

CARSON CITY BOARD OF SUPERVISORS
Minutes of the January 18, 1996, Meeting
Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, January 18, 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
	Alan Glover	Clerk-Recorder
	Al Kramer	Treasurer
	Mary Walker	Finance Director
	Judie Fisher	Personnel Manager
	Barney Dehl	Undersheriff
	John Iratcabal	Dep. Purchasing & Contrs. Dir.
	Tim Homann	Deputy Public Works Director
	Paul Lipparelli	Deputy District Attorney
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 1/18/96 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. Bill Ballinger of the First Christian Church gave the Invocation. Undersheriff Dehl lead the Pledge of Allegiance. Roll call was taken. The entire Board was present, constituting a quorum.

1. APPROVAL OF MINUTES - December 7, 1995 (1-0021.5) - Supervisor Tatro moved to approve. Supervisor Ayres seconded the motion. Motion carried 5-0.

AGENDA MODIFICATIONS (1-0024.5) - Item 7. D. under the Community Development Director - A-95/96-3, Jack Foerschler's request to amend CCMC Title 18, Zoning Ordinance, had been pulled. (1-0707.5) Mayor Teixeira asked that Mr. Foerschler be requested to bring the matter forward due to his dislike for continuances as well as the amount of staff involvement required and cost for agendizing items. Mr. Sullivan responded by explaining staff's efforts to work with Mr. Foerschler, which had reduced the number of items. Supervisor Smith explained his personal contact with Mr. Foeschler which supported Mr. Sullivan's comments.

2. SPECIAL PRESENTATION - Personnel Manager Judie Fisher - **ACTION ON RETIREMENT RESOLUTION FOR SGT. RALPH SHAFFER (1-0032.5)** - Supervisor Ayres moved to adopt Resolution No. 1996-R-4, A RESOLUTION COMMENDING RETIREMENT FOR SGT. RALPH SHAFFER, and read the entire Resolution into the record. Supervisor Tatro seconded the motion. Motion carried 5-0. Mayor Teixeira thanked him for his service and dedication and wished him success in his future endeavors. Mr. Shaffer explained his plan to establish a computer business in Carson City.

CITIZEN COMMENTS (1-0079.5) - Deputy District Attorney Lipparelli explained the notification of the Hospital's intent to issue bonds which had been published by the Clerk. The public hearing date included in that notice indicated today's date. No formal action is to be taken at today's meeting on the proposal. Public comments

were requested on the bond issue but none made. Citizen comments on other non-agendized items were also requested but none made.

LIQUOR AND ENTERTAINMENT BOARD - Mayor Teixeira recessed the Board of Supervisors session and immediately reconvened the hearing as the Liquor and Entertainment Board. The entire Board was present including Undersheriff Dehl.

3. LIQUOR AND ENTERTAINMENT BOARD CONSENT AGENDA - TREASURER - Al Kramer

A. ACTION ON REVOCATION OF DELINQUENT LIQUOR LICENSE FOR CLASS OF 57 - Pulled as the Liquor License had been renewed.

B. ACTION ON EIGHT SPECIAL EVENT SHORT-TERM PERMITS FOR CHARLES A. MATTON, DOING BUSINESS AS TOP GUN SHOW PROMOTIONS (1-0100.5) - Discussion/comments were requested, however, none were made. Member Tatro moved that the Liquor and Entertainment Board approve the Consent Agenda as presented with the deletion of action on the Delinquent Liquor License for the Class of 57. Member Bennett seconded the motion. Motion carried 6-0.

BOARD OF SUPERVISORS (1-0108.5) - 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 Board of Supervisors session. The entire Board was present constituting a quorum.

4. CONSENT AGENDA (1-0110.5)

A. TREASURER

i. ACTION ON TREASURER REPORT FOR THE MONTH OF DECEMBER 1995

ii. ACTION ON REMOVAL OF APN 9-051-14 FROM PROPERTY TAX ROLL

B. PERSONNEL MANAGER

i. ACTION ON APPOINTMENT TO THE BOARD OF APPEALS UNIFORM

BUILDING CODE

ii. ACTION TO APPROVE THE 1996 LABOR RELATIONS RETAINER CONTRACT WITH CHARLIE COCKERILL UNTIL JUNE 30, 1996, AND TO AMEND THE 1995 LABOR RELATION RETAINER CONTRACT

