

CARSON CITY BOARD OF SUPERVISORS
Minutes of the April 6, 1995, Meeting
Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, April 6, 1995, 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
 Barney Diehl Undersheriff
 Louis Buckley Fire Chief
 Paul Lipparelli Deputy District Attorney
 Mark Forsberg Deputy District Attorney
 Katherine McLaughlin Recording Secretary
 (B.O.S. 4/6/95 Tape 1-0001)

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 AND ROLL CALL - Mayor Teixeira called the meeting to order at 12:05 p.m. Roll call was taken. The entire Board was present constituting a quorum.

1. CLOSED SESSION - ACTION TO RECESS INTO CLOSED SESSION WITH MANAGEMENT REPRESENTATIVE TO DISCUSS STATUS OF LABOR NEGOTIATIONS PURSUANT TO NRS 288.220 (1-0005) - Supervisor Bennett moved that the Board of Supervisors go into closed session with management representatives to discuss the status of labor negotiations pursuant to NRS 288.220. Supervisor Smith seconded the motion. Motion carried 5-0. Mayor Teixeira then recessed the Open Session.

Mayor Teixeira reconvened the Open Session at 1:06 p.m. The entire Board was present constituting a quorum. Staff members present included City Manager Berkich, Assessor Kit Weaver, Clerk-Recorder Alan Glover, Treasurer Al Kramer, Automation Services Director Bill Naylor, Parks and Recreation Director Steve Kastens, Public Works Director Jay Aldean, Purchasing and Contracts Director Basil "Butch" Moreto, Utilities Director Dorothy Timian-Palmer, Deputy District Attorney Paul Lipparelli, Assistant Purchasing and Contracts Director John Iratcabal, and Recording Secretary Katherine McLaughlin.

INVOCATION AND PLEDGE OF ALLEGIANCE (1-0022) - Reverend Bill McCord of the First United Methodist Church gave the Invocation. Carson High School Job Shadow Program Appointee Matt Holcomb lead the Pledge of Allegiance. Mr. Berkich then introduced Mr. Holcomb and explained the School Program.

3. LIQUOR AND ENTERTAINMENT BOARD MATTERS - TREASURER - Al Kramer - ACTION ON FULL BAR LIQUOR LICENSE FOR INVISIBLE, INC., DOING BUSINESS AS WILD SCALLION (1-0075) - Deferred.

CITIZEN COMMENTS (1-0086) - None.

2. APPROVAL OF MINUTES - March 2, 1995 (1-0089) - Supervisor Smith moved to approve. Supervisor Tatro seconded the motion. Motion carried 5-0.

4. CONSENT AGENDA (1-0105)

A. TREASURER

i. ACTION ON REINSTATEMENT OF REVOKED BUSINESS LICENSES

ii. ACTION ON REINSTATEMENT FOR THE BUSINESS LICENSE OF CONTINENTAL SERVICES, INC., WHICH WAS REVOKED FEBRUARY 17, 1994

B. CLERK-RECORDER

i. ACTION ON A RESOLUTION AUTHORIZING THE DESTRUCTION OF PUBLIC WORKS SITE FILES

ii. ACTION ON A RESOLUTION AUTHORIZING THE DESTRUCTION OF COURT CASE FILES

C. PUBLIC WORKS DIRECTOR

i. ACTION TO APPROVE CHANGE ORDER NO. 5 TO CONTRACT 9293-99 BETWEEN CARSON CITY AND SIERRA BUILDERS OF NEVADA FOR CONSTRUCTION OF THE CARSON CITY HEADQUARTERS FIRE STATION

ii. ACTION ON DEDICATION OF A DRAINAGE EASEMENT FROM K-MART CORPORATION FOR DRAINAGE CHANNEL IMPROVEMENTS ON THE WEST SIDE OF HIGHWAY 395 SOUTH OF COLLEGE PARKWAY ON APN 8-061-22

iii. ACTION ON DEDICATION OF TEMPORARY ACCESS EASEMENT FOR IRON MOUNTAIN ACQUISITION, INC., FOR A TEMPORARY TURNAROUND AT THE END OF LATIGO DRIVE EXTENSION SOUTH OF PHEASANT DRIVE ON APN 10-351-24

D. PURCHASING AGENT

i. ACTION ON CONTRACT NO. 9495-199 - COMMUNITY CENTER THEATER SPOTLIGHTS

ii. ACTION ON CONTRACT NO. 9394-179 - DEER RUN ROAD PAVING PROJECT, REBID, FINAL PAYMENT

iii. ACTION ON CONTRACT NO. 9495-170 - UTILITY BILLING DATA MAILERS

iv. ACTION ON CONTRACT NO. 9495-7 - DIGITIZED MAPPING OF CARSON CITY, AGREEMENT AMENDMENT

v. ACTION ON CONTRACT NO. 9495-212 - INTERLOCAL AGREEMENT WITH THE NEVADA DEPARTMENT OF TRANSPORTATION ON A STORM WATER MASTER PLAN

vi. ACTION ON CONTRACT NO. 9495-182 - ROAD BASE AGGREGATE

vii. ACTION ON CONTRACT NO. 9495-186 - ASPHALT CEMENT CONCRETE

viii. ACTION ON CONTRACT NO. 9495-213 - DISPOSAL OF SURPLUS TRANSITIONAL DATA LINK FOR AUTOMATION SERVICES

E. HOUSING AUTHORITY - ACTION ON REQUEST OF U.S. BANK OF NEVADA TO PARTICIPATE AS AUTHORIZED LENDING INSTITUTION FOR THE CARSON CITY AFFORDABLE HOUSING PROGRAM

