

CARSON CITY BOARD OF SUPERVISORS  
Minutes of the January 4, 1996, Meeting  
Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, January 4, 1996, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 9 a.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
	Alan Glover	Clerk-Recorder
	Rod Banister	Sheriff
	Al Kramer	Treasurer
	William Naylor	Automation Services Director
	Sally Edwards	Library Director
	Judie Fisher	Personnel Manager
	Jay Aldean	Public Works Director
	Dorothy Timian-Palmer	Utilities Director
	Traci Haakinson	Deputy Library Director
	Jan Bachman	Deputy Library Director
	John Iratcabal	Dep. Purchasing & Contr. Dir.
	John Mayes	Risk Management
	Tom Hoffert	Deputy Utility Supervisor
	Katherine McLaughlin	Recording Secretary
(B.O.S. 1/4/96 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 p.m. Rev. Louie Locke of the Four Square Church gave the Invocation. Supervisor Tatro lead the Pledge of Allegiance. Roll call was taken. The entire Board was present constituting a quorum.

**1. APPROVAL OF MINUTES** - None.

**2. SPECIAL PRESENTATION** - Personnel Manager Judie Fisher

**A. ACTION ON RETIREMENT RESOLUTION FOR PATRICIA GLICK (1-0015.5)** - Following Ms. Fisher's introduction, Supervisor Ayres moved to adopt Resolution No. 1996-R-1, A RESOLUTION COMMENDING RETIREMENT FOR PATRICIA GLICK, and read the entire Resolution into the record. Supervisor Smith seconded the motion. Motion carried 5-0. Mayor Teixeira thanked her for her dedicated service and wished her well in her future endeavors.

**B. PRESENTATION OF LONGEVITY AWARDS TO CITY EMPLOYEES (1-0065.5)** - Mayor Teixeira commended each and presented the following awards: 10 year - Michael Faisy, Janis Smerdon, Curtis Horton, Shannon McGuire, Bartley Jackson, Denman Loff, Marjorie Thew, Denise Espinoza, Dana McKelvey, and Dianna Fusano; 15 years - Dennis Howard, David Stultz, Susan Orsbern, James Asa, Harold Bowen, and Gary Fried; 20 years - Kenneth Engles and James Stahl; and 25 years - Marilyn Wright.

**CITIZEN COMMENTS (1-0150.5) - None.**

**LIQUOR BOARD (1-0155.5)** - Mayor Teixeira then recessed the Board of Supervisors and immediately reconvened the session as the Liquor and Entertainment Board. The entire Board was present including Sheriff Banister, constituting a quorum.

**3. TREASURER - Al Kramer - ACTION ON A FULL BAR LIQUOR LICENSE FOR MCWAIN ENTERPRISES, DOING BUSINESS AS CARSON DEPOT (1-0156.5)** - Ronald McWain indicated he would take over the Depot February 1 under a lease arrangement. His previous experience in the industry was noted. Member Banister noted the Sheriff's Departmental recommendation. Member Smith moved to approve a full bar liquor license for McWain Enterprises, doing business as Carson Depot; fiscal impact is \$1,000 new fee, \$500 investigation fee, and \$200 per quarter; and the funding source is the Liquor License Revenue Account. Member Ayres seconded the motion. Motion carried 6-0.

There being no other matters for consideration as the Liquor and Entertainment Board, 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.