C. PUBLIC WORKS DIRECTOR

i. ACTION ON ACCEPTANCE OF GRANT DEED TO INCLUDE STREET RIGHTS-OF-WAY FOR HIDDEN MEADOW DRIVE, MARSH ROAD, MEADOW LANE, KAY COURT, BUZZY'S RANCH ROAD, AND GARY'S WAY AND LAND FOR PUBLIC USE CONSISTING OF A 0.4 ACRE ENTRY-WAY PARK PARCEL, A 6.8 ACRE OPEN SPACE PARK PARCEL, A 0.3 ACRE TRAIL HEAD PARK PARCEL, A 3.0 ACRE DITCH TRAIL SYSTEM (THREE PARCELS) AS CONTAINED WITHIN THE OFFICIAL PLAT OF HIDDEN MEADOW P.U.D. ON PROPERTY SOUTH OF EAST FIFTH STREET AND EAST OF CARSON RIVER ROAD FROM ALEXANDER AND LENORE BERNHARD ON ASSESSOR PARCEL NUMBERS 10-571-01, 10-575-05, 10-572-05, 12 AND 13

ii. ACTION ON DEDICATION OF STREET RIGHT-OF-WAY ALONG THE WESTERLY SIDE OF NORTHRIDGE DRIVE, CONSISTING OF THREE PARCELS OF LAND, AS FOLLOWS: (1) A PARCEL OF APPROXIMATELY 185 SQUARE FEET ON THE SOUTH SIDE OF SPOONER DRIVE AT THE INTERSECTION OF SPOONER AND NORTHRIDGE DRIVES, (2) A PARCEL OF APPROXIMATELY 303 SQUARE FEET AT THE SOUTHWEST CORNER OF CARRIAGE CREST AND NORTHRIDGE DRIVES, AND (3) A PARCEL OF APPROXIMATELY 405 SQUARE FEET AT THE NORTHWEST CORNER OF HUNTERWOOD COURT AND NORTHRIDGE DRIVE; ON APN'S 02-581-12, 02-582-16, AND 02-582-17 FROM STANTON PARK DEVELOPMENT

iii. ACTION ON DEDICATION OF A FIFTEEN (15) FOOT WIDE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER LINES AND APPURTENANCES FROM STANTON PARK DEVELOPMENT, INC., ALONG THE FRONTAGE OF APN'S 08-361-35 AND 36

iv. ACTION ON DEDICATION OF A UTILITY ACCESS EASEMENT FOR THE MAINTENANCE OF AN EXISTING SANITARY SEWER LINE FROM GRANT AND ANN HEINER ON APN 08-053-12

D. PURCHASING DIRECTOR

i. ACTION ON CONTRACT NO. 9596-123 - BOLDRICK THEATER SPEAKER SYSTEM, AWARD

ii. ACTION ON CONTRACT NO. 9495-243 - ADA RESTROOM RETROFIT, FINAL PAYMENT

iii. ACTION ON CONTRACT NO. 9596-129 - SEWER AND WATER LINE REPLACEMENT PROGRAM DESIGN ENGINEERING, CONTRACT APPROVAL - None of the Items were pulled for discussion. Supervisor Tatro moved to approve the Consent Agenda as presented. Supervisor Ayres seconded the motion. Motion carried 5-0.

5. FINANCE AND REDEVELOPMENT DIRECTOR - Mary Walker - ACTION ON APPROVAL OF RESOLUTION TO AUGMENT AND AMEND CARSON CITY FISCAL YEAR 95-96 BUDGET (1-0118.5)

- Ms. Walker reviewed each of the augmentations. Discussion noted the use of insurance funds to acquire a vehicle for the safety inspectors and the augmentation for the elected officials' salary increases. Supervisor Smith moved that the Board of Supervisors adopt Resolution No. 1996-R-5, a RESOLUTION TO AUGMENT AND AMEND THE 1995-96 BUDGET OF THE CITY OF CARSON CITY, STATE OF NEVADA, in the amount of \$8,228,356 as contained within the Resolution. Supervisor Tatro seconded the motion. Motion carried 5-0.

