

CARSON CITY BOARD OF SUPERVISORS  
Minutes of the December 15, 1994, Meeting  
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, December 15, 1994, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 1 p.m.

PRESENT:	Marv Teixeira	Mayor
	Kay Bennett	Supervisor, Ward 4
	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
	Ted P. Thornton	Treasurer
	Gary Kulikowski	Internal Auditor
	Mary Walker	Finance & Redevelopment Director
	Louis Buckley	Fire Chief
	Sally Herman	Librarian
	Tim Homann	Acting Public Works Director
	Vic Freeman	Undersheriff
	Paul Lipparelli	Deputy District Attorney
	John Iratcabal	Dep. Purchasing & Contracts Dir.
	Harvey Brotzman	RTC Engineer
	Steve Mihelic	Fire Battalion Chief
	Katherine McLaughlin	Recording Secretary
	Gary Harding	Senior Accountant
	Debbie Duvall	Accountant I
	(B.O.S. 12/15/94 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 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 Pro-Tem Bennett called the meeting to order at 1:05 p.m. Roll call was taken and a quorum was present although Supervisor Tatro and Mayor Teixeira had not yet arrived. Deacon Elaine Morgan of St. Peter's Episcopal Church gave the Invocation. (Supervisor Tatro arrived immediately after the the Invocation.) Supervisor Tatro lead the Pledge of Allegiance.

**1. APPROVAL OF MINUTES - 11/3/94 Regular Session and 11/14/94 Special Session (1-0058) -** Supervisor Ayres move that the Board of Supervisors approve the Minutes of the Special November 14, 1994, meeting and the November 3, 1994, meeting. Supervisors Tatro and Smith seconded the motion. Motion carried 4-0.

**2. SPECIAL PRESENTATION - PRESENTATION OF CERTIFICATE OF APPRECIATION TO SIERRA PACIFIC POWER COMPANY FOR DONATING ELECTRICAL WORK FOR THE NEW DOWNTOWN VICTORIAN HOLIDAY DECORATIONS PROVIDED BY THE REDEVELOPMENT AUTHORITY (1-0078) -** Redevelopment Director Mary Walker explained the presentation and presented the Plaque to Sierra Pacific Power Company Regional Manager Ray Masayko. Mr. Masayko requested the plaque be presented to the workers and introduced Acting Supervisor Bob Ford and Stuart Douglas. Mayor Pro-Tem Bennett commended them on their work. No formal action was required or taken.

**CITIZEN COMMENTS (1-0152) -** Lois Laser expressed her concern with the Growth Management ordinance and its failure to eliminate unused allotments. She was specifically upset with the Planning Commission's failure

to act on a resolution due to the Deputy District Attorney's comments indicating the resolution was unnecessary. Mayor Pro-Tem Bennett acknowledged her concern and directed Mr. Berkich and Mr. Lipparelli to follow-up on the issue.

(1-0325) Karl Edward Neathammer explained his intent to bring an ordinance to the Board making absentee landlords responsible for the acts of their tenants. His comments included recognition of City staff who had worked with him on the proposal. He wished all a Merry Christmas and prosperous New Year.

Additional comments were solicited but none made.

**3. LIQUOR AND ENTERTAINMENT BOARD** - Mayor Pro-Tem Bennett recessed the Board of Supervisors session and immediately reconvened the session as the Liquor and Entertainment Board. A quorum was present including Sheriff McGrath's designee Undersheriff Vic Freeman. Chairperson Teixeira was absent.

**TREASURER - Ted P. Thornton - ACTION ON AN APPLICATION FOR A LIQUOR LICENSE FOR CARSON CITY CORPORATION, DOING BUSINESS AS ORMSBY HOUSE, ROBERT LANSDELL, RESIDENT MANAGER (1-0395)** - The Fire and Health Department reports were outstanding. If approved today, the Liquor License would be issued when these reports are finalized. Mr. Lansdell briefly noted the renovation efforts now going on at the Ormsby House. Chairperson Pro-Tem Bennett welcomed and commended him on his efforts. Member Smith moved that the Liquor and Entertainment Board approve the Liquor License for Robert Lansdell, Resident Manager of the Ormsby House. Member Ayres seconded the motion. Member Freeman indicated the Sheriff's investigation was favorable. Chairperson Bennett cautioned him about serving minors. The motion to approve the Liquor License for Robert Lansdell as the Ormsby House Resident Manager was voted and carried 5-0.

