

CARSON CITY BOARD OF SUPERVISORS
Minutes of the September 1, 1994, Meeting
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, September 1, 1994, 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

STAFF PRESENT: John Berkich City Manager
Kiyoshi Nishikawa Clerk-Recorder
Noel Waters District Attorney
Ted P. Thornton Treasurer
Bill Naylor Automation Services Director
Tim Homann Acting Public Works Director
Katherine McLaughlin Recording Secretary
(B.O.S. 9/1/94 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.

Mayor Teixeira called the meeting to order at 1:05 p.m. Rev. Ken De Lyser of the First Baptist Church gave the Invocation. Mr. Waters lead the Pledge of Allegiance. Roll call was taken and a quorum was present although Supervisor Bennett was absent.

1. APPROVAL OF MINUTES - Regular Session of June 16, 1994, and Special Session of June 27, 1994 (1-0042) - Supervisor Tatro moved to approve. Supervisor Smith seconded the motion. Motion carried 4-0.

CITIZEN COMMENTS (1-0046) - None.

2. CONSENT AGENDA (1-0052)

A. TREASURER

i. ACTION ON TREASURER'S REPORT FOR THE MONTH OF JULY 1994

ii. ACTION ON REMOVAL OF 1994-95 REAL PROPERTY TAXES ON ASSESSOR'S

PARCEL NO. 9-051-16 DUE TO CANCELLATION OF LEASE WITH THE STATE OF NEVADA

B. PURCHASING DIRECTOR

i. ACTION ON CONTRACT NO. 9394-60 - SOUTH EDMONDS RECONSTRUCTION

ii. ACTION ON CONTRACT NO. 9495-28 - VOLTAIRE WATER TANK - 12 INCH

MAIN WATERLINE

iii. ACTION ON CONTRACT NO. 9495-018 - JAIL FACILITY CONSULTANT SERVICE

AGREEMENT - AMENDMENT

iv. ACTION ON CONTRACT NO. 9495-030 - BREWERY ARTS CENTER REMODEL

- PHASE II - CHANGE ORDER NO. 1

v. ACTION ON RECOMMENDATION OF AUTOMATION SERVICES

DEPARTMENT TO DONATE SURPLUS COMPUTER EQUIPMENT TO THE CARSON DETOX CENTER

C. UTILITIES DIRECTOR - ACTION ON AWARD OF CONTRACT NO. 9495-22 - WATER WELL DRILLING AND CONSTRUCTION, EAGLE AND CARSON VALLEY WELL SITES - Item B. i. was pulled for discussion. Supervisor Tatro moved to approve the Consent Agenda as presented with the

exception of Contract 9394-60, South Edmonds Reconstruction. Supervisor Smith seconded the motion. Motion carried 4-0.

B. i. Purchasing Agent Moreto and RTC Engineer Brotzman responded to Board questions on the contract, the liquidated damages, and completeness of the project. Supervisor Smith then moved that the Board of Supervisors approve the request for Final Payment on Contract 9394-60 as submitted by the Purchasing Department to T. E. Bertagnolli and Associates, P. O. Box 2577, Carson City, Nevada 89701, for a final payment amount of \$32,549.08 and accept the contract summary as presented. Supervisor Tatro seconded the motion. Motion carried 4-0.

3. UTILITIES DIRECTOR - Dorothy Timian-Palmer

A. ACTION ON DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND TELEGRAPH ASSOCIATES (1-0262) - Supervisor Tatro moved that the Board approve the additional expenditure of \$835.76 pertaining to the Development Agreement between Carson City and Telegraph Associates, which was adopted as Ordinance No. 1994-33, passed on June 16, 1994, funding source is Fund 515 Replacement. Supervisor Ayres seconded the motion. Motion carried 4-0.