6. PURCHASING DIRECTOR - Deputy Purchasing and Contracts Director John Iratcabal - ACTION ON CONTRACT NO. 9596-131 - CLERK-RECORDER PLANETARY CAMERA, AWARD (1-0332.5)

- Finance Director Mary Walker and Clerk-Recorder Alan Glover - Discussion indicated the contract could not be approved before the budget had been augmented and noted the enabling Statute which allows the Public Administrator to charge for his guardianship services. Supervisor Ayres moved that the Board of Supervisors accept the Purchasing Department's recommendation and award Contract No. 9596-131 to Bidder No. 2, High Desert Micrographics, Inc., 1350 East Greg Street, Suite 6, Sparks, Nevada 89432, as the lowest responsive and responsible bidder pursuant to the requirements of NRS Chapter 332 for a contract amount of \$14,775; funding source is Recorder Furniture and Fixtures as provided for in fiscal year 95-96. Supervisor Bennett seconded the motion. Discussion indicated the Public Administrator has the ability to not bill for services but monies collected go into the General fund. The motion to approve Contract 9596-131 as indicated was voted and carried 5-0.

7. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan and Principal Planner Rob Joiner

A. DISCUSSION REGARDING THE INTRODUCTION OF SCOTT RUEDY, THE NEW COMPLIANCE OFFICER FOR THE COMMUNITY DEVELOPMENT DEPARTMENT (1-0385.5)

- Mr. Joiner introduced Mr. Ruedy and briefly reviewed the scope of his duties. Supervisor Smith welcomed Mr. Ruedy and explained concerns which several business proprietors had expressed to him about the City's Title 20, the Sign Code. He requested an opportunity to meet with staff and establish a committee to reconsider this ordinance. His comments acknowledged the need for a compliance officer but cautioned against enforcement of unreasonable ordinances which will hurt small businesses. Supervisor Bennett requested enforcement of "curbstoning" laws be added to his list of duties. Mr. Sullivan and Mr. Berkich outlined the program utilizing the Sheriff's Office to enforce these laws. Supervisor Ayres questioned these laws as an individual had informed her that it was legal as long as only the telephone number is listed. Mr. Berkich indicated he would check into this matter. Supervisor Bennett encouraged him to enforce the Codes reasonably and equitably. Mr. Ruedy indicated that he was aware that the funding was from one-shot monies and for one year only. Chamber of Commerce Executive Vice President Larry Osborne echoed Supervisor Smith's comments and stressed a desire to participate in the ordinance review process. No formal action was required or taken on this Item.

B. ACTION ON M-93/94-16 - A TWO (2) YEAR REVIEW OF THE TEMPORARY PLACEMENT OF A MOBILE HOME AT 690 RUBY LANE (1-0625.5)

- Discussion explained the reasons

for requesting Board action extending the permit. Gary Sheerin's letter was noted. (A copy is included in the packet.) Public comments were solicited but none made. Supervisor Ayres moved that the Board of Supervisors approve the temporary placement of a mobile home at 690 Ruby Lane with a review in January 1998 on the basis that they continue with the same conditions that were in place two years ago. Supervisor Smith seconded the motion. Discussion considered extending the temporary permit for a period longer than two years. The motion was not modified. The motion to grant the temporary placement of a mobile home at 690 Ruby Lane with a review in January 1998 with the same conditions was voted and carried 4-1 with Supervisor Tatro voting Naye.

C. ORDINANCE - SECOND READING - ACTION ON 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 (1-0685.5) - Supervisor Bennett moved to adopt Ordinance No. 1996-3, Bill No. 101, on second reading, 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, AN OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Motion carried 5-0.

8. TREASURER - Al Kramer and Bond Counsellor Jennifer Stern - ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE CONCERNING MEDIUM-TERM FINANCING; SPECIFYING THE DETAILS FOR THE CARSON CITY, NEVADA, MEDIUM-TERM NOTE IN THE PRINCIPAL AMOUNT OF \$1,275,000; SPECIFYING THE INTEREST RATE ON AND OTHER TERMS AND CONDITIONS OF SUCH MEDIUM-TERM NOTE, THE METHOD OF PAYING THE NOTE AND ITS FORM; AND PROVIDING FOR ITS ADOPTION AS IF AN EMERGENCY EXISTS (1-0743.5) - The interest rate is 6.55 percent. The State Department of Taxation letter approving the proposal was given to the Clerk and attached to the Ordinance. Supervisor Tatro moved that the Board adopt on first reading an ordinance, Bill No. 102, Ordinance No. 1996-4, AN ORDINANCE CONCERNING MEDIUM-TERM FINANCING; SPECIFYING THE DETAILS FOR THE CARSON CITY, NEVADA, MEDIUM-TERM NOTE IN THE PRINCIPAL AMOUNT OF \$1,275,000; SPECIFYING THE INTEREST RATE ON AND OTHER TERMS AND CONDITIONS OF SUCH MEDIUM-TERM NOTE, THE METHOD OF PAYING THE NOTE AND ITS FORM; AND PROVIDING FOR ITS ADOPTION AS IF AN EMERGENCY EXISTS. Supervisors Bennett and Ayres seconded the motion. Motion carried 5-0. Mr. Berkich explained staff's negotiation efforts on the interest rate. Finance Director Walker also noted that the financial consultants felt the rate was very good as it is non-bank qualified.

