-profit corporation and the changes which would be implemented under the concept were listed. The Board would not be involved with the rate structure and the City employees would become employees of the non-profit corporation. If this process is selected, the RFP process will be delayed until mid-August.

Mr. Lipparelli explained Bond Counsellors Swendseid and Stern's analysis of the approach and its impact on the outstanding bonds. Mr. Swendseid had clearly indicated that the lease, sale, transference, conveyance, or encumbrance, or anything which the City does with the golf courses will trigger the bond repayment clause. The

non-profit corporation can issue debt and pay off the bonds or the City could issue a new set of bonds and service the new bonds from the non-profit operation revenue stream. For this reason time must be included in the transfer to provide for the sale of the new bonds. BLM will also have to approve the process. Without BLM's approval, a sublease or assignment will not work. Reasons the property could not be sold or a management agreement utilized were provided. He also explained that the time required to complete establishing a non-profit corporation will take more than that available before the expiration of the ARA and Golf Pro contracts. Mayor Teixeira felt that the transaction would take at least six months if everything goes smoothly. Even if it takes until March, it is a doable project. Supervisor Bennett requested Mr. Lipparelli contact Jo Ann Huffaker and discuss the potential transfer of the land to Carson City. This transaction would be similar to the Senior Citizens Center. Supervisor Smith agreed that this should be analyzed in the feasibility study. He also encouraged staff to visit the Baltimore facility as part of the feasibility study. (3-0015.5) Mayor Teixeira supported his recommendation. Supervisor Ayres cautioned that the City is not Baltimore. She expressed her concerns about the City's asset and its residents' welfare including its employees. She cautioned that non-profit organizations can and do go broke. She was very concerned about the loss of control over the operation. All of the reasons the different operations had been considered had been due to the feeling that the golf courses were going broke. She questioned what it is that the Board is attempting to fix. She felt that the problems at the courses could be fixed. The proposal would put employees out of work. The operation had been established many years ago. Supervisor Tatro voiced his disagreement based on the video shown during the workshop. The video had indicated that the Baltimore fees were less than Carson City. It had amenities which Carson City had never considered. These amenities had been funded with revenue which must be reinvested to maintain the non-profit status. He felt that the City courses would increase the volume if the rates were reduced. The proposal is comparable to the proposal to establish an Airport Authority separate from the Board of Supervisors. This program has been successful. He encouraged anyone wishing to comment on the proposal to watch the video. Supervisor Bennett explained that the proposal would have the City lease the operation to a non-profit corporation for an established period. She felt that the lease would allow the City to maintain control over the materials, expectations, etc. The lease would be reconsidered sporadically. If the corporation does not do well, the Board would have other options under the lease. Mr. Berkich briefly outlined the termination clause included in the Baltimore lease. Supervisor Tatro agreed that the employees were a valid concern. The difference between the Baltimore corporation and the Seattle corporation had been that the Seattle corporation had allowed the City employees to continue to maintain the courses. Supervisor Tatro also indicated that the City was exploring the management options and should, as part of the analysis, include a non-profit corporation.

(3-0186.5) Public comments were solicited but none given. Mayor Teixeira then explained his personal investigation of the program. He suggested that this option be explored before the RFP is considered. Supervisor Smith then explained his support for exploring the feasibility of the concept. Mayor Teixeira also pointed out that it had not been an easy process for Baltimore. When it was completed it had earned Baltimore an award and works far above the expectation level. Its courses are now rated among the top ten in the area and has the lowest rates. The best part had been that it removed golf from the bureaucracy and the political arena. Non-compensated private citizens run the operation with the sole purpose of running the best operation for the golfing public which they serve. He felt that the Board of Supervisors should not be involved in the running of a golf course. Supervisor Smith then moved that the Board of Supervisors direct staff to determine the feasibility of forming a non-profit corporation for the future management of the Eagle Valley Golf Course facility. Supervisor Tatro seconded the motion. Motion was voted by roll call with the following result: Ayres - No; Smith - Yes; Bennett - Yes; Tatro - Yes; and Mayor Teixeira - Yes. Motion carried 4-1.

There being no other matters for consideration Supervisor Ayres moved to adjourn. Mayor Teixeira seconded the motion. Motion carried unanimously and Mayor Teixeira adjourned the meeting at 9:25 p.m.

The Minutes of the June 20, 1996, Carson City Board of Supervisors meeting

ARE SO APPROVED ON \_\_\_August\_15\_\_\_, 1996.

/s/ \_\_\_\_\_  
Marv Teixeira, Mayor

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ATTEST:

/s/ \_\_\_\_\_  
Alan Glover, Clerk-Recorder