B. ACTION ON AMENDED LEASE/EASEMENT AGREEMENT BETWEEN CARSON CITY AND THE STATE OF NEVADA DIVISION OF STATE LANDS (1-0310) - Supervisor Tatro moved that the Board approve and authorize the Mayor to sign the amended Lease/Easement Agreement between Carson City and the Nevada Division of State Lands, fiscal impact \$4.20 per year, funding source is Fund 520 Recharge Program Development. Supervisor Ayres seconded the motion. Comments noted that the cost to amend the original agreement was atrocious. The motion to approve the amendment was voted and carried 4-0.

C. ACTION ON DEDICATION OF EASEMENT AGREEMENTS (1-0380) - Supervisor Smith moved that the Board approve and authorize the Mayor to sign the dedication of easement agreement by and between Carson City and John M. and Joan L. Diciccor, John R. and Denita L. Abare, and Vazeer S. and Betty J. Rehmani, fiscal impact - each dedication receives one water equivalent residential connection, \$3,031 each, for a total of \$6,062. Supervisor Tatro seconded the motion. Motion carried 4-0.

Supervisor Smith then moved that the Board approve and authorize the Mayor to sign the dedication of easement agreement by and between Carson City and the Gladys Pederson Revocable Trust, Sonnia P. Egge, and Martana Maurin. Supervisor Ayres seconded the motion. Motion carried 4-0.

4. DISTRICT ATTORNEY - Noel Waters

A. ACTION ON A RESOLUTION APPOINTING THE NEVADA ATTORNEY GENERAL TO ASSIST THE CARSON CITY DISTRICT ATTORNEY (1-0445) - Supervisor Smith moved that the Board of Supervisors adopt Resolution No. 1994-R-76, A RESOLUTION APPOINTING THE NEVADA ATTORNEY GENERAL TO ASSIST THE CARSON CITY DISTRICT ATTORNEY, fiscal impact at this point is unknown. Supervisor Tatro seconded the motion. Discussion noted the funding source is the General Fund. The motion to adopt Resolution No. 1994-R-76 was voted and carried 4-0.

B. ACTION ON APPROVAL OF EXPANSION OF EXISTING COURTROOM INTO SPACE OCCUPIED BY THE DISTRICT ATTORNEY AND APPROVAL OF LEASE FOR APPROXIMATELY 660 SQUARE FEET OF ADDITIONAL SPACE FOR THE DISTRICT ATTORNEY (1-0545) - Mr. Waters and Chief Marshall Bill Milligan discussed the need for additional facilities, relocation and retrofit costs, funding source, and reasons the request had not been included in the budget process. The new public safety complex may be ready by 1997 when the lease will expire. Supervisor Ayres moved that the Board of Supervisors approve expansion of existing courtroom into space occupied by the District Attorney and approval of lease for 660 square feet of additional space for the District Attorney, fiscal impact is \$7,000 for fiscal year 9495, funding source will

be partial Federal funding for child support expansion and ending fund balance. Discussion ensued on the amount of funding required to retrofit and relocate the Departments. Supervisor Ayres amended her motion to be for a not to exceed amount of \$12,000. Following additional discussion, Supervisor Ayres again amended her motion to be for a not to exceed amount of \$14,000. Supervisor Tatro seconded the motion. Mayor Teixeira expressed his concern about approving the request outside of the normal budget process and without having had Finance Director Mary Walker's signature. The motion to approve the request as indicated was voted and carried 4-0.