- Assistant Purchasing and Contracts Director John Iratcabal requested Item C. iv. be pulled for an indepth discussion. Supervisor Ayres moved to approve the Consent Agenda as presented with the exception of Contract No. 9495-7, Digitized Mapping of Carson City, Agreement Amendment, which will be heard separately. Supervisor Bennett seconded the motion. Following a request for an amendment to the motion, Supervisor Ayres modified the motion to include Resolution No. 1995-R-32 for the Resolution authorizing the destruction of Public Works records and Resolution No. 1995-R-33 for the Resolution authorizing the destruction of Court Case Files. Supervisor Bennett continued her second. Motion was voted and carried 5-0.

C. iv. (1-0162) - Public Works Director Jay Aldean briefly explained the reasons for the contract revision. Deputy District Attorney Paul Lipparelli reviewed the amendment. A copy of the amendment to the Contract was given to the Board and Clerk. Additional comments were solicited but none made. Supervisor Bennett moved to approve Contract No. 9495-7, Digitized mapping for Carson City, Agreement Amendment. Supervisor Tatro seconded the motion. Clarification indicated the motion was approving the amendment which Mr. Iratcabal had just distributed. Motion carried 5-0.

Supervisor Bennett moved to accept the Purchasing Department's recommendation on Contract No. 9495-7 and

authorize the Mayor to sign the Amendment with Nevada Aerial Mapping, 120 West Taylor Street, in Reno for an additional cost of \$20,000, the funding will be the RTC and State of Nevada for a total cost of \$167,745. Supervisor Tatro seconded the motion. Motion carried 5-0. (Supervisor Tatro left the meeting--1:15 p.m. A quorum was still present.)

6. TREASURER - Al Kramer - ACTION ON RESOLUTION OF INTENT TO ISSUE GENERAL OBLIGATION WATER BONDS AND GENERAL OBLIGATION SEWER BONDS (1-0265) - Clarification corrected the Resolution to indicate the water bond was for \$2,150,000 and not the \$12 million indicated in the original packet. Supervisor Bennett moved to adopt Resolution No. 1995-R-35, APPROVING A RESOLUTION OF INTENT PROPOSING THE ISSUANCE OF AND AUTHORIZING THE PUBLICATION OF A NOTICE RELATING TO GENERAL OBLIGATION (LIMITED TAX) WATER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES) IN THE MAXIMUM PRINCIPAL AMOUNT OF \$2,150,000 AND GENERAL OBLIGATION (LIMITED TAX) SEWER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES) IN THE MAXIMUM PRINCIPAL AMOUNT OF \$4,350,000 FOR THE PURPOSE OF FINANCING A WATER PROJECT AND A SEWER PROJECT, RESPECTIVELY, FOR THE CITY; PROVIDING THE MANNER, FORM AND CONTENTS OF THE NOTICE THEREOF; SETTING FORTH THE INTENT OF THE CITY TO REIMBURSE OUT OF BOND PROCEEDS CERTAIN EXPENDITURES RELATED TO THE PROJECTS; AUTHORIZING THE CITY CONTROLLER OR HER DESIGNEE TO ARRANGE FOR THE SALE OF THE BONDS; RATIFYING ACTION HERETOFORE TAKEN NOT INCONSISTENT HERewith; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF. Supervisor Ayres seconded the motion. Motion carried 4-0.

5. ASSESSOR - Kit Weaver - ACTION ON PROPERTY TAX REFUND (1-0371) - Comments were solicited but none made. Supervisor Smith moved that the Board authorize the refund for overpayment of taxes in the amount of \$2,157.76; funding source is the General Fund. Supervisor Ayres seconded the motion. Motion carried 4-0.

6. HOUSING AUTHORITY - Purchasing and Contracts Director Basil "Butch" Moreto - ACTION ON A RESOLUTION APPROVING PARTICIPATION OF CARSON CITY IN THE GREATER NEVADA HOUSING CONSORTIUM AS LEAD AGENCY AND AUTHORIZING SIGNING OF INTERLOCAL AGREEMENT (1-0435) - Comments explained the purpose of the request, the funding programs provided for the projects including that provided by the applicants, and participating Counties. Supervisor Bennett supported the program and commended Mr. Moreto on his efforts. She requested his support in making a similar pitch to the Counties surrounding Lake Tahoe. Supervisor Bennett moved that the Board accept the recommendation and approve the attached Board Resolution, No. 1995-R-36, A RESOLUTION APPROVING PARTICIPATION OF CARSON CITY IN THE GREATER NEVADA HOUSING CONSORTIUM AS LEAD AGENCY AND AUTHORIZING SIGNING OF INTERLOCAL AGREEMENT. Supervisor Smith seconded the motion. Motion carried 4-0.