9. DISTRICT ATTORNEY - Deputy District Attorney Paul Lipparelli - A. ACTION ON A PURCHASE AGREEMENT WITH BANK OF AMERICA TO PURCHASE THE REAL PROPERTY COMMONLY KNOWN AS BANK OF AMERICA, CAPITOL BRANCH, 201 NORTH CARSON STREET AND CERTAIN IMPROVEMENTS AND FIXTURES LOCATED THEREON; AND, B. ACTION TO EXTEND OPTION PERIOD FOR THE PURCHASE OF REAL PROPERTY COMMONLY KNOWN AS BANK OF AMERICA, CAPITOL BRANCH, 201 NORTH CARSON STREET AND CERTAIN IMPROVEMENTS AND FIXTURES LOCATED THEREON TO FEBRUARY 16, 1996, BY DEPOSITING A SECOND PAYMENT OF \$25,000 (1-0832.5) - Mr. Lipparelli reviewed the purchase agreement including the due diligence clause. Staff would attempt to complete all of the studies before the first option period expires. If they are not completed by its expiration date, the City will deliver another \$25,000 check for the second option. Discussion noted these amounts are non-refundable, however, if the purchase is consummated, they will decrease the purchase price. Mr. Berkich felt that all of the environmental issues are being analyzed. Mr. Lipparelli felt that the contract's due diligence language provided adequate coverage to allow objection to almost all of the environmental problems. Clarification indicated that if the agreement is approved, the City will have purchased the building. The 30 day option period allows additional time for the studies and paperwork to be completed. The interest rate is

only guaranteed until February 9. Deadlines for the first and second option periods were noted. The escrow closing period is the same date as the termination date for the second option period. Reasons the City may wish to withdraw from the option without purchasing the building were noted. It would cost the City \$50,000 to withdraw, which is \$25,000 for each of the two option periods. The bank's position on the purchase agreement, which conflicted with the District Attorney's opinion, was explained and based on the inclusion of the purchase agreement in the option agreement document. Mr. Lipparelli encouraged the Board to reject the purchase agreement if there are any concerns/reservations. Public comments were solicited but none made. Supervisor Ayres moved that the Board of Supervisors approve and authorize the Mayor to sign the purchase agreement with the Bank of America to purchase the real property commonly known as Bank of America, Capitol Branch, 201 North Carson Street, and certain improvements and fixtures located thereon; fiscal impact is \$1,275,000 less the \$25,000 committed for the approval of the option; funding source is the medium term financing payable from capital improvement program and sale of the Northgate facility. Supervisor Bennett seconded the motion. Motion carried 5-0.

Mr. Lipparelli noted that the City would not be required to post the second check until next week and would do so only if it is deemed necessary. The motion would allow staff to issue the check at that time. Action could not be delayed until that date as the next regularly scheduled Board meeting is after the option's expiration date. Supervisor Tatro moved that the Board extend the option period for the purchase of the real property commonly known as Bank of America, Capitol Branch, 201 North Carson Street, and certain improvements and fixtures located thereon to February 16, 1996, by depositing a second payment of \$25,000 in the event the due diligence work is not completed before the end of the first option period; fiscal impact is a potential \$25,000. Supervisor Ayres seconded the motion. Motion carried 5-0.

10. BOARD OF SUPERVISORS - NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-1091.5) - Supervisor Smith announced his election as Chairperson to the Subconservancy District and that the Regional Transportation Commission would be setting its priorities during the next three months. He requested anyone with any areas/issues which RTC should consider to contact Public Works or the Commissioners. The Commission needs to update its Streets and Highway Master Plan element as the projects listed in the 1990 element have been completed. All of the City's traffic issues have not been solved but some progress is being made. Supervisor Ayres explained the status of the V&T Railroad Commission's agreement with Mr. Gray to operate railroad. This agreement will be considered at the next special meeting. Meetings are also being held on the campaign fundraising activities. Support by railroad individuals was noted to illustrate her feeling that more of the public is beginning to support the project. She thanked the news media for its support. She then highlighted the Hospital's presentation to the Senior Citizens Center Board on a sub-acute care facility proposed for a portion of the Senior Center property including some of its amenities. The need for additional space at the Center was noted. The Center's Board had approved the sub-acute concept. A more complete report is to be provided this evening by the Hospital. Supervisor Tatro reported on the Convention and Visitors Bureau's workshop on the Pony Express Pavilion. The Bureau will continue to market the facility and attempt to improve the sound quality of the facility. Supervisor Bennett reminded the Board of the Hospital tour scheduled for 5 p.m. The Hospital is currently filled to capacity. The Hospital Board/staff will discuss its master plan with the Board including the sub-acute care facility plans. Supervisor Tatro explained a comment he had received concerning the desire to have the Hospital Board meetings televised. Supervisor Bennett agreed with his comments and noted the reluctance of some of the Hospital Board Members to relocate. She encouraged him to bring this issue up to the Board during the meeting this evening. She then reported on the status of the Highway 28 parking management study. This study will be presented to NDOT and the Forest Service before being submitted to TEAM Tahoe for a final analysis. A \$55,000 federal grant for the Highway 28 Corridor master plan had been given to TRPA. Mayor Teixeira briefly explained the Mills Park train issue. Supervisor Bennett gave a status report on the Carson River Advisory Committee's master plan element which had been presented to both the Parks and Recreation Commission and the Planning Commission. She felt that the final draft would be submitted for Board approval in late February or early March. Mayor Teixeira explained that he would be meeting with NDOT on the Bypass at 10 a.m. on Monday. He also explained a meeting he had had with Reno Mayor Griffen who is interested in obtaining "fiscal freedom from the Legislature". Discussion again reminded the Board and

public of the Hospital tour at 5 p.m. Supervisor Bennett then announced that she would be going to Washington, D.C., as the Nevada Hospital Trustees' delegate and her appointment to the Hospital Policy Board. Comments were solicited on hospital issues which she could present to Congress. Mayor Teixeira summarized the discussions held with Senator Reid on January 11th. He emphasized the City's desire to be part of the solution when the Carson and Truckee River issues are discussed. Comments also noted Senator Reid's understanding of the need for a Bypass and his interest in the program.

BREAK: There being no other matters for discussion until 5 p.m., the meeting was recess at 2:30 p.m. When the meeting reconvened at 5:03 p.m. it was in the Carson-Tahoe Hospital's Administrative Conference Room, 775 Fleischmann Way, Carson City. Board of Supervisors present were: Mayor Marv Teixeira and Supervisors Greg Smith, Tom Tatro, and Kay Bennett. A quorum was present. Roll call of the Hospital Board of Trustees was taken. Present were: Vice Chairperson Tony Marangi, and Trustees Jo Saulisberry, Kay Bennett, and Peter Livermore. A quorum was present. City staff present included: City Manager John Berkich and Recording Secretary Katherine McLaughlin. Hospital staff present included: Administrator Steve Smith, Legal Counsel Mike Pavlakis, Chief of Staff James Breedan, Director of Finance Ron Telles, Architect/Clerk of the Works/Project Coordinator Roger Sedway, Administrative Assistant Nora Sorenson, Public Relations Director Michelle Heun, Rehab Representative Maggie Taylor, Quality Program and Social Work Representative Margaret Libbey.

11. TOUR OF THE CARSON-TAHOE HOSPITAL FACILITIES (Cassette Tape 1-001 Side A) - Hospital Board of Trustees Vice Chairperson Marangi convened the Hospital Board of Trustees at 5:03 p.m. A quorum of the Trustees were present although Trustees Hawes and Panter were absent. (Both were excused absences.) A quorum of the Board of Supervisors were present although Supervisor Ayres was absent. Hospital Administrator Steve Smith introduced his staff including: Legal Counsel Mike Pavlakis, Chief of Staff James Breedan, Director of Finance Ron Telles, Architect/Clerk of the Works/Project Coordinator Roger Sedway, Administrative Assistant Nora Sorenson, Public Relations Director Michelle Heun, Rehab Representative Maggie Taylor, Quality Program and Social Work Representative Margaret Libbey. Discussion explained the purpose of the tour as being to illustrate the Hospital's expansion needs. The Hospital has 129 beds and its occupancy rate was 124 beds. The tour included the general ward, Pediatrics, Operating Room, Ob-Gyn, Intensive Care Unit, Emergency Room, Medical Imaging, and Lab. Discussion included the use of the Ob-Gyn area for other patients; proposed plant improvements; necessary Fire Code improvements; potential asbestos problems; needed storage areas; the need to update and expand the pediatrics, OR, recovery and Ob-Gyn facilities; and estimated costs for these improvements. (1-448-A) Trustee Bennett thanked Mr. Smith for the tour and the Board for coming. Discussion explained the Hospital's physician recruitment program and expanded services; financial problems encountered by hospitals in other areas and reasons for these problems; Carson-Tahoe's fiscal integrity and its managed care program; and perceived future services. No formal action was taken nor required.

BREAK: At approximately 5:50 p.m. a recess was declared so that the Boards and their staff could return to the Sierra Room. The meeting was reconvened at the Sierra Room at 6:05 p.m. The entire Board of Supervisors was present, including Supervisor Ayres, constituting a quorum. A quorum of Hospital Board of Trustees was present although Trustees Hawes and Panter were absent as indicated. City staff present were: City Manager Berkich, Deputy District Attorney Lipparelli, and Recording Secretary McLaughlin. Hospital staff present included: Administrator Smith, Chief of Staff Breedan, Legal Counsel Pavlakis, Finance Director Telles, Architect/Clerk of the Works/Project Coordinator Sedway, Administrative Assistant Sorenson, Quality Program and Social Work Representative Libbey, and Public Relations Director Heun.

12. JOINT MEETING WITH THE CARSON-TAHOE HOSPITAL BOARD OF TRUSTEES

A. ACTION ON A JOINT RESOLUTION OF SUPPORT FOR THE DEVELOPMENT OF THE "CENTER FOR EXCELLENCE" LOCATED AT WESTERN NEVADA COMMUNITY COLLEGE (1-1460.5) - Mr. Berkich introduced the request, reviewed the TQI program's history, and briefly explained its goals and objectives. Mr. Smith reviewed the Hospital's involvement with the program and its acceptance

throughout the State. Dr. Randolph briefly outlined his involvement with the program, the Board of Regents' review process, and reasons for requesting a Resolution of support for the Center. The Regents will consider the program in April. Supervisor Smith explained his tour of the Western Nevada Community College and feeling that it was a real asset to the community. Mr. Berkich outlined the college's support provided since the program's inception. Additional comments were solicited. Mayor Teixeira noted the community support for the program and the Board's original reluctance to undertake the program. Supervisor Ayres explained her support for the program and for the proposal to expand the program to all organizations. Dr. Randolph indicated the nucleus for the program was growing and it would accept any organization or agency. The cost for the college to provide the program was compared with private industry. The college program would include tele-conferencing and sponsor guest speakers. Supervisor Bennett requested Mr. Berkich provide copies of the curriculum for the Hospital Board. Supervisor Smith moved to adopt Resolution No. 1996-R-6, A JOINT RESOLUTION OF SUPPORT FOR THE DEVELOPMENT OF THE "CENTER FOR EXCELLENCE" LOCATED AT WESTERN NEVADA COMMUNITY COLLEGE. Supervisor Tatro seconded the motion. Motion carried 5-0.

Mr. Smith explained the need for the Hospital Board of Trustees to act on the Resolution. He also introduced the Trustees and his staff and explained Trustees Hawes and Panter's excused absences. Trustee Livermore moved that

the Hospital Board of Trustees adopt the Resolution of support for the development of the "Center for Excellence" located at the Western Nevada Community College. Trustee Saulisberry seconded the motion. Motion carried 4-0.

B. PRESENTATION OF CARSON-TAHOE HOSPITAL'S MASTER PLAN, GOALS AND OBJECTIVES (1-1760.5) - Mr. Smith briefly explained the Hospital's service volume, volunteer support including its Auxiliary's financial support, and its billing and collection ratio. He emphasized the fact that the Hospital is not supported by the City's ad valorem rate and had never received any support from it. The Bonds are obtained through the City but repaid from the Hospital generated revenue. The Hospital's financial support/impact on the community was also noted. Mr. Telles used the overhead projector to illustrate and explain the Hospital's historical data since 1990 concerning its patient days, the payor mix, the contractual allowance, the full time equivalent for adjusted patient day ratios, income from operations ratio, and its financial stabilization plan. (A copy of the slides is included in the packet.) Discussion included reasons for the 1994 jump in patients, the 52 new physicians recruited in 1994, the contractual write-off ratio for other areas, the Hospital's financial integrity, the employee/patient ratio and goal to obtain a 4.5 ratio, investment plans for the monies designated for financial stabilization, the Hospital's bond rating and capacity.

(1-2110.5) Mr. Sedway displayed the Hospital layout of the present site and explained the original plan to keep all of its City operations on this campus. Development plans for the site as well as expansion/acquisition goals were reviewed. The ever-increasing parking requirements had forced staff to re-analyze the need to maintain all City services at the site. The Trustees had developed a five year expansion plan which would include a sub-acute center and relocate the Life Stress Unit to another site. Mr. Smith explained the Life Stress Unit's expansion and service demands. The Hospital is currently leasing 17,000 square feet of office space at a cost of \$183,000 annually. After the Life Stress Unit is relocated, its space would be converted for this office use. This would in turn open additional office space for the newly recruited doctors. A proposal to consolidate the warehouse function with the City's was noted. Expansion projects in Douglas County and plans for expansion to Lyon County were explained. (1-2305.5) Mr. Smith and Mr. Sedway then explained the need for sub-acute and rehab facilities and the plan to locate these facilities at the Senior Citizens Center site. Discussion noted the financial benefits of the sub-acute and rehab facilities. (A schematic of the plans was given to the Clerk and Board.) Mr. Smith indicated that the \$12 million bond would be used for the Hospital remodeling/expansion project of \$8.1 million and for the sub-acute center of \$3.5 million. Mr. Sedway introduced the Senior Citizens Center Executive Director Jamie Lee and Senior Citizens Center Governing Board Member Gary Sheerin. Mr. Sedway explained the details of the original Senior Center master plan; the Hospital's sub-acute, rehab, and Life Stress Center plans; and how the Hospital's plan would support the Center's original plan and its growth. If the Bureau of Land Management abandons the adjacent facility, the Hospital felt that it could construct the first phase of the facility and open by July 1997. This phase would use a portion of the current parking lot and relocate that parking to the BLM site.

(1-2520.5) Mr. Sheerin explained the Governing Board's support for the program. He emphasized the fact that the master plan would be both the Hospital and Senior Center's and not one or the other's. This could make it a "win, win situation for both parties". The Center's history and expansion needs were outlined. This would mandate the acquisition of the BLM property which could not occur without medical and clinic services. The proposal would allow the Hospital to construct the facilities and provide these services. The similarities between the Center's original master plan and the Hospital's proposed plan were stressed to support the "win, win situation". Contacts with BLM had indicated that the Center could feasibly obtain the adjacent site. He felt that the Hospital's timetable was realistic and urged the Supervisors to support the plan.

(1-2735.5) Mr. Berkich expressed support for the project and the need for the City to begin to consider relocating the cemetery office. Supervisor Ayres felt that Question 4 funds were to have included the proposed services. The proposal would "blend beautifully" with the original project. Reasons for her support for the project were defined. Mr. Sheerin then explained the Center's expansion and daycare plans. He suggested that a sublease be developed which would allow the Hospital to commence construction. Its facility will meet the BLM conditions for the

property. Ms. Lee indicated that the "Seniors love the plan". The Center had posted a copy of the plan and had been fielding questions/comments on it. As it was easy to explain that the project would not interfere with the Center's expansion, the plan had been embraced by the Center's patrons. Discussion ensued on Question 4, its original perceptions, whether there was a sunset clause on it, the Center's original design for a second story, and its expansion plans.

(1-2992.5) Mr. Smith explained that the Hospital would be responsible for operating and maintenance of the "bottom half of the plan" and the Center or private sector would handle the "top half". The Hospital would not manage the Senior Center activities. He invited the Center to visit a site which provides assisted living facilities which the Hospital was considering. Supervisor Ayres indicated that "assisted living" is a growing need. Mr. Sheerin pointed out amenities which could be shared, i.e., the kitchen.

(1-3035.5) Mayor Teixeira commended the Hospital and local physicians on their ability to obtain the community's support. He then explained the Supervisors feeling that the Hospital should include the Detox Center as a budget line item based on the services it provides. These services reduce the impact on the Hospital's emergency room, Life Stress Unit, the indigent service requirements, etc. The Supervisors had been funding it at a \$10,000 level and are including it in the Capital Projects plan. Mr. Sheerin noted the Capital Project commitment of \$75,000. Mayor Teixeira explained that it was the on-going costs which he thought the Hospital should help fund and reasons for this proposal.

Mr. Berkich then explained a proposal to relocate the City's warehouse to the Corporate Yard and consolidating it with the Hospital and School District's. This proposal will be considered by the Supervisors at a future meeting.

Supervisor Tatro then explained a citizen's suggestion that would relocate the Hospital Board's meetings to the Sierra Room and televise them.

Mr. Smith responded to Supervisor Smith's questions regarding the projected bed needs at the facility by explaining that with managed care, the number required by the year 2000 would decrease from 124 to 96. This was the reason the proposed expansion plans would not increase the number of beds. Managed care allows the patient to recuperate at home.

(1-3255.5) Evelyn Shewan explained her enrollment at the College and support for its programs. She then explained her concerns about the Hospital's expansion plan which would place a chiller on the outside of the building and its noise level. She felt that the Planning Commission's standard of 55 decibels inside a home and 65 decibels outside a home were unacceptable. (During her comments Supervisor Ayres stepped from the room--7:25 p.m.--and returned at 7:28 p.m. A quorum was present the entire time.) She read a magazine article to support her contention that this noise level seven-days a week, 24-hours a day was unacceptable. She urged the Hospital to relocate the chiller to the south side of the building, which would be away from the residences, and install a "substantial sound barrier". The current facility is purportedly already creating a negative impact on her peaceful enjoyment of her residence. Mayor Teixeira indicated her comments were to the Hospital Board and expressed his feeling that the Hospital Board would not make "a huge investment which would create a controversy". Ms. Shewan indicated she had brought the issue up at one of the Hospital Board's meetings and had been assured that it would be "a larger, better cooler and would not emit sound". Her concern had arisen when the Planning Commission had established the amount of noise which should be allowed.

(1-3416.5) Bob Savage echoed her concerns and urged the Boards to relocate the chiller and require "a fairly substantial block wall around it" to reduce the noise level. Mayor Teixeira reiterated that these comments were directed to the Hospital Board.

Mr. Smith indicated his Board had heard the Supervisors comments. He reminded the Supervisors that the Hospital had just donated \$147,000 for the clinic and had annually donated \$10,000 to Detox, and \$30,000 to the college. He encouraged the Supervisors to remember these donations when considering the land cost when developing the agreement for the Center's lease, for the warehouse at the Corporate Yard, and when considering

CARSON CITY BOARD OF SUPERVISORS
Minutes of the January 18, 1996, Meeting
Page 10

the proposal to abandon Minnesota. Mayor Teixeira noted that these issues were "doable" and urged all the members to avoid keeping track of "who owes whom".

No formal action was taken or required on these issues.

There being no other matters for discussion, Trustee Livermore moved that the Hospital Board of Trustees adjourn. Trustee Saulisberry expressed her excitement at the proposed project, its concept, and its impact on the community. Mayor Teixeira supported her comments and indicated that the City must work together to make it happen. Trustee Saulisberry then seconded the motion to adjourn. The motion was voted and carried 4-0. Vice Chairperson Marangi adjourned the Hospital Board of Trustees.

Mayor Teixeira thanked the Boards, staff, and public for attending. Supervisor Ayres moved to adjourn. Mayor Teixeira seconded the motion. The motion carried 5-0. Mayor Teixeira adjourned the Board of Supervisors session at 7:35 p.m.

The Minutes of the January 18, 1996, Carson City Board of Supervisors meeting

ARE SO APPROVED ON ___March_7_____, 1996.

_____/s/_____
Marv Teixeira, Mayor

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder