

CARSON CITY BOARD OF SUPERVISORS
Minutes of the September 25, 1995, Meeting
Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Monday, September 25, 1995, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 12 Noon.

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
 Mary Walker Finance Director
 Jay Aldean Public Works Director
 Basil "Butch" Moreto Purchasing & Contracts Dir.
 Dorothy Timian-Palmer Utilities Director
 Paul Lipparelli Deputy District Attorney
 Katherine McLaughlin Recording Secretary
 (B.O.S. 9/25/95 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 12:05 a.m. Mr. Glover lead the Pledge of Allegiance. Roll call was taken. The entire Board was present constituting a quorum. (1-0019.5) Mayor Teixeira explained the reason for holding the meeting on Monday rather than the regularly scheduled Thursday was due to the lack of a quorum on that date.

1. APPROVAL OF MINUTES - Special July 13, 1995, Meeting and Regular July 20, 1995, Meeting - Supervisor Tatro moved to approve. Supervisor Smith seconded the motion. Motion carried 5-0.

CITIZEN COMMENTS (1-0021.5) - None.

2. CONSENT AGENDA

A. TREASURER - ACTION ON TREASURER'S REPORT FOR THE MONTH OF AUGUST 1995

B. PURCHASING DIRECTOR
i. ACTION ON CONTRACT NO. 9596-67 - 1996 JUNIOR SKI PROGRAM, TRANSPORTATION

ii. ACTION ON CONTRACT NO. 9495-226 - ARROWHEAD DRIVE RECONSTRUCTION, FINAL PAYMENT

iii. ACTION ON CONTRACT NO. 9495-103 - VOLTAIRE CANYON BOOSTER PUMP STATION, FINAL PAYMENT

iv. ACTION ON CONTRACT NO. 9394-187 - LAKEVIEW BOOSTER PUMP STATION UPGRADE, FINAL PAYMENT (1-0023.5) - None of the Items were pulled for discussion. Supervisor Tatro moved that the Board approve the Consent Agenda as presented. Supervisor Ayres seconded the motion. Motion carried 5-0.

3. CARSON-TAHOE HOSPITAL - ACTION ON APPROVAL OF A CONTRACT BETWEEN BENTLEY NEVADA, CORPORATION, AND CARSON-TAHOE HOSPITAL FOR THE PURCHASE AND OPTION TO PURCHASE PROPERTY IN THE CARSON VALLEY FOR THE CONSTRUCTION OF A MEDICAL MALL (1-0029.5) - Administrator Steve Smith - Supervisor Bennett explained that the Hospital would be acquiring the property for the assessed value as mandated in the Statutes even though the contract draft stipulates a different value. The final contract will be considered by both the Supervisors and Hospital Board. The Hospital Board's recommendation was explained. Monies committed to the option are refundable if the acquisition is not consummated. Discussion indicated the Hospital's master plan will be considered by both Boards in the near future. This plan only covers the Carson City area. Supervisor Bennett detailed the status of the Hospital's financial stabilization policy. She felt that the Board of Supervisors may consider this policy in December or January. Supervisor Ayres explained her concern about expanding with the current changes being considered by Congress. Mr. Smith did not feel that the Hospital would be privatized to meet any financial commitments. The State Legislature had approved a bonding procedure which would restrict any financial commitment(s) incurred by the Hospital to the county in which the funding is spent. Carson City would not be obligated for any out-of-the-county bonds. He felt that the Hospital should remain competitive in the current marketplace. His comments briefly noted the need for services in Douglas County which he felt would provide funding for this acquisition. Supervisor Bennett moved that the Board of Supervisors approve the contract between Bentley Nevada, Corporation, and Carson-Tahoe Hospital for the purchase and option to purchase property in Carson Valley for the construction of a medical mall, the contract is in the amount of \$10,000 earnest money which is refundable. Supervisor Smith seconded the motion. Following a request for an amendment, Supervisor Bennett modified her motion to included at the agreed upon price or the MAI appraised price, whichever is less. Supervisor Smith continued his second. Discussion noted the appraiser, Sam Ward, was not an MAI certified and reasons for feeling that the Statutes do not mandate an MAI certified appraisal. Mr. Lipparelli explained Mr. Pavlakis' comments on the appraisal requirement. Supervisor Bennett modified her motion to require an appraisal as required by Statute instead of an MAI appraisal. Supervisor Smith continued his second. The motion was voted and carried 5-0.

4. UTILITIES DIRECTOR -Dorothy Timian-Palmer - ORDINANCE - SECOND READING - ACTION ON BILL NO. 148 - AN ORDINANCE ADDING CHAPTER 12.10 OF THE CARSON CITY MUNICIPAL CODE REGARDING RECLAIMED WATER USE RATES WHICH ESTABLISHES CIVIL AND CRIMINAL PENALTIES AND OTHER MATTERS PROPERLY RELATED THERETO (1-0195.5) - Supervisor Tatro moved that the Board adopt Bill 148, Ordinance NO. 1995-50, on second reading, AN ORDINANCE ADDING CHAPTER 12.10 OF THE CARSON CITY MUNICIPAL CODE REGARDING RECLAIMED WATER USE RATES WHICH ESTABLISHES CIVIL AND CRIMINAL PENALTIES AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Motion carried 5-0.

5. FINANCE DIRECTOR - Mary Walker - ACTION ON APPROVAL OF A RESOLUTION TO AUGMENT AND AMEND THE FISCAL YEAR 95-96 SIERRA FIRE PROTECTION DISTRICT, CARSON CITY BUDGET - (1-0213.5) - Discussion explained the acquisition procedures and the Board's oversight of the Sierra Fire Protection District's funds. Western Regional Forester Bob Ashworth was present. Supervisor Tatro moved that the Board adopt Resolution No. 1995-R-68, A RESOLUTION TO AUGMENT AND AMEND THE FY 95-96 Sierra Fire Protection District, Carson City Budget, in the amount of \$240,000. Supervisor Ayres seconded the motion. Motion carried 5-0.

6. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan and Senior Planner Juan Guzman

i. ACTION ON S-94/95-1 - A FINAL MAP SUBDIVISION APPLICATION FROM STANTON PARK (MOUNTAIN PARK SUBDIVISION) TO DEVELOP 39 LOTS ON APPROXIMATELY 12.10 ACRES OF LAND ZONED SINGLE FAMILY 6,000 (SF6000), LOCATED NORTH OF MOUNTAIN PARK, EAST OF MARK TWAIN ELEMENTARY, WEST OF LOMPA LANE AND SOUTH OF COLLEGE PARKWAY, ASSESSOR'S PARCEL NUMBER 2-101-60 (PORTION) (1-0257.5) - Discussion included the Board's walkway

requirement and the need for a drainage ditch/utility easement, its access, Public Works' commitment to maintain the ditch, access to and landscaping for the triangular park from Hidden Meadows, ownership of the easement/ditch, and the street improvements. Supervisor Smith moved that the Board of Supervisors approve S-94/95-1, a final map application from Stanton Park, Inc., to develop 39 lots and one open space area on approximately 12.10 acres of land zoned Single Family 6,000, located north of Mountain Park, east of Mark Twain School, west of Lompa Lane and south of College Parkway, Assessor's Parcel Number 2-101-60, subject to the original findings and conditions of approval plus one additional condition, Number 29 - The name to be used on this subdivision is Mountain park Subdivision Phase 8; there shall be a note placed on the map explaining that this subdivision was originally approved as Northridge, S-94/95-1, and the subdivision name has subsequently been changed. Supervisor Ayres seconded the motion. Following a request for having the developer make a stipulation, Dwight Millard, representing Stanton Park, concurred with the discussion on the easement for water and utilities along the south line from Northridge to the School and that they would work with staff to dedicate the property. Supervisor Smith modified the motion to include allowance for the dedication of the open space area to occur at a later date. Supervisor Ayres continued her second. The motion was voted and carried 5-0.

ii. ACTION ON S-95/96-1 - A TENTATIVE SUBDIVISION MAP FROM IRON MOUNTAIN ACQUISITION COMPANY TO DEVELOP A 12 UNIT SUBDIVISION KNOWN AS RIVER RIDGE SUBDIVISION, ON APPROXIMATELY 7.9 ACRES OF LAND PRESENTLY ZONED SINGLE FAMILY 21,000 (SF21000), LOCATED ON THE SOUTHEAST CORNER OF PHEASANT AND LATIGO DRIVES, APN 10-351-24 (PLANNING COMMISSION APPROVED 6-1-0-0) (1-0421.5) - Mr. Guzman's introduction explained that the parcel referenced in the Eagle Highland's letter was not considered a part of this map. Eagle Valley Highlands Phase 2 Homeowners Association President Mark Davis questioned the reasoning behind the change from single family homes to apartments on five of the seven parcels. He felt that this change would negatively impact his area and its property values. Mr. Guzman explained that area he was questioning is a part of parcel map which the Board would not consider. Mr. Scott had agreed to develop single family with grandmother units on some of that parcel. When it was discovered that the zoning code would not allow this development, Mr. Scott returned to the original plan and constructed the multi-family apartments. Building permits had been approved for those four parcels. Staff was still attempting to work with Mr. Scott on the parcel north of this site and adjacent to the Eagle Valley Highlands. Staff would like for it to be developed as single family units, however, a commitment has not been given on the final design. Mr. Davis reiterated his reasons for feeling that the Board could control the development although he agreed it was not part of this parcel. Mayor Teixeira thanked him for bringing the situation to the Board's attention. The daylight line was explained. Construction would not be allowed past it. Additional comments were solicited but none given. Supervisor Tatro moved that the Board of Supervisors approve a tentative subdivision map from Iron Mountain Acquisition Company to develop a twelve unit subdivision known as River Ridge Subdivision on approximately 7.9 acres of land presently zoned Single Family 21,000 located on the southeast corner of Pheasant and Latigo Drives on Assessor's Parcel Number 10-351-24 based on the findings and subject to the conditions of approval as contained in the staff report. Supervisor Ayres seconded the motion. Motion carried 5-0.

7. BOARD OF SUPERVISORS - NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MANNERS (1-0551.5) - Mayor Teixeira announced that the Nevada Association of Counties 1998 conference would be held in Carson City in November. The 1996 meeting would be in Washoe County. The 1997 meeting would be in Elko. No other reports were made.

There being no other matters for consideration, Supervisor Ayres moved to adjourn. Mayor Teixeira seconded the motion. Motion carried 5-0. Mayor Teixeira adjourned the meeting at 12:42 p.m.

The Minutes of the September 25, 1995, Carson City Board of Supervisors meeting

ARE SO APPROVED ON _____, 1995.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the September 25, 1995, Meeting
Page 4

Marv Teixeira, Mayor

ATTEST:

Alan Glover, Clerk-Recorder