Supervisor Bennett moved that the Board approve Contract 9495-214, Interlocal Housing Consortium Agreement and authorize the City Manager to sign on behalf of the City and County of Carson City. Supervisor Ayres seconded the motion. Motion carried 4-0.

8. PUBLIC WORKS DIRECTOR - Jay Aldean

A. ACTION ON RECOMMENDATION TO APPROVE REDUCTION OF BUILDING PERMIT COSTS FOR THE REHABILITATION OF THE CASA DEL VISTA APARTMENT COMPLEX FOR AFFORDABLE HOUSING (1-0739) - Homestead Developer of Boise, Idaho, Representative Jim Bryant - Clarification between the Board and staff indicated the fees which would be waived were building permit and plan check fees, that the decrease would be used to offset the HUD grant requirements, the plans are to remodel an existing complex, and the location. Mr. Bryant felt that the fees which were to be reduced by 25 percent were fees which were "discretionary". Mr. Bryant delineated the remodeling required for the complex. The rents should

drop 9.3 to 9.4 percent. Mr. Moreto felt the fee waiver could be used as matching funds, however, only HUD could determine if the funds are a match. HUD would be asked. The fee waiver would be restricted to not more than \$1,000. There would be 78 units when the project is completed. All of the low income housing units in the City currently have waiting lists. The priority for the units, income requirements, the maintenance and upkeep requirements including HUD standards were explained. Current tenants could apply. Fee reductions had not been requested for a project until now. Mayor Teixeira expressed his support for the request if the reduction is used as a match for HUD grants. He then passed the gavel to Mayor Pro-Tem Smith and moved that Carson City approve the reduction of the building permit fees for the acquisition of and rehabilitation of Casa Del Vista housing complex for use as affordable housing by low to moderate income Carson City residents, that that amount not exceed \$1,000, and that that amount not to be granted if, in fact, that amount does not qualify as a matching fund. Supervisor Bennett seconded the motion. Motion was voted by roll call with the following result: Mayor Teixeira - Yes; Supervisor Ayres - Yes; Supervisor Bennett - Yes; and Mayor Pro-Tem Smith - No. Motion carried 4-1 with Supervisor Tatro absent. Mayor Pro-Tem Smith returned the gavel to Mayor Teixeira.

B. ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND THOMAS S. AND HELEN M. BEEN, REGARDING ASSESSOR'S PARCEL NO. 9-226-01 LOCATED AT 159 ARTHUR STREET, CARSON CITY, NEVADA (1-1248) - Supervisor Ayres moved to introduce Bill No. 118 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND THOMAS S. AND HELEN M. BEEN, REGARDING ASSESSOR'S PARCEL NO. 09-226-01 LOCATED AT 159 ARTHUR STREET, CARSON CITY, NEVADA. Supervisor Bennett seconded the motion. Motion carried 4-0.

9. UTILITIES DIRECTOR - Dorothy Timian-Palmer

A. ORDINANCES - FIRST READING

i. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND VICTOR L. MCDONALD AND THE WIPFLI FAMILY AGREEMENT OF FEBRUARY 17, 1993 (1-1306) - Supervisor Smith moved that the Board of Supervisors introduce on first reading Bill No. 119, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND VICTOR L. MCDONALD AND THE WIPFLI FAMILY AGREEMENT OF FEBRUARY 17, 1993, REGARDING ASSESSOR'S PARCEL NO. 004-231-002 LOCATED AT 511 EAST ROBINSON STREET, CARSON CITY, NEVADA, FOR SEWER MAIN REPLACEMENT. Following a request for an amendment, Supervisor Smith continued his motion to include fiscal impact of \$22,869.53, funding source is the 515 Replacement Account. Supervisor Ayres seconded the motion. Motion carried 4-0.

ii. ACTION ON AN ORDINANCE APPROVING A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND DGC CONSTRUCTION, INC. (1-1369) - Supervisor Ayres moved that the Board introduce on first reading Bill No. 120, AN ORDINANCE APPROVING A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND DGC CONSTRUCTION, INC., REGARDING ASSESSOR'S PARCEL NUMBERS 009-041-01, 009-041-02, AND 009-041-03 LOCATED AT 2638, 2642, AND 2656 BOYLE STREET, CARSON CITY, NEVADA, FOR WATER MAIN CONSTRUCTION, fiscal impact - none except a 15 percent administrative fee to City upon any reimbursement to applicant. Supervisor Bennett seconded the motion. Motion carried 4-0.

iii. ACTION ON AN ORDINANCE APPROVING A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND GARY AND JODI LIEBHARD (1-1402) - Supervisor Ayres moved to introduce Bill No. 121 on first reading, AN ORDINANCE APPROVING A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND GARY AND JODI LIEBHARD REGARDING ASSESSOR'S PARCEL NO. 9-151-38 LOCATED AT 509 MOSES STREET, CARSON CITY, NEVADA, FOR WATER MAIN CONSTRUCTION, fiscal impact - none except 15 percent administrative fee to the City upon any reimbursement to applicant. Supervisor Bennett seconded the motion. Motion carried 4-0.

iv. ACTION ON AN ORDINANCE APPROVING A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND HARRIE H. AND GAIL A. SNELLING (1-1424) - Supervisor Bennett thanked staff for working with the applicants. Supervisor Bennett moved that the Board of Supervisors introduce on first reading Bill No. 122, AN ORDINANCE APPROVING A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND HARRIE H. AND GAIL A. SNELLING REGARDING ASSESSOR'S PARCEL NO. 9-302-09 LOCATED AT 800 OLD CLEAR CREEK ROAD, CARSON CITY, NEVADA, FOR WATER MAIN CONSTRUCTION, funding source is not applicable, fiscal impact - none except a 15 percent administrative fee to the City upon any reimbursement to the applicant. Supervisor Ayres seconded the motion. Motion carried 4-0.

B. ORDINANCES - SECOND READING

i. ACTION ON BILL NO. 111 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND THE FIFTH AND ROOP PARTNERSHIP (1-1468) - Discussion noted the lengthy negotiations for the project at Fifth and Roop. A "CofO" has not been issued. Construction should occur within the next two weeks and notification had been given to the residents along the street. The State project would not connect to this waterline. Supervisor Smith moved that the Board adopt on second reading Ordinance No. 1995-13, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND FIFTH AND ROOP PARTNERSHIP REGARDING ASSESSOR'S PARCEL NO. 004-091-16 LOCATED AT 810 EAST FIFTH STREET, CARSON CITY, NEVADA, FOR WATER MAIN REPLACEMENT AND PARTICIPATION. Supervisor Bennett seconded the motion. Ms. Timian-Palmer expressed a feeling that the work may be done at night. The motion to adopt Ordinance No. 1995-13 as indicated was voted and carried 4-0.

ii. ACTION ON BILL NO. 115 - AN ORDINANCE AMENDING CHAPTER 12.05 OF THE CARSON CITY MUNICIPAL CODE TO PROVIDE PROCEDURES FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS PERMIT APPLICATION, DESIGN, INSPECTIONS AND FEES; TO DEFINE THE TERMS AND CONDITIONS UNDER WHICH OWNERS OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS MUST CONNECT TO THE MUNICIPAL SEWER SYSTEM; AND OTHER MATTERS PROPERLY RELATED THERETO (1-1650) - Discussion noted the modification did not include the request for refunds to any individual who had connected recently. This would be considered at a future date. Septic tanks will be allowed in areas which do not have sewer lines. New subdivisions having lots under three acres are allowed to have septic tanks. The septic permits include a statement that the permit is temporary. Supervisor Bennett expressed her concern about contaminating the aquifer. Mr. Lipparelli noted the need to expand the wastewater treatment facilities and infrastructure if all the lots within the City are connected at once and the cost to do this. If the lots outside of the service area are not allowed to be developed, the City would be faced with a "taking" suit. Ms. Timian-Palmer also explained the Code requirements for a septic tank which had not occurred in the past. Eventually all of the developed areas will be sewered and the residents will have to connect to the system. The system is being expanded to the outlying areas but it will take time to reach all of them. Supervisor Smith acknowledged Supervisor Bennett's concerns related to the mix signal. Supervisor Smith moved that the Board adopt Ordinance No. 1995-14, AN ORDINANCE AMENDING CHAPTER 12.05 OF THE CARSON CITY MUNICIPAL CODE TO PROVIDE PROCEDURES FOR INDIVIDUAL SEWAGE DISPOSAL PROCEDURES FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS PERMIT APPLICATION, DESIGN, INSPECTIONS AND FEES; TO DEFINE THE TERMS AND CONDITIONS UNDER WHICH OWNERS OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS MUST CONNECT TO THE MUNICIPAL SEWER SYSTEM; AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Motion carried 3-1-1 with Supervisor Bennett voting Naye and Supervisor Tatro absent.

iii. ACTION ON BILL NO. 116 - AN ORDINANCE AMENDING SECTION 12.03.030 (SCHEDULE OF SEWER CONNECTION AND HOOKUP CHARGES) OF THE CARSON CITY MUNICIPAL CODE TO PROVIDE FOR THE WAIVER OF SEWER CONNECTION FEES UNDER CERTAIN CONDITIONS AND OTHER MATTERS PROPERLY RELATED THERETO (1-1955) -

Supervisor Smith moved that the Board adopt on second reading Ordinance No. 1995-15, AN ORDINANCE AMENDING SECTION 12.03.030 OF THE CARSON CITY MUNICIPAL CODE REGARDING SCHEDULE OF SEWER CONNECTION AND HOOK-UP CHARGES AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 4-0.

iv. ACTION ON BILL NO. 117 - AN ORDINANCE AMENDING CHAPTERS 17.08 (DEFINITIONS), 17.09 (PARCEL MAP), 17.12 (LAND DIVISION MAP), 17.32 HILLSIDE AREAS), 17.36 (IMPROVED STANDARDS) AND 17.69 (PLANNED UNIT DEVELOPMENT) OF THE CARSON CITY MUNICIPAL CODE TO DEFINE AND PROVIDE FOR WELLHEAD AND WATERSHED PROTECTION AREAS; TO PROVIDE FOR THE PROTECTION OF THESE AREAS DURING LAND DEVELOPMENT; ADDING REQUIREMENTS TO THE APPROVAL OF A SECOND PARCEL MAP FILED FOR THE SAME PROPERTY; CHANGE THE FLOOD MAP REQUIREMENTS FROM 50 YEARS TO 100 YEARS; AND OTHER MATTERS PROPERLY RELATED THERETO (1-1985) -

Supervisor Ayres moved that the Board adopt on second reading Bill No. 117, Ordinance No. 1995-16, AN ORDINANCE AMENDING CHAPTERS 17.08, (DEFINITIONS), 17.09 (PARCEL MAP), 17.12 (LAND DIVISION MAP), 17.32 (HILLSIDE AREAS), 17.36 (IMPROVED STANDARDS), AND 17.69 (PLANNED UNIT DEVELOPMENT) OF THE CARSON CITY MUNICIPAL CODE TO DEFINE AND PROVIDE FOR WELLHEAD AND WATERSHED PROTECTION AREAS; TO PROVIDE FOR THE PROTECTION OF THESE AREAS DURING LAND DEVELOPMENT; ADDING REQUIREMENTS TO THE APPROVAL OF A SECOND PARCEL MAP FILED FOR THE SAME PROPERTY; CHANGING THE FLOOD MAP REQUIREMENTS FROM 50 YEARS TO 100 YEARS; AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Smith seconded the motion. Motion carried 4-0.

10. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan

A. ACTION ON MPA-94/95-4 - A MASTER PLAN AMENDMENT REQUEST FROM TRUSTEES OF CARSON LODGE NO. 1 F&AM TO AMEND THE MASTER PLAN LAND USE DESIGNATION ON APPROXIMATELY FOUR ACRES OF LAND FROM OPEN SPACE AND COMMERCIAL TO SUBURBAN RESIDENTIAL (1/2 TO ONE DWELLING UNIT PER ACRE) ON PROPERTY LOCATED WEST OF IMUS ROAD AND NORTH OF U.S. HIGHWAY 395 NORTH, APN'S 8-011-70 AND 8-011-77 (PLANNING COMMISSION APPROVED 5-0-0-2); AND, B. ORDINANCE - FIRST READING - ACTION ON Z-94/95-7 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE DISTRICT ON ASSESSOR'S PARCEL NO.S 8-011-70 AND 8-011-77 FROM CONSERVATION RESERVE (CR) TO SINGLE FAMILY ONE ACRE (SF1A) ON APPROXIMATELY 4.00 ACRES OF LAND, LOCATED NORTH OF U.S. HIGHWAY 395 AND WEST OF IMUS ROAD (PLANNING COMMISSION APPROVED 5-0-0-2) (1-2045) -

Masons' Representative Ken Dorr - Mayor Teixeira commended staff on the one stop shop for master plans and project reviews. Discussion noted the location, current traffic/noise problems encountered in the neighborhood, and reasons for the change to SF1A rather than development as commercial property. Mr. Sullivan explained staff's efforts to work with the State on the gravel pit which is in the vicinity. Discussion also noted a second pit in the vicinity. Both pits are permitted and operate under legal requirements. Supervisor Smith moved that the Board of Supervisors approve the Master Plan Amendment request from Trustees of the Carson Lodge No. 1 F&AM to amend the Master Plan Land Use Designation on approximately four acres of land to open space and commercial to suburban residential on property located west of Imus Road and North of U.S. Highway 395, Assessor's Parcel Numbers 8-011-70 and 8-011-77. Supervisor Ayres seconded the motion. Motion carried 4-0.

Supervisor Smith moved to introduce on first reading Bill No. 123, AN ORDINANCE EFFECTING A CHANGE OF LAND USE DISTRICT ON ASSESSOR'S PARCEL NUMBERS 8-011-70 AND 8-011-77 FROM CONSERVATION RESERVE (CR) TO SINGLE FAMILY ONE ACRE (SF1A) ON APPROXIMATELY 4.00 ACRES OF LAND, LOCATED NORTH OF U.S. HIGHWAY 395 AND WEST OF IMUS ROAD. Supervisor Bennett seconded the motion. Motion carried 4-0.