There being no other matters for consideration as the Liquor and Entertainment Board, Chairperson Pro-Tem Bennett adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. A quorum was present although Mayor Teixeira was absent as previously noted.

**AGENDA MODIFICATIONS (1-0498)** - Items 12. C and D. i. were pulled - Silver Oak Development amendment to the PUD Map and Development Agreement.

**4. CONSENT AGENDA (1-0520)**

**A. CITY MANAGER - ACTION ON APPROVAL OF A RESOLUTION ISSUING AN ACCOUNTING ORDER WHICH DIRECTS TCI OF NEVADA TO KEEP ACCURATE ACCOUNT OF ALL AMOUNTS RECEIVED BY REASON OF THE RATES PROPOSED BY FORM 1200/1205/1215**

**B. COMMUNITY DEVELOPMENT DIRECTOR - ACTION ON M-94/95-11 - AN ABANDONMENT REQUEST FROM JAMES WENINGER TO ABANDON AN APPROXIMATELY 20 FOOT BY 300 FOOT SECTION OF PUBLIC RIGHT-OF-WAY (ROADWAY/EASEMENT), LOCATED ON THE WEST SIDE OF PINION HILLS DRIVE ON THE CORNER OF CAMUS ROAD AND PINION HILLS DRIVE ALONG THE EAST PROPERTY LINE OF ASSESSOR'S PARCEL NUMBER 10-111-02 (PLANNING COMMISSION APPROVED 5-0-2-0)**

**C. PURCHASING AGENT**

**i. ACTION ON CONTRACT NO. 9495-99 - TRANSIT MANAGEMENT SERVICE, CONTRACT APPROVAL**

**ii. ACTION ON CONTRACT NO. 9495-140 - TRUCK PURCHASES, CONTRACT APPROVAL, JOINDER**

**iii. ACTION ON CONTRACT NO. 9495-30 - BREWERY ARTS CENTER REMODEL, PHASE II, CHANGE ORDER NO. 3**

**iv. ACTION ON CONTRACT NO. 9495-119 - EQUIPMENT FOR COMMUNITY EDUCATION AND GOVERNMENT TELEVISION CHANNEL**

**v. ACTION ON CONTRACT NO. 9394-175 - EDMONDS DRIVE**

**RECONSTRUCTION, CONSULTING SERVICES, AMENDMENT NO. 1**

**vi. ACTION ON CONTRACT NO. 9394-224 - COMMUNITY COLLEGE PARKWAY/GRAVES LANE EXTENSION MATERIALS TESTING, AMENDMENT NO. 1** - Deputy Purchasing and Contracts Director John Iratcabal requested Item C. i. be heard immediately after Agenda Item 8. A. - an Interlocal Agreement between Carson City and NDOT to provide Public Transportation Services in Carson City, etc. Supervisor Tatro moved to approve the Consent Agenda as presented with the inclusion of Resolution No. 1994-R-89, ACTION ON APPROVAL OF A RESOLUTION ISSUING AN ACCOUNTING ORDER WHICH DIRECTS TCI OF NEVADA TO KEEP ACCURATE ACCOUNT OF ALL AMOUNTS RECEIVED BY REASON OF THE RATES PROPOSED BY FORM 1200/1205/1215 and with the deletion of Contract 9495-99, Transit Management Services. Supervisor Smith seconded the motion. Supervisor Tatro then noted his employment with the State Purchasing Division under which Contract 9495-140 was being processed. As he would not benefit from the contract he did not feel that he had a conflict of interest and would, therefore, participate and vote on the request. The motion to approve the Consent Agenda as modified was voted and carried 5-0.

(Mayor Teixeira arrived during the foregoing item and accepted the gavel at the end of the item--1:28 p.m. A quorum was present as previously noted.)

**5. JUSTICE OF THE PEACE - ACTION ON APPOINTMENT OF JUSTICE OF THE PEACE/MUNICIPAL JUDGE PRO TEMPORE (1-0625)** - Supervisor Tatro moved to appoint Katherine Jordan as Justice of the Peace/Municipal Judge Pro Tempore due to the election of Mr. Bill Furlong to the newly created Justice of the Peace Department II position. Supervisor Ayres seconded the motion. Motion carried 5-0.