**4. CONSENT AGENDA**

- A. PERSONNEL MANAGER**
  - i. ACTION ON NOMINATION TO HISTORIC ARCHITECTURE REVIEW COMMITTEE**
  - ii. ACTION ON REAPPOINTMENTS TO THE WILDLIFE ADVISORY BOARD**
- B. PUBLIC WORKS DIRECTOR - ACTION TO APPROVE CHANGE ORDER NO. 1 TO CONTRACT NO. 9596-95, THE STREETS DEPARTMENT ASPHALT STORAGE BUILDING PROJECT, FOR A NET INCREASE IN THE AMOUNT OF \$20,372**
- C. PURCHASING DIRECTOR**
  - i. ACTION ON CONTRACT NO. 9596-145 - CARSON CITY SHERIFF AND FIRE DEPARTMENTS' PHYSICIAN SERVICES AGREEMENT**
  - ii. ACTION ON CONTRACT NO. 9596-150 - VEHICLE PURCHASES FROM THE STATE OF NEVADA**
  - iii. ACTION ON CONTRACT NO. 9596-137 - TERTIARY FILTRATION MATERIAL TESTING**
  - iv. ACTION ON CONTRACT NO. 9596-136 - TERTIARY FILTRATION CONSTRUCTION ENGINEERING**
  - v. ACTION ON ACCEPTANCE OF HOME FISCAL YEAR 95 GRANT FUNDS FROM HUD FOR USE ON AFFORDABLE HOUSING PROJECTS IN 1996 PER CONTRACT NO. 9596-152 (1-0185.5)** - Personnel Manager Fisher pulled Item A. ii. for discussion. Supervisor Tatro moved that the Board approve the Consent Agenda as presented with the exception of the reappointments to the Wildlife Advisory Board, which had been pulled from the Consent Agenda. Supervisor Ayres seconded the motion. Motion carried 5-0.

**A. ii. (1-0207.5)** Ms. Fisher explained the Board's request to reappoint the incumbents. She did not know if Mr. Kilgore had been interviewed by the Wildlife Board. Supervisor Ayres moved that the Board reappoint Roger Heath and Robert McCulloch to the Wildlife Advisory Board, the incumbents, for a two year term. Supervisor Bennett seconded the motion. Motion carried 4-1 with Supervisor Tatro voting Naye.

**5. PUBLIC WORKS DIRECTOR - Jay Aldean - ORDINANCE - SECOND READING - ACTION ON BILL NO. 162 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND RICHARD K. LANGSON REGARDING ASSESSOR'S PARCEL NO. 8-123-07 LOCATED ON HOT SPRINGS ROAD, CARSON CITY, NEVADA (1-0229.5)** - Supervisor Tatro moved to adopt Ordinance No. 1996-1, Bill No. 162, on second reading, AN ORDINANCE APPROVING A

DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND RICHARD K. LANGSON, REGARDING ASSESSOR'S PARCEL NO. 08-123-07 LOCATED ON HOT SPRINGS ROAD, CARSON CITY, NEVADA. Supervisor Bennett seconded the motion. Motion carried 5-0.

**6. CARSON-TAHOE HOSPITAL - Administrator Steve Smith - ACTION ON APPROVAL OF A LEASE AGREEMENT FOR MEDICAL OFFICE SPACE WITH VICTOR MCDONALD AND THE WIPFLI FAMILY TRUST, LOCATED AT 1177 NORTH DIVISION STREET (1-0245.5) -** Supervisor Bennett moved that the the Board of Supervisors approve a lease agreement for medical office space with Vic McDonald and the Wipfli Family Trust, located at 1177 North Division Street. Supervisor Tatro seconded the motion. Motion carried 5-0.

**7. TREASURER - Al Kramer - A. ACTION ON APPROVAL OF RESOLUTION AUTHORIZING MEDIUM-TERM FINANCING IN AN AMOUNT OF UP TO \$1,275,000 FOR THE PURPOSE OF ACQUIRING, IMPROVING AND EQUIPPING A BUILDING PROJECT WITHIN THE CITY; DIRECTING THE OFFICERS OF THE CITY TO FORWARD MATERIALS TO THE DEPARTMENT OF TAXATION OF THE STATE OF NEVADA; PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH; AND PROVIDING THE EFFECTIVE DATE THEREOF, FOR THE PURPOSE OF POSSIBLY FINANCING THE PURCHASE AND REFURBISHING OF THE BANK OF AMERICA BUILDING TO BE USED AS A CITY HALL; AND, B. ACTION ON APPROVAL OF A RESOLUTION AUTHORIZING THE CITY FINANCE DIRECTOR TO ARRANGE FOR THE SALE OF THE CARSON CITY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM NOTES; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH, FOR THE PURPOSE OF POSSIBLY FINANCING THE PURCHASE AND REFURBISHING OF THE BANK OF AMERICA BUILDING TO BE USED AS A CITY HALL (1-0260.5) -** Mr. Kramer introduced Bond Counsellor Jennifer Stern and the Items. Mayor Teixeira opened the public hearing by soliciting comments, however, none were made. The public hearing was closed. Ms. Stern explained both resolutions, the public noticing, which had occurred ten days ago, and the requirement mandating four favorable votes for Item A's resolution to be adopted and approved. Supervisor Smith moved that the Board of Supervisors approve Resolution No. 1996-R-2, A RESOLUTION AUTHORIZING MEDIUM-TERM FINANCING IN AN AMOUNT OF UP TO \$1,275,000 FOR THE PURPOSE OF ACQUIRING, IMPROVING AND EQUIPPING A BUILDING PROJECT WITHIN THE CITY; DIRECTING THE OFFICERS OF THE CITY TO FORWARD MATERIALS TO THE DEPARTMENT OF TAXATION OF THE STATE OF NEVADA; PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH; AND PROVIDING THE EFFECTIVE DATE HEREOF. Supervisor Bennett seconded the motion. Mayor Teixeira noted that the Resolution would authorize the financing of up to \$1,275,000. It does not mean that the City will spend that amount. The City could spend less if other funding sources are used for the project and that this flexibility is provided for in the resolution. The motion to adopt Resolution No. 1996-R-2 was voted by roll call with the following result: Yes - Supervisor Smith, Ayres, Tatro, Bennett and Mayor Teixeira. No - None. Motion carried 5-0.

Supervisor Smith moved that the Board of Supervisors adopt Resolution No. 1996-R-3, A RESOLUTION AUTHORIZING THE CITY FINANCE DIRECTOR TO ARRANGE FOR THE SALE OF THE CARSON CITY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM NOTES; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH. Supervisor Ayres seconded the motion. Comments were solicited but none given. The motion to adopt Resolution No. 1996-R-3 was voted by roll call with the following result: Yes - Supervisor Bennett, Tatro, Ayres, Smith, and Mayor Teixeira. No - None. Motion carried 5-0.

**8. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan**

**A. ACTION ON AN APPLICATION AND RESOLUTION FROM JOHN DECARLO TO AMEND THE MASTER PLAN LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO OFFICE ON PROPERTY PRESENTLY ZONED MULTI-FAMILY APARTMENT (MFA), LOCATED AT 511 AND 523 LINDA KAY COURT, APN 4-341-01 AND 02; AND, B. ORDINANCE - FIRST**

**READING - ACTION ON Z-95/96-1 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 12,054 SQUARE FEET OF LAND FROM MULTI-FAMILY APARTMENT (MFA) TO GENERAL OFFICE (GO) ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF LINDA KAY COURT AND EAST FIFTH STREET, APN 4-341-01 AND 02, AND OTHER MATTERS PROPERLY RELATED THERETO (1-0330.5)** - Mr. Sullivan's introduction included an explanation of the Planning Commission's recommendation and vote. Only the Developer's representative, Mary Cioffi, had spoken at the Commission hearing. Ms. Cioffi explained the applicant's intent and discussed with the Board the surrounding uses. Discussion between the Board and staff included the type of offices which were permitted, the limited amount of parking available on the site, and the reasons for the Commission's vote. Supervisor Tatro explained his reasons for feeling the request would not be spot zoning and indicated that the master plan amendment and zone change could not be conditioned upon the intent expressed by the Developer's representative. The lot size would dictate the building's size. Supervisor Tatro moved that the Board approve the Master Plan Amendment 95/96-1, a master plan amendment request from John DeCarlo to amend the Master Plan Land Use Designation from High Density Residential to Office on property presently zoned Multi-Family Apartments located at 511 and 523 Linda Kay Court, Assessor's Parcel Numbers 4-341-01 and 02. Supervisor Smith seconded the motion. Comments were solicited but none given. Motion carried 5-0.

Supervisor Tatro moved that the Board introduce on first reading Bill No. 101, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 12,054 SQUARE FEET OF LAND FROM MULTI-FAMILY APARTMENT (MFA) TO GENERAL OFFICE (GO) ON PROPERTY LOCATED ON THE SOUTHEAST CORNERS OF LINDA KAY COURT AND EAST FIFTH STREET, APN 4-341-01 AND 4-341-02, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Smith seconded the motion. Comments were solicited but none made. Motion carried 5-0.

**C. ORDINANCE - SECOND READING - ACTION ON BILL NO. 163 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 24 ACRES FROM AGRICULTURE (A)/CONSERVATION RESERVE (CR) TO SINGLE FAMILY FIVE ACRES (SF5A) ON PROPERTY LOCATED ON THE NORTH SIDE OF THE CARSON RIVER BETWEEN THE MCTARNAHAN BRIDGE IN SOUTHEAST CARSON CITY, NEVADA, MORE SPECIFICALLY DESCRIBED AS ASSESSOR'S PARCEL NUMBERS 10-281-32 AND 34, AND OTHER MATTERS PROPERLY RELATED THERETO (1-0518.5)** - Supervisor Tatro moved to adopt Ordinance No. 1996-2, Bill No. 163 on second reading, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 24 ACRES FROM AGRICULTURE (A)/CONSERVATION RESERVE (CR) TO SINGLE FAMILY FIVE ACRE (SF5A) ON PROPERTY LOCATED ON THE NORTH SIDE OF THE CARSON RIVER BETWEEN THE MCTARNAHAN BRIDGE SITE TO A POINT APPROXIMATELY 4,000 FEET NORTH OF THE MCTARNAHAN BRIDGE IN SOUTHEAST CARSON CITY, NEVADA, MORE SPECIFICALLY DESCRIBED AS ASSESSOR'S PARCEL NUMBERS 10-281-32 AND 34, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Motion carried 5-0.

**9. CITY MANAGER - John Berkich**

**A. ACTION ON THE FIRST AMENDMENT TO THE AGREEMENT WITH ARA LEISURE SERVICES, INC. (1-0534.5)** - Discussion among the Board and staff explored the reasons for requesting an one year extension to the contract, the fiscal impact of the proposal, and the Board's concerns regarding the service level which would be provided. Mr. Berkich emphasized his intent to monitor the service level. Mr. Lipparelli explained the original contract termination clause and the legal requirements for obtaining a contractor for this year. Supervisor Tatro reminded the Board about the lack of interest from concessionaires when the contract was originally let. Mr. Berkich indicated staff and the Golf Course Advisory Committee did not feel that anyone would be interested in a one year contract. Board comments stressed the need for staff to monitor the service level on a continuous basis. Mr. Berkich suggested having the Committee discuss the service level at its monthly meeting. Mayor Teixeira directed staff to include in the letter with the contract a statement indicating the City anticipates

ARA's level of service and product delivery to be maintained at the same level as had been experienced. Mayor Teixeira explained his reluctance to approve the contract, however, felt that he must at this date. Mr. Lipparelli suggested the contract be modified to include "The concessionaire shall operate and maintain all concessions in a first class manner and shall keep the premises in a safe, clean, orderly, inviting condition at all times satisfactory to the City." This clause is in the present contract. Mayor Teixeira requested the letter include a similar statement. Mr. Lipparelli then outlined the changes which should be made to the draft agreement: Page 1 changed the name to Aramark Leisure Services; added the following to the end of the first paragraph: This amendment shall be effective as of January 3, 1996.; and on Page 2 in the third line of the first block replaced the word "incurred" with the word "used". Supervisor Tatro then moved that the Board approve the first amendment to the agreement with Aramark Leisure Services Inc.; fiscal impact is \$34,563; funding source is the Golf Fund; with the changes as indicated by Mr. Lipparelli and further that the Mayor prepare and sign a cover letter to accompany the signed amendment which discusses the level/quality of service to be provided. Supervisor Bennett seconded the motion. Motion carried 4-1 with Supervisor Smith voting Naye.

**B. ACTION ON APPROVAL OF THE COMPENSATION PLAN FOR UNCLASSIFIED EMPLOYEES (1-0915.5)** - The merit incentive program and the bonus program mirror the other contracts. Discussion included the desire to maintain a ten percent differential between the Classified and Unclassified Employees. Mayor Teixeira explained in depth his feeling that this differential would not be maintained and urged Mr. Berkich to address it. Supervisor Smith briefly explained his original objection to salary increases and his recent policy to approve increases based on a new policy to tie the merit increase to quality of service, etc. His original term "dinosaur" had been used in connection with an individual's state of mind rather than the interpretation used of being old or having tenure. Comments supported the change in policy to provide merits for service level and as a reward. Public comments were solicited but none given. Supervisor Tatro moved that the Board approve the compensation plan for unclassified employees as presented. Supervisor Ayres seconded the motion. Comments were again solicited but none made. Motion carried 5-0.

**C. ACTION ON APPROVAL OF A ONE-TIME BONUS FOR UNCLASSIFIED EMPLOYEES FOR FISCAL YEAR 94/95 (1-1228.5)** - Discussion clarified the funding source. Supervisor Smith moved that the Board of Supervisors approve a one-time bonus of \$250 per employee for all unclassified employees for the Fiscal Year 94/95, fiscal impact is \$11,750, and the funding source is the savings from the 94/95 budget. Supervisor Tatro seconded the motion. Discussion clarified this as being a one time expenditure. The motion was voted and carried 5-0. Mr. Berkich thanked the Unclassified Compensation Team for its efforts.

**10. PURCHASING DIRECTOR - Deputy Director John Iratcabal and Risk Manager John Mayes - ACTION ON CONTRACT NO. 9596-126 - INSURANCE BROKER CONSULTANT (FISCAL YEAR 95/96) AGREEMENT (1-1279.5)** - Staff had requested new bid proposals and Willis Corroon had been the low bidder. Catherine Crispel and Randi Grossman distributed a packet of information on the services to the Board and Clerk. These services were summarized. Supervisor Bennett urged them to expand their local PPO list. Discussion between the staff and Board noted the fee increase and reasons for feeling that with education the fees could be reduced in the future. Mr. Mayes stressed his feeling that it would be to the City benefit to have this education program and indicated it would be provided. Discussion also explained the City's tenure with its previous carriers and noted previous problems. Supervisor Smith moved that the Board of Supervisors accept the Purchasing Department's recommendation and authorize the Mayor to execute Contract No. 9596-126 to Proposer No. 6, Willis Corroon, 50 California Street, Suite 2200, San Francisco, California 94111, pursuant to the requirements of NRS for a monthly fee of \$3,000; funding source is the Group Medical Professional Services as provided in Fiscal Year 95/96 Budget and will need to be augmented at a future date for that fee. Supervisor Tatro seconded the motion. Following a request for an amendment, Supervisor Smith amended his motion to include effective as soon as possible. Supervisor Tatro continued his second. Motion carried 5-0.

**11. BOARD OF SUPERVISORS - NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-1648.5)** - Supervisor Smith - None. Supervisor Ayres noted the V&T

CARSON CITY BOARD OF SUPERVISORS  
Minutes of the January 4, 1996, Meeting  
Page 6

Railroad campaign literature she had earlier distributed to the Board and Clerk. The purpose of the next Tri-County Railway meeting was briefly outlined. Additional copies of the campaign literature were available at 888-9989 and its office at 318 North Carson Street. Supervisor Tatro indicated the Ormsby House had paid the outstanding room taxes and delinquent charges. Supervisor Bennett explained the scenic highway designation obtained for Highway 28. This designation and Community Development's assistance had made it possible to seek and obtain a \$55,000 FHWA grant for a corridor management study. The purpose of this study was defined. There are approximately \$500,000 in funds available for Tahoe erosion control projects. Carson City has a "good chance" to obtain a large portion of these funds for Highway 28 mitigation projects. Mr. Berkich then explained the status of the Bank of America building acquisition studies. He also indicated the Board would be meeting with the Carson-Tahoe Hospital Board of Trustees at the Supervisors' next meeting. Supervisor Smith noted Reno Gazette Journal Correspondent Monica Mendoza's promotion and wished her success in her new venture.

There being no other matters for consideration, Supervisor Ayres moved to adjourn. Mayor Teixeira seconded the motion. Motion carried unanimously. Mayor Teixeira adjourned the meeting at 2:40 p.m.

The Minutes of the January 4, 1996, Carson City Board of Supervisors meeting

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

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

ATTEST:

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