5. PUBLIC WORKS DIRECTOR - Acting Public Works Director Tim Homann

A. ORDINANCES - FIRST READING

i. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND JAMES AND NANCY LEE ROBERTSON REGARDING ASSESSOR'S PARCEL NO. 8-081-29 AND 30 LOCATED AT 3427 NORTH CARSON STREET, CARSON CITY, NEVADA (1-1012) - Supervisor Smith moved that the Board of Supervisors introduce Bill No. 145 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND JAMES AND NANCY LEE ROBERTSON, REGARDING ASSESSOR'S PARCEL NOS. 08-081-29 AND 30 LOCATED AT 3427 N. CARSON STREET, CARSON CITY, NEVADA. Supervisors Ayres and Tatro seconded the motion. Motion carried 4-0.

ii. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY, THE MEXICAN DITCH COMPANY, AND ALEX AND LENORE BERNHARD, REGARDING ASSESSOR'S PARCEL NO. 10-035-05, LOCATED SOUTH OF EAST FIFTH STREET AND EAST OF EAGLE VALLEY JUNIOR HIGH SCHOOL, CARSON CITY, NEVADA (1-0195) - Mr. Homann indicate maintenance of the ditch would become the City's responsibility when it is used for drainage. Mr. Bernhard noted the City would not incur a cost to use the ditch for drainage. Supervisor Tatro moved that the Board introduce Bill No. 146 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY, THE MEXICAN DITCH COMPANY, AND ALEX AND LENORE BERNHARD, REGARDING ASSESSOR'S PARCEL NO. 10-035-05, LOCATED SOUTH OF EAST FIFTH STREET AND EAST OF EAGLE VALLEY JUNIOR HIGH SCHOOL, CARSON CITY, NEVADA. Supervisor Ayres seconded the motion. Motion carried 4-0.

B. ACTION ON CHANGE ORDER NO. TO CONTRACT NO. 9394-34 BETWEEN CARSON CITY AND GRANITE CONSTRUCTION COMPANY FOR CONSTRUCTION OF THE GRAVES LANE ASSESSMENT DISTRICT PROJECT (1-1192) - Discussion indicated Graves and Goni Roads striping were not included in the project and questioned whether Goni would be put through because archeological sites were discovered in the proposed alignment. Supervisor Ayres moved that the Board of Supervisors approve Change Order No. 3 to Contract No. 9394-34, Graves Lane Assessment District Project, for a net increase in an amount of \$48,768, fiscal impact \$48,768 to the Granite Construction contract amount of \$1,497,474.75 to \$1,546,242.75. Supervisor Tatro seconded the motion. Motion carried 4-0.

C. ACTION ON A REQUEST TO INSTALL STOP SIGNS AT THE INTERSECTION OF CAMILLE DRIVE AND BEVERLY DRIVE (1-1385) - Both Mayor Teixeira and Supervisor Ayres supported installation of stop signs at this intersection even though staff could not justify it as it does not meet the warrant criteria. Supervisor Ayres then moved that the Board of Supervisors direct the Public Works Director to install a four-way stop sign installation at the intersection of Camille Drive and Beverly Drive. Supervisor Smith seconded the motion. Motion carried 4-0.

D. ACTION TO RECONSIDER AUGUST 4, 1994, BOARD OF SUPERVISORS DECISION ON REQUIREMENT FOR STREET PAVING IMPROVEMENTS ON BIGELOW DRIVE SOUTH OF CLEARVIEW DRIVE AND REQUEST FOR CITY FUNDING PARTICIPATION FOR PAVING

IMPROVEMENTS (1-1568) - Mr. Homann gave the Board a map delineating the area under discussion. (A copy was not given to the Clerk.) Denise and Eugene Lepire discussed their request and reasons for seeking assistance with the Board at length. Mrs. Lepire gave the Board copies of her research including a map she had marked showing streets which had been paved with City funds, others where homes were constructed without paving, and a statement from Fred Stanio indicating to his knowledge no discussion had occurred during the parceling process which would have indicated the City would require the street paved when developed. (The Clerk was given a copy of this information during discussion on the motion.) Discussion included reasons for the previous motion, concern about the precedence participation would create, availability of City services, and Mr. Lepire's offer to split the cost with the City based the fact that he did not need to the street to reach his house. Mr. Waters recommended reconsidering the issue at the next meeting and allowing staff to review the documentation. Mr. Homann outlined his reasons for requiring the paving. He noted that the two parcels south of the Lepire parcel had paved Bigelow at no cost to the City. His research, although not extensive, did not indicate the same language would be found on other parcel maps. It also indicated that some parcel maps were silent but had been required to do street paving when developed. Notification to the realtor selling the two adjacent parcels had indicated the paving would be required. Mr. Lepire had not used this realtor in his transaction. Supervisor Smith explained his motion and support for the District Attorney's recommendation. **Supervisor Smith moved that the Board of Supervisors reconsider the August 4, 1994, Board of Supervisors decision to require the developer of Assessor's Parcel No. 09-185-12, Lot A of Parcel Map 885, to pave the lot's Bigelow Drive street frontage from Clearview Drive to approximately 245 feet south to the next regularly scheduled meeting which will be on September 15. Supervisor Tatro seconded the motion.** Discussion noted the motion would agendize the issue for reconsideration at the next meeting. If staff/District Attorney's office determine the requirement was null and void, it would still have to be reconsidered by the Board. Discussion elaborated on the comments that staff had presented a biased position against the Lepires and reasons for staff's position based on the need to extend the City's infrastructure as development occurs on the fringes of the urban area. Development has been occurring without staff's oversight specifically when parceled without benefit of a map. The need to modify the Code was indicated, however, this situation could not be addressed by the change. The motion to reconsider the request at the next regularly scheduled meeting was voted by roll call with the following result: Ayres - Yes; Tatro - Yes; Smith - Yes; and Mayor Teixeira - Yes. Motion carried 4-0.

BREAK: A seven minute recess was declared at 2:33 p.m. When the meeting reconvened at 2:40 p.m. a quorum was present although Supervisor Bennett was absent as previously noted.

6. CITY MANAGER - John Berkich

A. ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE REPEALING SECTION 4.04.080 (FRANCHISED BUSINESS EXEMPTED) OF THE CARSON CITY MUNICIPAL CODE, ADDING SECTION 4.04.081 (SOUTHWEST GAS CORPORATION BUSINESS LICENSE FEE) AND OTHER MATTERS PROPERLY RELATED THERETO (2-0078) - This item was continued until the next meeting due to a noticing problem.

B. ACTION ON AN INTERLOCAL AGREEMENT BETWEEN CARSON CITY AND CARSON-TAHOE HOSPITAL FOR THE CONSTRUCTION AND USE OF A PARKING LOT AND TRAILHEAD ON PROPERTY OWNED BY THE CITY ADJACENT TO TAHOE DRIVE (1-0094) - Parks and Recreation Director Steve Kastens, Carson-Tahoe Hospital Representative Roger Sedway and Mr. Berkich discussed with the Board the proposal to have the Hospital improve the lot and utilize it for parking. The City would maintain it. The public could still use it for parking. The trail has not yet been developed. Eventually there will be a trail through Mr. Anderson's property to other trails. Supervisor Smith noted the need for additional parking, specifically, the impact on the residential property adjacent to the Hospital and surrounding doctors' offices. Supervisor Smith was planning to have a neighborhood meeting on this topic and requested Mr. Sedway participate. Mr. Sedway suggested that the meeting be held after October 15 as the lot should be open the first part of October. Supervisor Ayres moved that the Board approve an interlocal agreement between Carson City and Carson-Tahoe Hospital for the construction and use of a parking lot and trailhead on property owned by the City

adjacent to Tahoe Drive, no fiscal impact. Supervisor Tatro seconded the motion. Motion carried 4-0.

7. BOARD OF SUPERVISORS NON-ACTION ITEMS: INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (2-0461) - Supervisors Tatro and Smith did not have a report. Supervisor Ayres noted the recent Tri-County Railway meeting had not had a quorum. The need for additional involvement was stressed. Mayor Teixeira briefly outlined the meeting with Senator Bryan and elaborated on the regional coalition which had been formed to address the resource concerns. The meeting with the Assistant Secretary of Interior had been well received. He planned to meet with NDOT on the Bypass on September 12 when he would be seeking \$8 million. He felt positive about the proposal and that construction may commence in 1996. Supervisor Ayres announced RSVP's relocation to 501 East Caroline. Mayor Teixeira announced that this evening's Item 8, the Liquor License for Eugene Lepire, doing business as Laundry Lounge, had been continued and would be considered on September 15. Discussion ensued on the commercial plans for the old Penney's mall, i.e., Gottschalk should open in April 1995 and Corral Western Wear the end of October. Mr. Berkich indicated the Board meeting would be scheduled to commence at 6 p.m. on September 15. Discussion noted the Item 8 had been continued at Mr. Lepire's request.

BREAK: There being no other matters for discussion at this time, Mayor Teixeira recessed the meeting at 2:50 p.m. When the meeting reconvened at 6 p.m. a quorum of the Board was present although Supervisor Bennett was absent as previously indicated. Staff members present included: City Manager Berkich, Community Development Director Sullivan, Utilities Director Timian-Palmer, Acting Public Works Director Homann, and Recording Secretary McLaughlin.

8. LIQUOR AND ENTERTAINMENT BOARD MATTERS - TREASURER - ACTION ON APPROVAL OF AN ADDITIONAL NATURE, WHICH IS TO HAVE A DINING ROOM WITH LIQUOR CONSUMPTION, TO AN EXISTING LIQUOR LICENSE FOR EUGENE LEPIRE, DOING BUSINESS AS LAUNDRY LOUNGE, LOCATED AT 1300 EAST FIFTH STREET (2-0951) - Continued as indicated above.

9. BOARD OF SUPERVISORS - COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan

A. PLANNING COMMISSION REVIEW AND APPEAL MATTERS - ACTION ON S-94/95-1 - A TENTATIVE SUBDIVISION MAP REQUEST FROM LANDMARK HOMES AND STANTON PARK (STEINHEIMER TRUST) TO DEVELOP A 793 LOT SUBDIVISION (NORTHRIDGE) ON APPROXIMATELY 235 ACRES OF LAND PRESENTLY ZONED SINGLE FAMILY 6,000 AND MOBILE HOME 6,000 LOCATED ON HOT SPRINGS ROAD AND ROOP STREET, APN 2-103-01, 2-101-45, 2-101-51, 2-101-52, 2-101-54, AND 2-101-55 (2-1028) - Mr. Sullivan, Mountain West Consulting Engineer Joe Murin, Mr. Homann, Ms. Timian-Palmer, (2-2905) Michelle Paul, (2-3175) Tim Liebermann, (2-3295) Troy Moyers, (2-3458) Lynn Horton, (3-0070) Larry Taylor, (3-0152) Ann Liebermann - Mr. Murin reviewed the project and its area. Mr. Murin discussed with the Board the dual use proposed for the drainage basin/park, the Army Corps of Engineers designated wetlands, the major arterials through the subdivision, designated bikepaths, Lisbon roundabouts, its ten year buildout, (2-1895) the expressway impact on the development and the proposed mitigation procedure which would enlarge those lots adjacent to the expressway, and a suggestion to construct a berm and a solid, block wall along the expressway. (2-1875) Mr. Homann explained the proposed freeway route along the north side of the project. (2-2190) Mr. Murin agreed to dedicate a well site in the development. He also requested a two year period to modify the development plans on the west side. He then requested revisions to either Condition 2 or 3 concerning access to the school. (2-2338) Mr. Sullivan outlined the reasons for the Condition requiring acquisition of the utility easement and incorporation of that area in the rear yards of the lots abutting the easement. Mr. Murin also requested clarification of Condition 5 which would provide an access/egress to the industrial area on the north. The completion of the road in the industrial park would be completed by another developer. Ms. Timian-Palmer then requested the developer work with staff and extend the effluent line into the subdivision for irrigation of parks. Mr. Murin stipulated to this requested. Mr. Homann agreed to utilize the detention basin as Mayor Teixeira had indicated and supported the

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roundabout concept. Discussion ensued between Mr. Homann and Mayor Teixeira on Carriage Crest's traffic volume and safety. (2-2740) Mr. Sullivan detailed the Conditions and stipulations. Mr. Sullivan also explained School Representative Mitchell's comments indicating the District does not want additional land adjacent to the Mark Twain School. Mayor Teixeira expressed his feeling that if the detention basin is correctly designed with the close proximity of the school, there should be adequate recreational uses in that area.

(2-2919) Opposition to the project was based on the current overcrowded conditions at Mark Twain; feasibility of using the Mark Twain school site as a recreational facility during school hours, specifically, if a year round school program is implemented; desire for another school site and park on the west side of the development; location of the bikepaths adjacent to the streets; the inability to use Mark Twain as a recreational facility after school hours; the need for a southern access; and the potential loss of Lone Mountain. (2-3351) Mayor Teixeira explained NDOT's requirement that bikes and pedestrians be separated. Mr. Moyers agreed to meet with staff and discuss his concerns. (2-3510) Mr. Homann explained the traffic study and design to use Roop and Lompa Streets. A development agreement will be negotiated for any upgrades or signalizations required in the future. Mr. Taylor encouraged the City to acquire Lone Mountain for a nature park. Supervisor Ayres suggested he obtain a copy of NDOT's bike master plan. Ms. Liebermann urged the Board to require restroom facilities in any park site. She also requested for the record that the developers be required to donate land for a new school site and park on the west side of the project. Supervisor Ayres expressed her feelings as a homeowner in the vicinity. She noted the use of the school by other neighborhoods and requested the parents taking their children to the school via Carriage Crest be cognizant of the speed limit and the safety of other children. The school grounds should be open for public use after hours. Her support for the project was noted.

Mayor Teixeira expressed his concern about the property being developed by someone other than the applicants. He then requested that the project be developed adjacent to the school first and around Lone Mountain last. Mr. Murin agreed. Mayor Teixeira then explained his desire to have a park in the western portion of the project, which Mr. Murin and Mr. Bawden also agreed to consider this request during negotiations on the redesign which could include a density trade. Mr. Sullivan indicated that the property rights could be transferred and a three acre open space created on the west side.

Supervisor Tatro moved that the Board of Supervisors uphold the Regional Planning Commission's recommendation to approve Tentative Subdivision Map request from Landmark Homes and Stanton Park, Steinheimer Trust, S-94/95-1, to develop an approximately 793 lot subdivision called Northridge on approximately 235 acres of land presently zoned Single Family 6,000 and Mobile Home 6,000 located on Hot Springs Road and Roop Street, Assessor's Parcel Numbers 2-103-01, 2-101-45, 2-101-51, 2-101-52, 2-10-1-54, and 2-101-55, based on the three findings as contained in the staff report and subject to the 23 conditions of approval as shown in the notice of decision dated August 9, 1994, and based on the same document acknowledgements by the applicant as stipulated by the representative and amended as follows: Condition No. 1. To change No. 1 to read: There will be an amendment to the Tentative Map for the western section phases 12 through 16 to delineate them so that the Commission's concerns concerning the peaks and ridge area of Lone Mountain will be addressed and the concerns expressed by the Mayor concerning the park site in the western portion of this subdivision will be worked on over the next two years; Condition No. 2 will remain as contained in the notice of decision which says that the applicant is open to obtain ownership of the Sierra Pacific Power Company's easement and incorporate it into their lots and will also be fenced as part of each lot similar to Mountain Park development; deleting Condition/acknowledgement No. 3 which calls for a ten foot width expansion to a 20 foot wide Sierra Pacific Power Company easement; maintaining Condition No. 4 with the following amendment that the detention site will be fully developed with park facilities in accordance with the discussion during the Board of Supervisors hearing; Condition No. 5 will remain as it is, with the following Conditions added: that if an at-grade expressway is scheduled for construction, that sound mitigation will be provided along the 16 lots along the northeastern edge of the subdivision along the Bypass route; also that a well site will be donated to the Utility Department after site selection by the Utility Department; and that an effluent line will be installed for an irrigation system along Northridge Drive and the park area or park areas. Supervisor Ayres seconded the motion. She then expressed her feeling that developers who live in the community are not demons but are willing to construct quality projects which need to be acknowledged. She stressed her feeling that Mr. Bawden and Stanton Park Development had attempted to work with everyone

including staff to the betterment of the entire City. The motion to uphold the Planning Commission's recommendation with the indicated Condition modifications was voted by roll call with the following result: Ayes - Smith, Ayres; Tatro, and Mayor Teixeira. Nays - None. Motion carried 4-0.

Mayor Teixeira then passed the gavel to Supervisor Ayres. He then expressed his support for the project and thanked all for coming and testifying. He then left the meeting. (A quorum was present.)

BREAK: A five minute recess was declared at 7:30 p.m. When the meeting reconvened a quorum was present although Supervisor Bennett and Mayor Teixeira were absent.

B. ACTION REGARDING ACCEPTANCE OF FINAL VISUAL PREFERENCE SURVEY REPORT AND IMPLEMENTATION PLAN (3-0875) - Mr. Sullivan, Jim Constantine, (3-1509) Chamber of Commerce Executive Vice President Larry Osborne - Mr. Sullivan reviewed the history of the program and support from various Departments. He felt the survey would open the dialogue with others on how the City will be developed. Communication methods using the survey were noted. Mr. Constantine expressed his feeling that the City was unique as indicated by its willingness to try a new approach to its development and desire to communicate with its various factions. He commended these groups on their willingness to engage in the process and analyze the community. He recommended submittal of the plan to the National Planning Board for consideration of an award. The road map to success contains many routes which must be explored to accomplish the final proactive result. He encouraged the Board to be bold in its approach and prioritization. Support from the private sector was welcomed. Although controversy may arise, he encouraged all to keep an open mind and remain focused on the goal. Mistakes may occur but with appropriate monitoring their impact could be minimized. Flexibility and tradeoffs are necessary. Private support for the City's program was stressed. The need for City incentives similar to those provided in Redevelopment should be analyzed as incentives will cause things to occur. Other paradigm shifts should be considered. Mr. Osborne pointed out the Chamber's original concerns on this concept. He noted the good citizen response to support the feeling that the visioning process would work. Chamber participation since that time had indicated the channels of communication were working. The concept was exciting and will be successful as long as flexibility is permitted. The Northridge Subdivision was cited as an example of this need and willingness to negotiate. The Chamber was happy to embrace the document, is willing to continue to work with the Board and City, and will remain flexible to the good of the entire City. Additional public comments were solicited but none made. Mr. Sullivan thanked various participants and organizations for their assistance and support during the survey including the Board of Supervisors. He would pursue the national award suggestion. VPS is being considered for a state award. The cover for the report was defined. Copies of the report will be available at his office in 30 days. Supervisor Smith moved that the Board of Supervisors accept the final visual preference survey report and implementation plan. Supervisor Tatro seconded the motion. Comments were solicited but none made. The motion was voted and carried 3-0.

Supervisor Smith then moved to adjourn. Supervisor Tatro seconded the motion. Motion carried 3-0. Acting Mayor Pro-Tem Ayres adjourned the meeting at 8 p.m.

The Minutes of the September 1, 1994, Carson City Board of Supervisors meeting

ARE APPROVED ON ____October_20____, 1994.

_____/s/_____
Marv Teixeira, Mayor

ATTEST:

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/s/ _____
Kiyoshi Nishikawa, Clerk-Recorder