**6. FINANCE AND REDEVELOPMENT DIRECTOR - Mary Walker**

**A. ACTION ON ACCEPTANCE OF CARSON CITY FISCAL YEAR 93-94 COMPREHENSIVE ANNUAL FINANCIAL REPORT (1-0658)** - Ms. Walker explained the revisions made to the reports in order for the City to qualify for and win its sixth national award from the Government Fiscal Officers Association. She also explained the cover of the report and thanked the Railroad Museum for its cooperation. Kafoury Armstrong Representatives Randy Kuckenmeister and Kelly Koons highlighted the report through the use of graphs and the overhead projector. (A copy is included in the Board packet.) His comments included the Independent Auditor's Report, (1-1185) the required statement on compliance with the NRS and Administrative Code, and (1-1245) the management letter. Mr. Kuckenmeister or Ms. Walker responded to Board questions concerning the difference in revenue and operating income, the reasons for the revenue decrease in 1991, the ambulance write-off required by Medicare and the subsidy provided from the General Fund, (1-1225) the group medical insurance fund, and(1-1450) timing for the staff's response to the management letter. Supervisor Smith requested Ms. Walker send a written memo to all Department Heads reminding them of the augmentation process. Ms. Walker also explained the CQI procedure and the requirement that over-expenditures be repaid. Reasons over-expenditures are not caught by Finance until after they occur were discussed. Mr. Kuckenmeister thanked Ms. Walker and her staff for their assistance. He also noted that this was the first time in his experience where an audit adjustment of the financial records was not proposed. This indicates it was a "pure audit" which is most unusual in governmental records. Mayor Teixeira also commended her and her staff for the City's sound fiscal status. Supervisor Ayres moved that the Board of Supervisors accept the Carson City Fiscal Year 9394 Comprehensive Annual Financial Report. Supervisors Smith and Bennett seconded the motion. Ms. Walker introduced her staff members who were present. The motion then was voted and carried 5-0.

**B. ACTION ON DELETION OF FIXED ASSETS FROM THE GENERAL FUND FIXED ASSET LISTING (1-1725)** - Accountant I Debbie Duvall - Supervisor Smith moved that the Board of Supervisors allow the Finance Department to delete the attached listing of Fixed Assets from the General Fund Fixed Asset Account Grouping in the amount of \$622,328.25. Supervisor Tatro seconded the motion. Motion carried 5-0.

**C. ACTION ON DELETION OF FIXED ASSETS FROM ENTERPRISE FUNDS FIXED ASSET LISTING (1-1795)** - Ms. Duvall - Supervisor Smith moved that the Board allow the Finance Department to delete the attached listing of Fixed Assets in the Sewer, Water, Golf Course, and Ambulance Funds for Fiscal Year 1993-94, the fiscal impact to be \$80,537.68 in deletions. Supervisor Tatro seconded the motion. Motion carried 5-0.

**D. ACTION ON APPROVAL OF THE CARSON CITY AND REDEVELOPMENT AUTHORITY FISCAL YEAR 94-95 FIRST QUARTER FINANCIAL REPORTS (1-1806)** - The reports indicated Ms. Walker's projections was under by one-tenth of one percent of actual revenues. She then reviewed the negatives and her concerns related to them. The telephone ordinance was being reviewed by the Attorney General and Public Utilities Commission. A reply should be received soon. The heat bill for the new Fire Station is extremely high and the Department has also experienced heater/computer equipment problems. The engineer's estimate for the electrical costs at the new fire station were being analyzed as well as their liability. Mayor Teixeira suggested the report include a comparison of each quarter as well as for the entire year. Concern was noted with the golf course revenue and reasons it was decreasing. A rate increase and suggestions on how to maximize the play will be considered by the Board in January. Comments were solicited but none made. Supervisor Tatro moved that the Board of Supervisors approve the Carson City and Redevelopment Authority FY 94-95 First Quarter Financial Report as presented. Supervisor Bennett seconded the motion. Motion carried 5-0.

**7. FIRE CHIEF - Louis Buckley - ORDINANCE - FIRST READING - ACTION ON APPROVAL OF AN ORDINANCE AMENDING TITLE 14 OF THE CARSON CITY MUNICIPAL CODE BY ADDING CHAPTER 14.10 TO ALLOW RECOVERY OF COSTS INCURRED IN RESPONDING TO A SPILL OR OR ACCIDENT INVOLVING HAZARDOUS MATERIAL AND OTHER MATTERS PROPERLY RELATED THERETO (1-2375)** - Chief Buckley requested the item be continued until he had had time to meet with the Chamber of Commerce and address its concerns. Mayor Teixeira requested the meeting with the Chamber include members of the light industrial community who are not Chamber members. Chamber of Commerce Executive Vice President Larry Osborne also urged the Board to take no action until this meeting had occurred. Chief Buckley felt the Board would be able to consider the proposal in approximately 30 days. (Supervisor Ayres stepped from the room during this discussion--2:10 p.m. A quorum was still present.)

## **11. BOARD OF SUPERVISORS**

**A. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-2501)** - Mayor Teixeira welcomed Santa Claus to the meeting. Santa Claus presented candy canes to the Board and staff members. (Supervisor Ayres returned at 2:15 p.m. A quorum was present as indicated.)

## **8. PUBLIC WORKS DIRECTOR - Acting Public Works Director Tim Homann**

**A. ACTION REGARDING AN INTERLOCAL AGREEMENT BETWEEN CARSON CITY AND THE NEVADA DEPARTMENT OF TRANSPORTATION TO PROVIDE PUBLIC TRANSPORTATION SERVICES IN CARSON CITY FOR SUCH PURPOSES AS NUTRITION, HEALTH CARE, SHOPPING, EDUCATION, RECREATION, PUBLIC SERVICE AND EMPLOYMENT (1-2548)** - NDOT Transit Representative Sandy McGrew and Dick Murray - Although funding had been provided by the State for a full year of transit services, only the amount matched and spent would be used. The six month program would provide a good trial and time to seek additional funding. Mr. Murray felt that the Board should explain that the funding had been provided before the election from another source and not the tax source indicated in the ballot question. Mayor Teixeira explained the use of one-shot 93-94 tax monies for transit. Supervisor Bennett supported the proposal and explained the Regional Transportation Commission discussion on transit and its suggestion that an oversight committee be established. Supervisor Ayres supported the recommended contractor for the following item. Additional comments were solicited but none made. Supervisor Bennett moved that the Board of Supervisors approve an Interlocal Agreement between Carson City and the Nevada Department of Transportation to Provide Public Transportation Services in Carson City for such purposes as nutrition, health care, shopping, education, recreation, public services and employment, fiscal impact is \$17,900, and the funding source is the

Transit Study fund which were from a one shot ad valorem increase in Fiscal Year 93/94 and carried over to this budget year. Supervisor Smith seconded the motion. Motion carried 5-0.

**4. C. i. ACTION ON CONTRACT NO. 9495-99 - TRANSIT MANAGEMENT SERVICE, CONTRACT APPROVAL - CONTINUED (1-2932)** - Deputy Purchasing and Contracts Director John Iratcabal - Comments were solicited but none made. Supervisor Ayres moved that the Board accept Purchasing Department's recommendation on Contract 9495-99 and authorize the Purchasing Department to issue a purchase order to Para Transit Services at a not to exceed \$19,991, funding source Transit Study, funding provided in FY 94/95. Supervisor Smith seconded the motion. Following a request for clarification, Supervisor Ayres corrected the motion to indicate the funding was providing in FY 93/94. Supervisor Smith continued his second. Motion was voted and carried 5-0.

Mr. Iratcabal introduced Barbara Singleton, Executive Director for Para Transit Services and indicated she was in the process of obtaining an office in Carson City. Ms. Singleton thanked the Board for its selection and expressed her pleasure at being in Carson City. She acknowledged the six month period and expressed the hope that it would provide a good coordinated effort for Carson Community Transit. Mr. Homann indicated the office would be at the Northgate Complex.

**8. B. ORDINANCE - SECOND READING - ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY, COSTCO WHOLESALE CORPORATION, AND KIM AND DOROTHY VAN PELT, REGARDING IMPROVEMENTS RELATED TO THE DEVELOPMENT OF ASSESSOR'S PARCEL NUMBERS 09-154-01, 09-151-13, AND 09-153-04 LOCATED IN CARSON CITY, NEVADA (1-3171)** - Mr. Homann's comments included Exhibit B which defined the street/intersection improvements required by the agreement. He felt that Costco was amenable to the agreement. Construction would not occur until a certificate is delivered to Public Works and a permit pulled. The final startup date is May 30, 1995. Board comments commended staff on its efforts and Mr. Gary Sheerin and Mr. Van Pelt for their cooperation and assistance. Supervisor Tatro moved to introduce Bill 158 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY, COSTCO WHOLESALE CORPORATION, AND KIM AND DOROTHY VAN PELT, REGARDING IMPROVEMENTS RELATED TO THE DEVELOPMENT OF ASSESSOR'S PARCEL NO. 09-151-13, 09-154-01, AND 09-153-04 LOCATED IN CARSON CITY, NEVADA, with a fiscal impact on Item 1 of up to an estimated \$13,500, on Item 2 of up to an estimated \$47,500, and on Item 3 of up to an estimated \$44,000, and Item 7 of up to an estimated \$27,000; funding source is RTC budget for Items 1, 2, 3 and Street Maintenance for Item 7, and that the agreement be approved on first reading as presented in the staff report and with Exhibit B as read into the record by the Acting Public Works Director. Supervisor Ayres seconded the motion. Motion carried 5-0.

## **10. CITY MANAGER**

**A. ACTION ON APPROVAL OF ADDENDUM TO LEASE AGREEMENT BETWEEN CARSON CITY CHILDREN'S MUSEUM (AMUSEUM OF NORTHERN NEVADA, INC.) AND CARSON CITY (2-0128)** - Amuseum Representative Linda Poland explained the request. Public comments were solicited but none made. Supervisor Smith moved that the Board approve the first addendum to the lease agreement between Carson City Children's Museum, Amuseum of Northern Nevada, Inc., providing for an extension of the due date for required improvements as contained in the agreement. Supervisor Ayres seconded the motion. Motion carried 5-0.

BREAK: A ten minute recess was declared at 2:40 p.m. When the meeting reconvened the entire Board was present constituting a quorum.

## **11. B. ACTION ITEMS REQUESTED BY MEMBERS OF THE BOARD OF SUPERVISORS**

**i. MAYOR TEIXEIRA - ACTION ON REQUEST FROM AMUSEUM OF NORTHERN NEVADA, INC., FOR \$4,000 TO ASSIST WITH WINTER GAS BILLS (2-002)** - Ms. Poland introduced the new Executive Director Susy Meehan and Board of Trustees President Michael Crossley. Ms. Meehan then explained its success, donations/grants which had been obtained, and the funding request. She showed a video of the museum, its activities, and efforts to reduce the heat bill. Additional funding activities were noted. Mr. Crossley thanked the Board for considering the request and elaborated on the heating problem. Board comments suggested they contact Southwest Gas and have an energy audit conducted and research the potential of averaging the heat bill. Mr. Crossley felt certain that the problem would be mitigated and they would not have to seek additional funding next year. He also explained the name. Supervisor Smith and Mayor Teixeira commended them on their efforts. Supervisor Smith moved that the Board of Supervisors approve the request for Amuseum of Northern Nevada, Inc., for the lessor of \$4,000 or the actual cost of gas service over budget period through June 30, 1995; funding source will be the Contingency Fund. Mayor Teixeira seconded the motion. Mr. Lipparelli explained that staff would bring back a resolution granting the money if the motion is approved. This resolution could be on the Consent Agenda. The motion to grant the \$4,000 request was voted by roll call with the following result: Ayes - Bennett, Ayres, Tatro, Smith, and Mayor Teixeira. Nays - None. Motion carried 5-0.

**9. DISTRICT ATTORNEY - Deputy District Attorney Paul Lipparelli and Mr. Berkich - ACTION ON APPROVAL OF INDEMNITY AGREEMENT INDEMNIFYING THE OWNER OF PARCEL NO.S 07-061-19, 07-061-26, 07-051-03, 07-051-08, AND 07-051-06 FROM LIABILITY FOR CERTAIN POTENTIAL ENVIRONMENTAL CLEANUP COSTS AND OTHER RELATED MATTERS (2-0839)** - Mr. Lipparelli changed Pages 5 and 6 by removing petroleum hydrocarbons and inserting: "Fill Site Hazardous Substances". Reasons for the change, the proposal for the property to be dedicated to the Trust for Public Lands, the City's historical involvement with the site, benefits of the proposed land trade, potential liability, State cleanup/stabilization requirements, reasons for offering the indemnity agreement, the fill used on the site, the testing which had occurred at the site were discussed. Mr. Lipparelli noted the cancellation clause contained in the agreement if the transfer does not occur. The agreement only addressed a specific site and not the entire 19 acre parcel. Supervisor Tatro explained his reasons for supporting the agreement and moved that the Board approve the indemnity agreement indemnifying the owner of parcel numbers 07-061-19, 07-061-26, 07-051-03, 07-051-08 and 07-081-06 from liability for certain potential environmental cleanup costs and other related matters with the change at the bottom of Page 5 and top of Page 6 deleting the words "petroleum hydrocarbons" and replacing it with "Fill Site Hazardous Substances". Supervisor Bennett seconded the motion. Mr. Lipparelli then noted staff would add the exhibit numbers and signature lines to the draft before it is signed. Any other changes which the other party may suggest would be brought back to the Board for consideration before signing. The motion to approve the indemnity agreement as corrected was voted and carried 5-0.

**10. B. ACTION TO APPROVE IN CONCEPT A COMMUNITY-WIDE STRATEGIC PLANNING PROCESS AND DIRECT THE CITY MANAGER TO NEGOTIATE THE TERMS OF A PROFESSIONAL SERVICES CONTRACT AND RETURN FOR APPROVAL (2-1215)** - Mayor Teixeira explained his support for the concept and reasons for recommending the lowest price not be accepted. He asked Mr. Berkich to obtain a contract and final document from a community similar to Carson City's size for reference. This would give the Board an opportunity to analyze the proposal and make changes if deemed necessary. He also noted his personal involvement and knowledge of the recommended firm. Chamber of Commerce Executive Vice President Larry Osborne voiced his support for the firm and the concept. Supervisor Ayres supported Mayor Teixeira's recommended funding level. Supervisor Ayres moved that the Board of Supervisors approve in concept a community-wide planning process and direct the City Manager to negotiate the terms of a professional services contract and return for approval; fiscal impact not to exceed \$23,500; funding source is the City Manager's Budget. Supervisor Bennett seconded the motion. Motion carried 5-0. Mayor Teixeira urged Mr. Berkich to bring it back even if it is \$32,500 particularly if it will provide a good product.

**11. A. NON-ACTION ITEMS: INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS - CONTINUED (2-1756)** - Supervisor Tatro explained that the Community Council on Youth's Board decision to terminate the services of its staff and utilize the funds for youth activities. Contracts for any

Board activities, such as secretarial services, would be let. New officers had been selected from the 19 member Board. Supervisor Bennett explained the status of the work on the Highway 28 corridor, the need for a corridor master plan addressing public access and safety concerns, and efforts to obtain funding for the plan. She assured everyone that the Hospital had not yet made a decision and would not make a decision until the issues have been explored very carefully about acquiring/leasing the Cottonwood Care Center. Supervisor Smith then explained the recent Tri-County Railroad meeting and his interpretation of the electorate's vote on the tax funding proposal. A workshop exploring the alternative funding methods will be held on January 28. He felt that the electorate's vote had not been a vote to terminate the activities as mandated by the Legislature but merely an indication that tax funds should not be used for its construction. Other funding mechanisms were noted. He had been appointed to the School Board Master Plan Committee and explained its purpose. At one of these meetings it was suggested that the Planning Commission should have a member from the School Board. He supported the concept and expressed a desire to pursue the procedure. Discussion noted Supervisor Smith had been asked by the Board of Trustees and that this was an important first step. Supervisor Ayres also supported Supervisor Smith's comments on TCR as well as the public involvement and support for it. She also explained her marketing involvement on the Governor's Corporation for National Community Service and its purpose. She explained that Ms. Barbara Singleton of Para Transit would also be the White Pine and Lincoln Counties' mass transit provider. Supervisor Ayres then explained her support for a consolidated transportation program.

**B. i. MAYOR TEIXEIRA - ACTION ON APPROVAL OF A REQUEST FROM THE NEVADA ASSOCIATION OF COUNTIES (NACO) FOR \$1,250 PER COUNTY ALLOCATION FOR A PROPOSED PUBLIC LANDS STUDY BY THE UNIVERSITY OF NEVADA (2-2515)** - Mayor Teixeira's comments included his change in view from opposition to support of the public lands movement. He recommended allocating the funds with a caveat that all 17 counties must participate. Supervisor Bennett explained her skepticism about the proposal based on her involvement with Federal agencies on public access to public lands. Mayor Teixeira further explained his reasons for supporting the request. As the request was for funding of a study of the program's pros and cons, he urged the other Board members to approve his request. The study could then be analyzed thoroughly before a determination is made to change the current Federal management program. Supervisor Ayres moved that the Board approve a request from the Nevada Association of Counties, NACO, for \$1,250 per county allocation for a proposed Public Lands Study by the University of Nevada, however, the money will not be submitted unless all 16 other Counties agree to do the same, \$1250 fiscal impact will be from the Ending Fund Balance. Supervisor Tatro seconded the motion. Motion carried 4-1 with Supervisor Bennett voting Naye.

**12. COMMUNITY DEVELOPMENT DIRECTOR - Principal Planner Rob Joiner - PLANNING COMMISSION REVIEW AND APPEAL MATTERS**

**A. ACTION ON M-94/95-10 - ABANDONMENT REQUEST FROM THERESA SANDRINI TO ABANDON A ONE FOOT BY 170.35 FOOT SECTION OF PUBLIC RIGHT-OF-WAY (ROADWAY/EASEMENT) ON THE WEST SIDE OF ELIZABETH STREET, BETWEEN WEST CAROLINE STREET AND WEST ROBINSON STREET, ADJACENT TO APN 3-274-01 (PLANNING COMMISSION APPROVED 5-0-2-0) (2-3181)** - Public comments were solicited but none made. Supervisor Bennett moved that the Board of Supervisors approve an abandonment request from Theresa Sandrini, M-94/95-10, to abandon a one foot by 170.35 foot section of public right-of-way, roadway easement, on the west side of Elizabeth Street, between West Caroline Street and West Robinson Street, adjacent to APN 3-274-01 and determine reasonable consideration for said abandonment based on the findings and subject to the conditions of approval. Supervisor Smith seconded the motion. Discussion indicated the amount would be considered by the Board in the future and that staff may recommend abandonment for \$1. The motion to approve the abandonment request was voted and carried 5-0.

**B. ACTION ON S-93/94-3 - A FINAL MAP APPROVAL REQUEST FROM JOHN DECARLO, OWNER, TO DEVELOP 12 DUPLEX UNIT LOTS (FETZER ESTATES) ON APPROXIMATELY 2.72 ACRES OF LAND ZONED MULTI-FAMILY APARTMENT (MFA), LOCATED AT 817 EAST FIFTH**

**STREET (SOUTH OF EAST FIFTH AND APPROXIMATELY 224 FEET EAST OF SOUTH ROOP STREET), APN 4-021-04 (PLANNING COMMISSION APPROVED 5-1-1-0) (2-3316)** - John DeCarlo - Discussion indicated that design standards are not in the Code and, therefore, could not be enforced. The project is an in-fill. Each duplex would have its own driveway and garage. There would not be a group parking area. Supervisor Bennett noted that staff had provided the Board with a draft ordinance on design standards for multi-family dwellings. She requested this draft be recirculated so that it could be discussed and adopted. She also requested a task force be established to oversee this standard. Mayor Teixeira noted that this issue could not be discussed as it had not been agendized. He indicated it may not be considered until after the Title 18 issue has been resolved which may be in January. The standards could not be imposed until the ordinance is adopted. Clarification by Mr. DeCarlo indicated all of the units were for residential purposes. None were scheduled to be a business as this would require a zone change. Supervisor Ayres moved that the Board of Supervisors approve a final map request from John DeCarlo, owner, S-93/94-3, to develop 12 duplex unit lots, Fetzer Estates, on approximately 2.72 acres of land zoned Multi-Family Apartment, located at 817 East Fifth Street, south of East Fifth and approximately 224 feet east of South Roop Street, APN 4-021-04. Supervisor Tatro seconded the motion. Motion carried 5-0.

**D. ORDINANCES - FIRST READING**

**ii. ACTION ON AN ORDINANCE AMENDING TITLE 18 (ZONING) OF THE CARSON CITY MUNICIPAL CODE BY AMENDING SECTION 18.11.060, ADDITIONAL REQUIREMENTS FOR PARCEL MAPS AND SUBDIVISION MAPS OF THE HILLSIDE DEVELOPMENT ORDINANCE AND OTHER MATTERS PROPERLY RELATED THERETO (PLANNING COMMISSION APPROVED 5-0-2-0) (3-0125)** - Senior Planner Juan Guzman - Discussion noted the proposal was the result of the Northridge Subdivision. Supervisor Tatro moved to introduce on first reading Bill No. 159, AN ORDINANCE AMENDING TITLE 18 (ZONING) OF THE CARSON CITY MUNICIPAL CODE BY AMENDING SECTION 18.11.060, ADDITIONAL REQUIREMENTS FOR PARCEL MAPS AND SUBDIVISION MAPS OF THE HILLSIDE DEVELOPMENT ORDINANCE, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Smith seconded the motion. Motion carried 5-0.

**E. COMMUNITY DEVELOPMENT ITEMS (3-0234)**

**i. ACTION REGARDING ADOPTION OF "BEST AVAILABLE INFORMATION" FOR A PORTION OF THE CARSON RIVER FLOOD ZONE** - Discussion pointed out the area which would be affected by the proposal and briefly the reasons for the request. Problems with the current FEMA map and the mandated flood insurance were noted. Individuals facing those requirements had requested the same designation as a mitigation measure. FEMA will eventually resolve the flood zone questions in University Heights and along the Saliman corridor. Supervisor Bennett questioned the reasons the Carson River Advisory Committee had not had a opportunity to review the proposal and recommended no action be taken until the Committee could review it. **Supervisor Tatro then moved that the Board refer it to the Carson River Advisory Committee for a recommendation. Supervisor Smith seconded the motion.** Supervisor Tatro then explained his reasons for supporting the request as being based on the Committee's duties related to the Carson River corridor and the relationship of the flood plain to the corridor. He requested the District Attorney be present to advise the members on any potential conflict of interest. He also expressed his feeling that the designation should be the subject of a public hearing where open dialogue could occur. Supervisor Smith supported his comments. **The motion to refer the matter to the Carson River Advisory Committee was voted and carried 5-0.**

**ii. ACTION REGARDING BOARD OF SUPERVISORS DIRECTION TO STAFF SETTING ZONE CHANGE ON 29 PARCELS FOR PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR RECOMMENDATION TO THE BOARD OF SUPERVISORS (3-0505)** - Supervisor Tatro briefly outlined the reasons for the request as the property owners did not wish to have their names on the application and the one property owner who wished to have the zone changed could not obtain approval for one parcel as it would be "spot zoning". Comments were solicited but none made. Mayor Teixeira indicated he would abstain from

voting as he owns property in this area. Supervisor Tatro then moved that the Board direct staff to begin the process to change the zoning on the 29 parcels described by Exhibit A by setting a public hearing before the Regional Planning Commission. Supervisor Bennett seconded the motion. Motion carried 4-0-1 with Mayor Teixeira abstaining as indicated.

**13. PARKS AND RECREATION DIRECTOR - Steve Kastens**

**A. ACTION ON APPROVAL IN CONCEPT OF THE ESTABLISHMENT OF AN ENTERPRISE FUND FOR LONE MOUNTAIN CEMETERY AND REVISION OF CEMETERY FEES (3-0668)** - Discussion explored the options and pros and cons of the concept and the fee increase. The resolutions would be brought back to the Board. Supervisor Bennett urged Mr. Kastens to include a reserve fund for expansion if the enterprise concept is approved as well as for maintenance and upkeep. If the enterprise concept is approved, an additional employee would be hired. Justification for this additional person was explained. Promotional plans were also noted. The Parks and Recreation Commission supported the concept. (3-1520) Dick Murray supported the enterprise concept. He pointed out the use of community service workers to maintain the Dayton cemetery as a suggestion on how to improve Lone Mountain. Supervisor Ayres moved that the Board of Supervisors approve in concept staff's recommendation to create an enterprise fund for the Lone Mountain Cemetery and to revise Cemetery fees effective 2/1/95. Supervisor Bennett seconded the motion. Motion carried 5-0.

**B. ACTION TO ACCEPT THE QUIT CLAIM DEED AND PUBLIC EASEMENT FOR THE ABANDONED V&T RAILROAD GRADE FROM WELLINGTON CRESCENT SUBDIVISION (3-1695) - (3-1738)** Supervisor Tatro moved to approve the Parks and Recreation Commission's recommendation to accept a Quit Claim Deed and Public Easement from Wellington Crescent Subdivision. Supervisor Bennett seconded the motion. Motion carried 5-0.

**11. A. BOARD OF SUPERVISORS NON-ACTION ITEM (3-1717) (3-1749)** - Mayor Teixeira noted that this was Clerk-Recorder Kiyoshi Nishikawa's last meeting, commended him on his tenure, and wished him well in his future endeavors. Mr. Nishikawa thanked the Board and community for having had the opportunity to work with and for them. He expressed his feeling that he was leaving the Department in good hands. Mayor Teixeira then noted this was the final meeting for the year. He thanked the Board and staff for its professionalism and wished all Happy Holidays. Supervisor Ayres echoed his comments concerning the Board and staff's professionalism and commended Mayor Teixeira on his control in keeping the meetings on track.

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

The Minutes of the December 15, 1994, Carson City Board of Supervisors meeting

ARE SO APPROVED ON \_\_\_\_\_, 1995.

\_\_\_\_\_  
Marv Teixeira, Mayor

ATTEST:

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