C. ORDINANCES - SECOND READING

i. ACTION ON BILL NO. 113 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE REQUEST FROM COVINGTON COMMUNITIES (PROPERTY OWNERS: D. ANDERSON TRUST) TO CHANGE THE LAND USE DESIGNATION FROM LIMITED INDUSTRIAL (LI) TO MULTI-FAMILY APARTMENT (MFA) ON APPROXIMATELY 26.5 ACRES OF LAND LOCATED ON THE EAST SIDE OF SOUTH ROOP STREET, BETWEEN LITTLE LANE AND EVALYN DRIVE, APN 9-071-75 (1-2485) - Supervisor Bennett moved that that the Board of Supervisors adopt on second reading Ordinance No. 1994-17, Bill No. 114, AN ORDINANCE EFFECTING A CHANGE OF LAND USE REQUEST FROM THE CARSON CITY REGIONAL PLANNING COMMISSION (PROPERTY OWNER: ANDERSON FAMILY ASSOCIATES) TO CHANGE THE LAND USE DESIGNATION FROM LIMITED INDUSTRIAL (LI) TO NEIGHBORHOOD BUSINESS (NB), ON APPROXIMATELY 8.8 ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF SOUTH ROOP STREET AND LITTLE LANE, APN 9-071-74. Discussion indicated this was the ordinance for the following item and Supervisor Bennett withdrew her motion. Supervisor Smith then moved that the Board of Supervisors adopt on second reading Ordinance No. 1995-17, AN ORDINANCE EFFECTING A CHANGE OF LAND USE REQUEST FROM COVINGTON COMMUNITIES (PROPERTY OWNERS: D. ANDERSON TRUST) TO CHANGE THE LAND USE DESIGNATION FROM LIMITED INDUSTRIAL (LI) TO MULTI-FAMILY APARTMENTS (MFA) ON APPROXIMATELY 26.5 ACRES OF LAND LOCATED ON THE EAST SIDE OF SOUTH ROOP STREET, BETWEEN LITTLE LANE AND EVALYN DRIVE, APN 9-071-75. Supervisor Ayres seconded the motion. Motion carried 4-0.

ii. ACTION ON BILL NO. 114 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE REQUEST FROM THE CARSON CITY REGIONAL PLANNING COMMISSION (PROPERTY OWNER: ANDERSON FAMILY ASSOCIATES) TO CHANGE THE LAND USE DESIGNATION FROM LIMITED INDUSTRIAL (LI) TO NEIGHBORHOOD BUSINESS (NB), ON APPROXIMATELY 8.8 ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF SOUTH ROOP STREET AND LITTLE LANE, APN 9-071-74 (1-2618) - Supervisor Bennett moved to adopt on second reading Ordinance No. 1995-18, AN ORDINANCE EFFECTING A CHANGE OF LAND USE REQUEST FROM THE CARSON CITY REGIONAL PLANNING COMMISSION (PROPERTY OWNER: ANDERSON FAMILY ASSOCIATES) TO CHANGE THE LAND USE DESIGNATION FROM LIMITED INDUSTRIAL (LI) TO NEIGHBORHOOD BUSINESS (NB), ON APPROXIMATELY 8.8 ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF SOUTH ROOP STREET AND LITTLE LANE, APN 9-071-74. Supervisor Ayres seconded the motion. Motion carried 4-0.

iii. ACTION ON BILL NO. 112 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE TO REZONE APPROXIMATELY 182 PARCELS FROM RETAIL COMMERCIAL (RC), GENERAL COMMERCIAL (GC), RESIDENTIAL OFFICE (RO) AND MULTI-FAMILY APARTMENT (MFA) TO DOWNTOWN COMMERCIAL (DC) ON PROPERTY GENERALLY LOCATED BETWEEN LITTLE LANE AND WILLIAM STREET AND BETWEEN NEVADA STREET AND STEWART STREET, APNS 3-081-14, 3-082-01, 02, 03, 04, 3-083-01, 3-091-01, 02, 03, 04, 3-092-01, 3-093-03, 05, 3-094-01, 3-095-01, 02, 03, 04, 05, 3-096-01, 02, 03, 3-115-01, 02, 03, 04, 05, 3-116-01, 02, 03, 04, 3-114-01, 02, 03, 04, 05, 3-113-02, 03, 04, 05, 06, 07, 08, 3-112-01, 02, 03, 04, 05, 3-213-01, 02, 03, 3-212-03, 04, 05, 3-228-01, 3-229-01, 03, 04, 05, 06, 07, 3-224-01, 02, 03, 04, 06, 07, 08, 09, 3-223-01, 3-222-02, 03, 04, 3-225-01, 06, 3-282-02, 03, 04, 05, 3-283-03, 04, 3-285-02, 03, 04, 1-193-02, 05, 06, 1-194-01, 1-183-02, 04, 06, 1-184-01, 02, 03, 04, 1-187-06, 05, 1-188-01, 02, 03, 04, 1-177-02, 04, 1-178-01, 02, 05, 2-154-01, 03, 2-162-01, 02, 2-163-03, 04, 05, 2-164-02, 4-261-01, 02, 4-263-01, 02, 4-211-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 4-213-01, 02, 03, 04, 05, 06, 4-215-01, 02, 03, 04, 06, 07, 08, 4-221-01, 4-224-02, 03, 04, 05, 07, 08, 4-201-01, 02, 03, 4-061-01, 02, 04, 4-066-01, 02, 03, 4-065-01, 4-067-01, 02, 03, 04, 05, 06, 4-068-08, 09, 10, 11, 4-069-01, 4-051-01, 02, 4-052-01, 4-053-02, 03, 4-054-01, 4-055-02, 03, 04, 05, 06, AND 07 (1-2655) - Supervisor Ayres moved that the Board of Supervisors approve a request from Carson City for second reading of Bill No. 112, which will be ordinance 1995-19, AN ORDINANCE EFFECTING A CHANGE OF LAND USE REQUEST TO REZONE APPROXIMATELY 190

PARCELS FROM RETAIL COMMERCIAL, GENERAL COMMERCIAL, RESIDENTIAL OFFICE, AND MULTI-FAMILY APARTMENT TO DOWNTOWN COMMERCIAL ON PROPERTY GENERALLY LOCATED BETWEEN LITTLE LANE AND WILLIAM STREET IN BETWEEN NEVADA STREET AND STEWART STREET, ASSESSOR'S PARCEL NUMBERS as stated in the ordinance listed here. Supervisor Smith seconded the motion. Motion carried 4-0.

D. DISCUSSION ON DOWNTOWN DESIGN GUIDELINES HEARING EXAMINER'S STATUS REPORT (1-2735) - Mr. Joiner reviewed his status report. Discussion noted there had never been an appeal of any of his findings. Comments stressed the significant changes which had occurred in the district and that the system was working. No formal action was required.

BREAK: A seven minute recess was declared at 2:28 p.m. When the meeting reconvened at 2:35 p.m., a quorum was present although Supervisor Tatro was absent as previously noted.

E. ACTION ON A REQUEST FROM STANTON PARK DEVELOPMENT TO REFUND A \$75 LOT LINE ADJUSTMENT FEE (1-2997) - Withdrawn.

11. PARKS AND RECREATION DIRECTOR - Steve Kastens

A. ACTION ON SHADE TREE COUNCIL REPORT ON ACHIEVEMENTS, CONCERNS AND FUTURE ACTIVITIES (1-2997) - Shade Tree Council Chairperson Donna Kuester thanked the Board for the opportunity to discuss the report. She displayed a pamphlet which the Council had printed and explained its purpose. She went over the "quiz" with the Board. (Supervisor Tatro returned during her presentation--2:39 p.m. A quorum was present as previously noted.) Mayor Teixeira commended the Council on its activities. Chairperson Kuester invited the Board to participate in the Arbor Day activities planned for April 28th in Mills Park. She also introduced the other Council Members who were present and other individuals who had supported the Council and its activities during the year. Supervisor Smith noted the photographs in the pamphlet which illustrate a city with and without trees which emphasize the need for trees. Chairperson Kuester noted that Mayor Teixeira is a "tree hugger". Supervisor Ayres moved that the Board of Supervisors approve the Shade Tree Council's report on achievements, concerns, and future activities and added that it was a job well done. Supervisor Bennett seconded the motion. Motion carried 5-0.

B. PRESENTATION OF PROCLAMATION FOR TREE CITY USA AWARD (2-0081) - Mr. Kastens noted the volunteer efforts which had gone into obtaining the award. State Forester Pat Murphy reviewed the historical dates of significance related to trees in Carson City, the importance of trees to the community, commended the Board on their efforts to become a Tree City USA, and presented the award, balloons, and flag to Mayor Teixeira. Chairperson Kuester explained that signs noting the Tree City USA designation would be placed at the entrances to Carson City. Board discussion indicated the flag and plaque were to remain in the Sierra Room. Mayor Teixeira then read the City proclamation into the record. Action was not required or taken on the proclamation.

12. GENERAL OBLIGATION BOND COMMISSION - Chairperson Belmont Reid - ACTION ON RECOMMENDATION TO NEVADA LEGISLATURE TO AMEND CHAPTER 350 OF THE NEVADA REVISED STATUTES TO CLARIFY THE PROCESS FOR APPOINTMENT OF THE PUBLIC AT-LARGE MEMBERS OF THE GENERAL OBLIGATION BOND COMMISSION AND TO PROVIDE THAT THEIR TERMS LAST UNTIL THEIR SUCCESSORS ARE APPOINTED (2-0401) - Supervisor Tatro moved that the Board recommend to the Nevada Legislature that Chapter 350 of the NRS be amended to clarify the process for appointment of the public at-large members of the General Obligation Bond Commission and to provide that their terms last until their successors are appointed as provided for in Exhibit A. Supervisors Smith and Bennett seconded the motion. Motion carried 5-0.

13. CITY MANAGER - ACTION ON THE SELECTION AND PRIORITIZATION OF THE

PROPOSED APPLICATIONS FOR THE ANNUAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ALLOCATIONS FOR FISCAL YEAR 1995-96 (2-0460) - Administrative Assistant Liz Hernandez explained the request for the Board to prioritize the applications. A majority of the environmental reviews had been received. If the Board selects a request which does not have all of the reviews, they will be obtained prior to submittal to the State. Boys and Girls Club Executive Director Kathy Blankenship indicated she would check into the delay on the environmental reviews. Ms. Hernandez noted that the Club had received grants in the past and that there had not been any environmental problems with those grants. The project is a remodel and may not require the report. Board discussion noted the Board's commitment to the sewer extension program. Supervisor Tatro moved that the Board identify as its top priority for the CDBG Grant funding application for the fiscal year 95/96 Project No. 5, the Sewer Connection Assistant Program in the requested amount \$198,250, as the Number One priority. Supervisor Smith seconded the motion. Motion was voted and carried 5-0.

Mayor Teixeira noted the importance of the remaining applications and difficulty in attempting to make a selection. All of the four remaining applications had merit. Supervisor Bennett supported his suggestion that the names be put in a hat. Mayor Teixeira then noted the competition for the funds and explained his feeling that smaller grants may be funded in the second round. Supervisor Tatro supported his suggestion and noted the Board's inability to submit more than two applications. The Board Members were then asked to list his/her top choice. From this selection the FISH request received three votes and the Brewery Arts and Boys and Girls Club each received one vote. Supervisor Ayres explained her vote for FISH. Supervisor Bennett explained her vote and desire to complete both the Brewery and Museum projects. Mayor Teixeira expressed his desire to fill the community void via the Boys and Girls Club. Supervisor Bennett then expressed her desire to utilize any excess funds for these programs. Supervisor Tatro moved that the Board designate as its second priority for the Community Development Block Grant allocations for fiscal year 1995/96 as the Steward Indian School Complex Rehabilitation in the amount of \$18,899. Supervisor Ayres seconded the motion. Motion carried 5-0.

Discussion between Mayor Teixeira and Mr. Fast indicated Mr. Fast would be making the presentation to the State. Mayor Teixeira stressed the need to make a good presentation and that the City's resources should be pooled to make this presentation. Mr. Berkich indicated staff would assist in this endeavor. Mr. Fast then expressed his appreciation for the vote. He stressed the need and purpose of the funds as well as the value of the other agencies and his referrals to the Boys and Girls Club. He suggested the other applications be listed as a third choice. He indicated a willingness to withdraw his application if he received a \$20,000 grant from some unknown source. Mayor Teixeira indicated there would be a report about the Boys and Girls Club under Supervisor Comments.

14. BOARD OF SUPERVISORS

B. ACTION ITEMS

i. MAYOR TEIXEIRA - DISCUSS AND POSSIBLE ACTION ON RE-APPOINTMENT TO THE PARKS AND RECREATION COMMISSION (1-0969) - Supervisor Ayres briefly explained her reasons for wishing to be replaced and suggested that Mayor Teixeira be appointed. Mayor Teixeira supported her comments recommending his appointment. Supervisor Ayres then moved that the Board of Supervisors appoint Mayor Marv Teixeira to serve on the Carson City Parks and Recreation Commission effective with their next meeting. Supervisor Bennett seconded the motion. Motion carried 5-0.

ii. ACTION ON APPOINTMENT OF REPRESENTATIVE FOR SUPERVISOR BENNETT AT THE TAHOE REGIONAL PLANNING AGENCY MEETING ON APRIL 26, 1995 (2-1045) - Supervisor Bennett briefly explained the request and moved that the Board of Supervisors appoint Wayne Chimarusti to set as Carson City's delegate to the TRPA for the April 26, 1995, meeting. Supervisor Ayres seconded the motion. Motion carried 5-0.

A. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (2-1078) - Mayor Teixeira reported on the Boys and Girls Club Board of Directors installation of

officers luncheon. Supervisor Ayres had accepted the award honoring the Board of Supervisors participation. Mayor Teixeira and Boys and Girls Club Executive Director Kathy Blankenship explained the McCabe Foundation Award of \$75,000 for teen programs, the Boys and Girls Club of Las Vegas Award for three years, and other funding obtained during the last year. Twelve hundred youths had participated in programs at the facility. Statistics indicate eighty percent of these youth are from low or moderate income families. Board comments stressed the need for and commended the sponsors on their efforts at the facility. Supervisors Tatro, Bennett, and Smith did not have a report. Supervisor Ayres explained her activities at a RSVP meeting in San Diego. Mr. Berkich reported on the townhall Capitol City FOCUS meeting. Community support for the program was stressed. A draft report should be ready for the Board in two weeks.

B. iii. DISCUSSION AND ACTION ON CARSON CITY'S LEGISLATIVE AGENDA (2-1456) -
Mr. Joiner - Board discussion noted the status of SB 293, proposals to modify the Planning Commission composition and duties, which is contained in AB 267, and Congressional Bill HR 925 on private property rights and "taking" issues. Mayor Teixeira agreed to write to the State's Congressional Delegates. Mayor Teixeira also questioned the status of a bill which would waive fees if an architect and an engineer sign a map. This would eliminate a plan check and remove the liability concerns. NACO had requested comments on this bill and the City had responded to its request. Discussion indicated this Bill had not been introduced nor had the Bill been assigned a number. No action was taken on any of these issues.

Supervisor Ayres moved to adjourn. Mayor Teixeira seconded the motion. The motion was voted and carried unanimously. Mayor Teixeira adjourned the meeting at 3:35 p.m.

The Minutes of the April 6, 1995, Carson City Board of Supervisors meeting

1995. ARE SO APPROVED ON _____ May 18 _____,

_____/s/_____
Marv Teixeira, Mayor

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder