

4. CONSENT AGENDA (1-0305)

A. CLERK-RECORDER - ACTION ON A RESOLUTION AUTHORIZING THE DESTRUCTION OF COURT CASE FILES

B. INTERNAL AUDITOR - ACTION ON APPROVAL OF THE CHECK DISBURSEMENT REGISTER FOR THE MONTH OF DECEMBER 1993

C. PURCHASING DIRECTOR

i. ACTION ON CONTRACT NO. 9394-92 - FOR RESTROOM CONSTRUCTION AT FUJI AND RIVERVIEW PARKS

ii. ACTION ON CONTRACT NO. 9394-164 - PURCHASE OF A USED 1983 STEP VAN TO BE USED BY THE FIRE DEPARTMENT AS A HAZARDOUS MATERIALS RESPONSE VEHICLE

iii. ACTION ON CONTRACT NO. 9394-003 - NEW EMPIRE SEWER EXPANSION PROJECT, PHASE IV

iv. ACTION ON CONTRACT NO. 9394-156 - AMENDMENT TO AUDITING SERVICES AGREEMENT - Item C.i. was pulled for in depth discussion. Supervisor Tatro moved to approve the Consent Agenda with the exception of deleting Contract 9394-92, Restroom Construction for Fuji and Riverview Parks, and to include Resolution No. 1994-R-17, the Resolution Authorizing the Destruction of Court Case Files. Supervisor Bennett seconded the motion. Motion carried 5-0.

Director of Purchasing and Contracts Basil "Butch" Moreto and Parks and Recreation Director Steve Kastens explained the contract and funding. Supervisor Tatro moved that the Board accept the Purchasing Department's recommendation and award Contract 9394-92 to Bidder No. 4, D. G. Hand, 710 North Curry Street, Carson City, as the lowest responsive and responsible bidder for the Fuji Park portion pursuant to the requirements of NRS Chapter 332, 338, 339, and 624 for a contract amount of \$92,758.05 and a contingency amount of \$7,231.95, funding source is the Residential Park Construction Tax prior year carryover. Supervisor Bennett seconded the motion. Mr. Kastens indicated the completion date is "ASAP" which means in 60 to 90 days. Mr. Moreto indicated it was May 16. Mr. Kastens then delineated the location. The motion to approve the contract as indicated was voted and carried 5-0.

5. SHERIFF - Paul McGrath

A. ACTION ON APPROVAL OF LOAN OF A 1966 FORD MUSTANG FOR DISPLAY IN THE CHILDREN'S MUSEUM (1-0545) - Sheriff McGrath displayed photographs of the vehicle in both its present state and as it would be restored. The funding source will be the Sheriff's Gifts and Donations Account. Supervisor Tatro moved that the Board approve the loan of the 1966 Ford Mustang Children's Car for display in the Children's Museum after repairs and authorize the expenditure of up to \$1,000 from the Sheriff's Gifts and Forfeitures Account. Following a request for a correction, Supervisor Tatro amended the Account to be from the Gifts and Donations Account in an amount not to exceed \$1,000. Supervisor Bennett seconded the motion. Motion carried 5-0.

B. ACTION ON ACCEPTANCE OF A DONATION OF ROAD FLARES FROM THE CITY OF RENO (1-0668) - Supervisor Tatro moved that the Board accept the donation of road flares from the City of Reno with a value of \$360. Supervisor Ayres seconded the motion. Motion carried 5-0.

Discussion ensued among the Board, Mr. Berkich, Sheriff McGrath, and Mr. Lipparelli on a policy revision to allow staff to accept small donations without Board action.

C. ACTION ON EVIDENTIARY BREATH TESTING DEVICE (1-0755) - Discussion noted the funding source. Supervisor Ayres moved that the Board approve budget augmentation in the amount of \$2,660 to be included with \$4,000 awarded in Traffic Safety Project 94J6-11-2 to purchase an evidentiary breath testing

device, fiscal impact is \$2,660 from the General Fund Contingency Account. Supervisor Smith seconded the motion. Discussion ensued on the funding source. Motion carried 5-0. Ms. Walker noted that the budget augmentation procedure would include this request.

7. FIRE CHIEF - Louis Buckley - ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE AMENDING SECTION 14.04.070 OF THE CARSON CITY MUNICIPAL CODE TO PROVIDE FOR THE ABOVE-GROUND STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS AT THE DISCRETION OF THE FIRE CHIEF UPON SATISFACTION OF CERTAIN CONDITIONS AND OTHER MATTERS PROPERLY RELATED THERETO (1-0865) - If substantial changes in the adjacent land uses occur, a tank will be re-evaluated and, if deemed necessary, removed. Chief Buckley was willing to make periodic checks of the tank sites to determine if the adjacent land uses had changed. Supervisor Smith moved to introduce Bill No. 106 on first reading, AN ORDINANCE AMENDING SECTION 14.04.070 OF THE CARSON CITY MUNICIPAL CODE TO PROVIDE FOR THE ABOVE-GROUND STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS AT THE DISCRETION OF THE FIRE CHIEF UPON SATISFACTION OF CERTAIN CONDITIONS AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 5-0.

6. LIBRARY DIRECTOR - Sally Herman - ACTION ON APPROVAL IN CONCEPT TO ACCEPT GIFT OF THE HETTIE VAN SICKLE LIBRARY, CARSON CITY BRANCH, LOCATED AT ROSS GOLD PARK AND ALLOCATE RESOURCES TO FUND OPERATIONAL COSTS (1-1038) - Jack Van Sickle's Attorney Gary Sheerin, Mr. Lipparelli, Library Board of Trustees Vice Chairperson John Ray, Library Board of Trustees Sarah Mersereau-Adler, Parks and Recreation Director Steve Kastens, Western Regional for Modular Systems Representative Dick Stein, and Ms. Walker - Discussion among Mr. Sheerin, the Board, Mr. Lipparelli, Chairperson Ray, and Ms. Herman included the timeframe for Board commitment on the proposal; the City's budget process and timeframe; the request for conceptual approval and provide direction to staff to analyze the costs and financing potentials; (1-1567) the need to obtain BLM approval if Ross Gold Park is used as the site; (1-1785) funding needs until Mr. Van Sickle provides operational funding; staffing and book costs; inclusion of the furniture and furnishings in the "turn key" operation; (1-2062) reasons for using a Porta-Structure; (2-2225) the projected opening costs and the operational budget; and the increased service demands which would be created by the branch including transportation needs. (1-1658) The Trustees' support for the proposal was explained at length. (1-2480) Mayor Teixeira explained a proposal which would have a contractor operate the branch and assess all users a fee. Ms. Herman responded by indicating she was willing to research the proposal. Supervisor Ayres suggested the "Friends of the Library" be considered as the contractor. (1-2689) Trustee Mersereau-Adler encouraged the Board to endorse the proposal and stressed the need for a branch. (1-2879) Mr. Stein explained the facility and responded to the Board's questions concerning the cost per square foot, the amenities included in the facility, the specialized "shelving", (2-0053) the warranty, sites where the Porta-Structures are located, and the "carousel" shelving concept. (2-0205) Mr. Kastens indicated his and the Park and Recreation Commission's willingness to use a portion of the park for the branch library. Utilities Director Dorothy Timian-Palmer indicated the connection fees were included in the cost of the "turn key" operation. The water system is in the area, however, the park is located in the septic moratorium area. A septic system cannot be constructed on the site. If the City accepts the offer, she would do everything possible to have the site sewered by the time construction is completed. A "CofO" would not be issued until the sewer line is available. She offered water and sewer engineering services to the library. (2-0275) Finance Director Mary Walker explained the potential funding source from Southwest Gas franchise fee. She requested time to analyze all the costs and her desire to have the proposal addressed during the budgeting process. Mr. Sheerin and the Board then discussed the proposed user fee, the "business questions" raised by the proposal, and (2-0502) possible operational funding. (2-0479) Mr. Sheerin agreed to analyze the proposal further to determine if it is the "best product" for the cost. Supervisor Smith then explained his position that the Board should accept the proposal and attempt to figure a method of "shoe horn" it. He urged the Board to seriously consider the proposal during the budget process and emphasized that his

motion would include this intent. Supervisor Smith then moved that the Board approve in concept acceptance of a gift of the Hettie Van Sickle Library, Carson City South Branch, to approve a location at Ross Gold Park, and direct staff to proceed with preparing appropriate documentation to increase the Southwest Gas Franchise Fee of one percent; fiscal impact at this point is approximately \$257,422, funding source will be the Southwest Gas Franchise Fee of approximately one percent. Supervisor Bennett seconded the motion. Mayor Teixeira expressed his concern about having the motion designate the Southwest Gas Franchise Fee for this facility. He felt that the proposal should compete with all the other general fund budget requests. Supervisor Smith agreed to amend his motion by removing the designated funding source. Supervisor Tatro then outlined his concerns related to the motion--the amount of the City's obligation, whether the gift makes the project more worthy than other General Fund requests, the proposed franchise fee increase which is under discussion and will be implemented even if the proposal does not materialize, and his objection to the use of Ross Gold Park for the site. He acknowledged the reasons for wishing to use Ross Gold Park, however, urged staff to analyze other southwest sites. Supervisor Smith then withdrew his motion. Supervisor Bennett withdrew her second. **Supervisor Smith then moved to approve in concept acceptance of a gift of the "Hettie Van Sickle Carson City South Library" and to approve the location at Ross Gold Park. Supervisor Bennett seconded the motion.** Comments were solicited but none made. **The motion to accept the gift in concept and approve the Ross Gold Park location was voted by roll call with the following results: Ayres - Yes; Tatro - No; Bennett - Yes; Smith - Yes; and Mayor Teixeira - Yes. Motion carried 4-1.**

BREAK: A five minute recess was declared at 10:55 a.m. When the meeting reconvened at 11 a.m. the entire Board was present constituting a quorum.

8. PERSONNEL MANAGER - Judie Fisher

A. ACTION ON A RESOLUTION ESTABLISHING THE METHODS FOR THE APPOINTMENT OF MEMBERS TO CERTAIN BOARDS AND COMMISSIONS (REVISING 1993-R-58) (2-0768) - Supervisor Smith moved that the Board adopt Resolution No. 1994-R-18, A RESOLUTION ESTABLISHING THE METHOD FOR THE APPOINTMENT OF MEMBERS TO CERTAIN BOARDS AND COMMISSIONS--REVISING 1993-R-58. Supervisor Ayres seconded the motion. Motion carried 5-0.

D. ACTION ON APPOINTMENT TO THE REGIONAL TRANSPORTATION COMMISSION (2-0855) - The Board interviewed Applicants Gene Mannings, Shelly Turner, and Marie Wolf. Mayor Teixeira thanked each for applying. A decision was made later in the meeting.

B. ACTION ON APPOINTMENTS TO THE SHADE TREE COUNCIL (2-1575) - Supervisor Ayres moved to appoint the applicants as stated--Tom Henderson and Ann Nunnemaker for one year and Donna Kuester for two years to the Shade Tree Council. Supervisor Smith seconded the motion. Motion carried 5-0.

Discussion indicated the desire to include such appointments on the Consent Agenda if possible.

Supervisor Bennett then moved that the Board of Supervisors approve the following recommendations to fill the three vacancies on the Shade Tree Council: Craig Hartman for two years to replace Roger Comstock; Kenneth Musick and Michael Tanchek for three years to fill the vacancies of Becky Beinsenstein and Dan Greytak. Supervisor Smith seconded the motion. Motion carried 5-0.

C. ACTION ON APPOINTMENT TO THE MASSAGE BOARD (1-1655) - Supervisor Bennett moved that the Board appoint Theo Ellis to fill the vacancy on the Massage Board that has been vacated by Mr. Robert Lawson for a two year term. Supervisor Ayres seconded the motion. Motion carried 5-0.

E. ORDINANCE - SECOND READING - ACTION ON BILL NO. 105 - AN ORDINANCE AMENDING SECTION 2.04.400 (PUBLIC OFFICERS) OF THE CARSON CITY MUNICIPAL CODE (2-1685) - Supervisor Tatro moved that the Board approve on second reading Bill No. 105, Ordinance No. 1994-11, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE 2.04.400 (PUBLIC OFFICERS) ADDING ENVIRONMENTAL CONTROL OFFICER. Supervisor Ayres seconded the motion. Motion was voted and carried, however, only two voices were heard. Supervisor Bennett requested the matter be continued until additional research on the food service concerns have been addressed. Discussion among Supervisor Bennett, Mayor Teixeira, Ms. Fisher, Utilities Director Timian-Palmer, and Supervisor Smith clarified the affected position and its duties which has no bearing on the proposal to restructure the Health Department. The motion to adopt on second reading Ordinance No. 1994-11 was voted by roll call with the following results: Bennett - No; Smith - Yes; Ayres - Yes; Tatro - Yes; and Mayor Teixeira - Yes. Motion carried 4-1.

9. PUBLIC WORKS DIRECTOR - Acting Public Works Director Tim Homann - ACTION ON A REQUEST TO CHANGE THE NAME OF GRAVES LANE TO COLLEGE PARKWAY BETWEEN LOMPA LANE AND ORMSBY BOULEVARD (2-1875) - Considerable discussion occurred between the Board and Mr. Homann on the portion which was being renamed, reasons for the request, the "what's in a name" historical issues behind Graves Lane, its timeliness, the proposal to include the entire distance from Highway 50 to 395 as Graves Lane and change West Nye to College Parkway, and the need to research this proposal. Mr. Homann agreed to meet with the proponents and have them research this proposal. No formal action was taken.

10. UTILITIES DIRECTOR - Dorothy Timian-Palmer - ACTION ON U.S.G.S. AND CARSON CITY JOINT FUNDING AGREEMENTS (2-2378) - Ms. Timian-Palmer's introduction included historical data justifying the studies based on the need for additional information on the groundwater table, the need to analyze recharge periods, and the funding source for the City's portion as well as the possibility that the Subconservancy District may be interested in funding the project. Supervisor Smith moved the Board amend the Joint Funding Agreement, NV94003000, dated October 1, 1993 between Carson City and the U.S. Geological Survey for a decrease amount of \$25,575. Supervisor Bennett seconded the motion. Motion carried 5-0.

Supervisor Smith then moved that the Board approve and authorize the Mayor to sign the Joint Funding Agreement, NV9402900, between Carson City and the U.S. Geological Survey in the amount of \$100,000 of which: \$25,575 is from FY 92/93 Stream Gauges, \$20,000 is from In-Kind Services, and \$54,425 is from FY 94/95, subject to 94/95 budget approval by the Board of Supervisors; funding source will be 520 - U.S.G.S. Stream Gauging in the amount of \$25,575. Supervisor Bennett seconded the motion. Clarification supported having the motion include the \$54,000 funding from FY 94/95 even if the Subconservancy decides to fund the project in the future. The motion carried 5-0.

Mayor Teixeira requested Ms. Timian-Palmer have the proposal agendized by the Subconservancy District for discussion and action as soon as possible.

11. SUPERVISOR COMMENTS

A. NON-ACTION ITEMS (2-2870) - Supervisor Tatro explained his tour of the St. Charles Hotel and commended Bob McFadden on his efforts. The positive changes were noted by the Board. Supervisor Ayres also noted the Ambulance and Sheriff's responses to an emergency at the St. Charles which she had personally observed. She also explained the Technical Committee of Carson City's decision on City transportation system for seniors, disabled as well as public transportation. Supervisor Smith briefly reviewed the RTC budget hearing. The next RTC meeting will be held at the Senior Center. Tri-County Railway will meet next Thursday at the Virginia City Senior Center and discuss the private-public partnership proposal. At the last Subconservancy meeting staff had recommended the District begin to draft its legislative packet. He also outlined the Bureau of Reclamation's

presentation and potential water acquisitions which the Subconservancy may consider. Supervisor Bennett briefly explained the Carson River corridor meeting, acceptance of the corridor throughout the community, status of the request to designate Highway 28 as a scenic highway, planned logging at Lake Tahoe, and Senator Reid's staff visit to the hospital. (3-0101) Mayor Teixeira commended Appeal Correspondent Geoff Dornan on his article on the "SPICE" channel. He announced the Commission on Aging March 7 meeting in the Sierra Room at 10 a.m. This meeting will be televised. The public was invited to attend. He then outlined the Youth Sports Association meeting, noted the value of the volunteer services provided to the community, and that the considerations for the ISTEPA funding appear to indicate that the City's priorities may not receive funding. He then explained the Capital Project's subcommittee meeting with the State which indicated the skateboard may be located by the Boys and Girls Club. He then announced open in-line skating at the Pony Express Pavilion on Saturdays and Sundays from 1 to 5 p.m. The success of the roller hockey program was also noted.

B. ACTION ON REAPPOINTMENT TO THE WESTERN NEVADA DEVELOPMENT DISTRICT (3-0057) - Supervisor Smith requested staff verify the term for Bill Huss, which he felt would terminate February 28. Also, his alternate needed to be replaced as Mr. O'Brien was no longer on the City's staff. Supervisor Smith then moved to reappoint Supervisor Kay Bennett to the Western Nevada Development District. Supervisor Ayres seconded the motion. Motion carried 5-0.

BREAK: A lunch recess was declared at 12:10 p.m. When the meeting reconvened at 1:35 p.m. the entire Board was present.

12. DISTRICT ATTORNEY - Paul Lipparelli - ACTION TO RECESS INTO CLOSED SESSION PURSUANT TO NRS 288.220 TO MEET WITH MANAGEMENT REPRESENTATIVES (3-0248) - Mayor Teixeira recessed the Open Session into Closed Session pursuant to NRS 288.220 at 1:35 p.m. The Closed Session was adjourned at 2:25 p.m. and the Open Session reconvened. (The entire Board was present constituting a quorum.)

BREAK: A five minute recess was declared at 2:25 p.m. When the meeting reconvened at 2:30 p.m. the entire Board was present constituting a quorum.

13. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan

A. PLANNING COMMISSION REFERRALS - REVIEW AND APPEAL MATTERS

i. ACTION ON S-93/94-2 - A TENTATIVE SUBDIVISION MAP APPLICATION FROM FIRST BAPTIST CHURCH TO DEVELOP A SIX LOT SINGLE FAMILY SUBDIVISION (SMOKETREE WEST) ON APPROXIMATELY ONE ACRE OF LAND ZONED SINGLE FAMILY 6,000 (SF6000) LOCATED AT 1750 MOUNTAIN STREET (NORTHWEST CORNER OF LONG AND MOUNTAIN STREETS), APN 1-132-02 (PORTION) (PLANNING COMMISSION APPROVED 4-0-2-1) - Supervisor Smith moved that the Board of Supervisors approve a tentative subdivision map application from First Baptist Church, S-93/94-2, to develop a six lot single family subdivision called Smoketree West on approximately one acre of land zoned Single Family 6,000 located at 1750 Mountain Street which is the northwest corner of Long and Mountain Streets, Assessor's Parcel No. 1-132-02 - portion, based on the findings and subject to the conditions of approval. Supervisor Ayres seconded the motion. Comments were solicited but none made. Motion carried 5-0.

ii. ACTION ON P-93/94-3 - A PLANNED UNIT DEVELOPMENT MAP APPLICATION FROM LANDMARK HOMES AND DEVELOPMENT TO DEVELOP A FIVE LOT OFFICE DEVELOPMENT (WINDTREE OFFICE PARK) ON APPROXIMATELY 1.26 ACRES OF

LAND ZONED NEIGHBORHOOD BUSINESS (NB), LOCATED AT 3130 SILVER SAGE DRIVE (WEST OF SILVER SAGE DRIVE, APPROXIMATELY 360 FEET SOUTH OF THE SONOMA STREET EXTENSION) ASSESSOR'S PARCEL NUMBER 9-701-01 (PLANNING COMMISSION APPROVED 5-0-2-0) (3-0319) - Supervisor Smith commended the developer on the project. Supervisor Ayres moved that the Board of Supervisors approve a Planned Unit Development Map application from Landmark Homes and Development, P-93/94-3, to develop a five lot office development, Windtree Office Park, on approximately 1.26 acres of land zoned Neighborhood Business located at 3130 Silver Sage Drive, west of Silver Sage Drive approximately 360 feet south of the Sonoma Street extension, Assessor's Parcel No. 9-701-01, based on the findings and subject to the conditions of approval. Supervisor Bennett seconded the motion. Comments were solicited but none made. Motion carried 5-0.

iii. ACTION ON MPA-92/93-3 - A MASTER PLAN AMENDMENT REQUEST FROM LANDMARK HOMES (PROPERTY OWNERS: GERALDYNE D'ANJOU, EDWARD AND MARIE CORDA, HELEN OXOBY TRUST, BERT BORDA AND JUANITA SUMMERS) TO AMEND THE MASTER PLAN USE DESIGNATION FROM SUBURBAN RESIDENTIAL TO LOW DENSITY RESIDENTIAL ON APPROXIMATELY 36.65 ACRES OF LAND LOCATED SOUTH OF TUSCARORA DRIVE, EAST OF SILVER SAGE DRIVE, NORTH OF CLEARVIEW DRIVE AND WEST OF CENTER DRIVE, ASSESSOR'S PARCEL NUMBERS 9-124-01 AND 9-121-15 (PLANNING COMMISSION DENIED 7-0-0-0); AND iv. ACTION ON Z-92/93-3 - A CHANGE OF LAND USE REQUEST FROM LANDMARK HOMES (PROPERTY OWNERS: GERALDYNE D'ANJOU, EDWARD AND MARIE CORDA, HELEN OXOBY TRUST, BERT BORDA AND JUANITA SUMMERS) TO REZONE APPROXIMATELY 36.65 ACRES OF LAND FROM SINGLE FAMILY ONE ACRE (SF1A) TO SINGLE FAMILY 6,000 (SF6000), LOCATED SOUTH OF TUSCARORA DRIVE, EAST OF SILVER SAGE DRIVE, NORTH OF CLEARVIEW DRIVE AND WEST OF CENTER DRIVE, ASSESSOR'S PARCEL NUMBERS 9-124-01 AND 9-121-15 (PLANNING COMMISSION DENIED 7-0-0-0) (3-0391) - The Applicant requested these items be returned to the Planning Commission for reconsideration, which staff supported. No formal action was taken.

v. ACTION ON S-93/94-4 - A TENTATIVE SUBDIVISION MAP APPLICATION FROM ROGER SHAHEEN TO DEVELOP A 22 LOT COMMERCIAL/INDUSTRIAL SUBDIVISION (SHAHEEN BUSINESS PARK SOUTH) ON APPROXIMATELY 47.67 ACRES OF LAND ZONED MULTI-FAMILY APARTMENT (MFA), SINGLE FAMILY 6,000 (SF6000) AND LIMITED INDUSTRIAL (LI), LOCATED AT 3400 RESEARCH WAY (SOUTH OF HOT SPRINGS ROAD ALONG GRAVES LANE EXTENSION, BETWEEN RESEARCH WAY AND THE FUTURE GONI ROAD) ASSESSOR'S PARCEL NUMBER 8-132-03 (PLANNING COMMISSION APPROVED 5-0-2-0); AND vi. ACTION MPA-93/94-5 - A MASTER PLAN AMENDMENT REQUEST FROM ROGER SHAHEEN TO AMEND THE MASTER PLAN LAND USE DESIGNATION ON A PORTION OF ASSESSOR'S PARCEL NUMBER 8-132-03 (APPROXIMATELY 25 ACRES) FROM LOW DENSITY RESIDENTIAL TO INDUSTRIAL, LOCATED AT 3400 RESEARCH WAY, ASSESSOR'S PARCEL NUMBER 8-132-03 (PORTION) (PLANNING COMMISSION APPROVED 5-0-2-0), AND, B. ORDINANCES - FIRST READING - i. ACTION ON Z-93/94-5 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE DISTRICT ON ASSESSOR'S PARCEL NUMBER 8-132-03 FROM SINGLE FAMILY 6,000 AND MOBILE HOME 6,000 TO LIMITED INDUSTRIAL ON APPROXIMATELY 25.44 ACRES OF LAND, LOCATED AT 3400 RESEARCH WAY (PLANNING COMMISSION APPROVED 5-0-2-0) (3-0425) - Senior Planner Juan Guzman - Supervisor Tatro commended staff and the developer on the completeness of the plans. Discussion between the Board and staff included the Condition requiring the Applicant to contact FEMA about changing the flood zone map designations due to the improvements the Applicant had made on the site; lack of knowledge about when FEMA would be remapping the area; the FEMA draft hydrology report on the area; Mr. Guzman requested Condition 9 on the parcel map be corrected to read Parcel No. A rather than Parcel No. 8.

Lumos and Associates and the Applicant's Representative Todd Connelly noted that the Condition on the FEMA requirement was Condition 11 and reasons for their original objection to it. Supervisor Tatro then moved that the Board of Supervisors approve a tentative subdivision map application from Roger Shaheen S-93/94-4 to develop a 22 lot commercial/industrial subdivision - Shaheen Business Park South - on approximately 47.67 acres of land zoned Multi-family Apartment, Single Family 6,000, and Limited Industrial, located at 3400 Research Way, south of Hot Springs Road along the Graves Lane extension, between Research Way and the future Goni Road, on Assessor's Parcel No. 8-132-03, based on the findings and subject to the conditions of approval as contained in the staff report and the Planning Commission recommendation with a modification to Condition No. 9 which should read Parcel "A" instead of Parcel "8". Supervisor Bennett seconded the motion. Following discussion, Supervisor Tatro amended his motion to include: with an amendment to Condition 11 for the first sentence to remain the same, the second sentence will read "Applicant shall initiate a process of obtaining a letter of map amendment from FEMA prior to the sale of Parcels Numbered 10 and 11 and add the statement: The intent of this Condition is not to delay the recordation of the map or the final approval of the completion of structures but rather to facilitate the revision of the FEMA maps to reflect the completed grading work which was previously conducted on the site and to comply with Code requirements. Supervisor Bennett continued her second. Motion was voted and carried 5-0.

Supervisor Tatro then moved that the Board approve a master plan amendment request from Roger Shaheen, MPA-93/94-5, to amend the master plan land use designation on a portion of APN 8-132-03, approximately 25 acres, from Low Density Residential to Industrial, located at 3400 Research Way, Assessor's Parcel Number 8-132-03 - a portion, based on the findings in the Planning Commission recommendation. Supervisor Ayres seconded the motion. Comments were requested but none made. Motion carried 5-0.

Supervisor Tatro moved to introduce on first reading Bill No. 107, AN ORDINANCE EFFECTING A CHANGE OF LAND USE DISTRICT ON ASSESSOR PARCEL NUMBER 8-132-03 FROM SINGLE FAMILY 6,000 AND MOBILE HOME 6,000 TO LIMITED INDUSTRIAL ON APPROXIMATELY 25.44 ACRES OF LAND, LOCATED AT 3400 RESEARCH WAY. Supervisor Ayres seconded the motion. Motion carried 5-0.

ii. ACTION ON A-92/93-7 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 18.08 (MOBILE HOME PARK DEVELOPMENT PLAN REVIEW) TO MOBILE HOME PARK DEVELOPMENT ORDINANCE, AMENDING 18.08.010 (PURPOSE AND SCOPE) BY DELETING THE WORD ALTERATION AND INSERTING REMODELED AND THE PROCEDURAL REVIEWS FOR MOBILE HOME PARKS, AMENDING 18.08.020 (LOCATION OF MOBILE HOME PARKS) THE ZONING DISTRICTS WHERE MOBILE HOME PARKS ARE PERMITTED, AMENDING 18.08.030 (PERMITTED USES WITHIN A MOBILE HOME PARK), AMENDING 18.08.040 (PROCEDURES FOR THE REVIEW AND APPROVAL OF A MOBILE HOME PARK BY CARSON CITY, 18.08.050 (MOBILE HOME PARK REQUIREMENTS) ADDING CARSON CITY UTILITY DEPARTMENT TO THE REVIEW TEAM, REVISING MINIMUM SIZE LOT REQUIREMENTS, AND TO INCLUDE REGULATION, CONSTRUCTION, AND SPACE STANDARDS OF MOBILE HOME PARKS, DELETING 18.08.060 (REGISTRY OF OCCUPANTS AND VEHICLES), DELETING 18.08.090 (SEVERABILITY), AND OTHER MATTERS PROPERLY RELATED THERETO (3-0828) - Mr. Guzman, Mr. Sullivan, and the Board discussed the reasons for the modifications, grandfathering requirements and allowances for current mobile home parks, the Code's lack of control over a mobile home subdivision, setback requirements for both a mobile home planned unit development and a mobile home subdivision, streamlining of the current process via this ordinance, benefits of the proposal, and land currently zoned and accessible for a mobile home park. Supervisor Tatro moved that the Board introduce on first reading Bill No. 108, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 18.08 (MOBILE HOME PARK DEVELOPMENT PLAN REVIEW) TO MOBILE HOME PARK DEVELOPMENT ORDINANCE, AMENDING 18.08.010 (PURPOSE AND SCOPE) BY DELETING THE WORD ALTERATION

AND INSERTING REMODELED AND THE PROCEDURAL REVIEWS FOR MOBILE HOME PARKS, AMENDING 18.08.020 (LOCATION OF MOBILE HOME PARKS) THE ZONING DISTRICTS WHERE MOBILE HOME PARKS ARE PERMITTED, AMENDING 18.08.030 (PERMITTED USES) WITHIN A MOBILE HOME PARK), AMENDING 18.08.040 (PROCEDURES FOR THE REVIEW AND APPROVAL OF A MOBILE HOME PARK DEVELOPMENT PLAN) THE PROCEDURAL REVIEW AND APPROVAL OF A MOBILE HOME PARK BY CARSON CITY, 18.08.050 (MOBILE HOME PARK REQUIREMENTS) ADDING CARSON CITY UTILITY DEPARTMENT TO THE REVIEW TEAM, REVISING MINIMUM SIZE LOT REQUIREMENTS, AND TO INCLUDE REGULATION, CONSTRUCTION, AND SPACE STANDARDS OF MOBILE HOME PARKS, DELETING 18.08.060 (REGISTRY OF OCCUPANTS AND VEHICLES), DELETING 18.08.090 (SEVERABILITY), AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Discussion among Supervisor Bennett, Mr. Guzman, Mayor Teixeira and Mr. Sullivan included the Growth Management requirements for a mobile home park. The motion to introduce on first reading Bill No. 108 was voted and carried 5-0.

C. ORDINANCE - SECOND READING - ACTION ON BILL NO. 104 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE DISTRICT ON ASSESSOR'S PARCEL NUMBER 1-131-03 FROM SINGLE FAMILY 6,000 TO PUBLIC ON APPROXIMATELY ONE ACRE OF LAND LOCATED ON THE WEST SIDE OF MOUNTAIN STREET, APPROXIMATELY 100 FEET NORTH OF TAHOE DRIVE (3-1305) - Supervisor Smith moved to adopt on second reading Ordinance No. 1994-12, AN ORDINANCE EFFECTING A CHANGE OF LAND USE DISTRICT ON ASSESSOR'S PARCEL NUMBER 1-131-03 FROM SINGLE FAMILY 6,000 TO PUBLIC ON APPROXIMATELY 1.00 ACRES OF LAND LOCATED ON THE WEST SIDE OF MOUNTAIN STREET, APPROXIMATELY 100 FEET NORTH OF TAHOE DRIVE. Supervisor Ayres seconded the motion. Motion carried 5-0.

12. B. ACTION ON APPROVAL OF COOPERATIVE AGREEMENT WITH THE NEVADA DEPARTMENT OF TRANSPORTATION FOR FEASIBILITY STUDY, PROJECT DESCRIPTION AND OTHER RELATED SERVICES RELATED TO THE DESIGN, FINANCING AND CONSTRUCTION OF THE HIGHWAY 395 BYPASS BY A PUBLIC-PRIVATE PARTNERSHIP (1-1345) - During Mr. Lipparelli's introduction, Supervisor Tatro left the room and returned--3:05 p.m./3:10 p.m. Supervisor Ayres also left the room and returned--3:08 p.m./3:11 p.m. (A quorum was present the entire time.) Mr. Lipparelli assured the Board that the agreement between NDOT and NIIC addressed the Board's concerns. The Board would retain control over the invoices and payments. Carson City would not deliver the \$50,000 until NDOT signs the agreement with NIIC. Funds not used on the project will be returned. Discussion noted the original contract between Carson City and NIIC and reasons the City was now entering a contract with NDOT. Supervisor Smith moved that the Board approve and authorize the Mayor to sign a Cooperative Agreement with the Nevada Department of Transportation for a feasibility study, project description, and other related services related to the design, financing, and construction of the Highway 395 Bypass by a public-private partnership, fiscal impact is \$50,000 broken down into \$17,500, an amount previously approved, \$32,500 additional amount, funding source will be the Regional Transportation Commission funds. Supervisor Bennett seconded the motion. Discussion indicated Mr. Lipparelli had seen a draft of the agreement and his feeling that a final agreement should be reached in the near future. The motion to approve the agreement between Carson City and NDOT was voted and carried 5-0.

13. D. COMMUNITY DEVELOPMENT ITEMS - INFORMATION UPDATE ON THE STATUS OF THE CARSON CITY CHILDREN'S MUSEUM PROJECT IN LIGHT OF AWARD OF FUNDING BY STATE COMMISSION ON CULTURAL AFFAIRS AND NATIONAL PARK SERVICE (3-1675) - Following Principal Planner Rob Joiner's introduction which included the building's history and grant funding, Children's Museum Executive Director Barbara Bernardi and Architect Art Hannafin further delineated the funding status, proposed exhibits for the museum, its renovation project, and the proposed June opening date. They also responded to Board questions concerning renovation plans for the front doors, the roofing donation, the

handicapped access, plans for the "lower level", and the landscape plan. Comments noted the community support for the project. Ms. Bernardi thanked the Board and Mr. Joiner for their support. This was a status report only and no action was taken.

CITIZEN COMMENTS (3-2410) - Mr. Hannafin, as a member of NIIC, commended the Board on its willingness to consider an innovative approach to the Bypass.

8. D. ACTION ON APPOINTMENT TO THE REGIONAL TRANSPORTATION COMMISSION (3-2439) - Each Board Member listed his/her support for three nominees, their priority ranking, and reasons for the nomination. Supervisor Tatro then moved that the Board appoint Marie Wolf to the Regional Transportation Commission. Discussion indicated the term was for two years. Supervisor Bennett seconded the motion. Motion carried 5-0.

BREAK: A recess was declared at 3:35 p.m. When the meeting reconvened at 6:05 p.m. the entire Board was present constituting a quorum. Hospital Board of Trustees Members present were: Chairperson Steve Panter and Trustees George Hawes, Kay Bennett, and Tony Morangi. A quorum was present although Trustee Bruce Gray was absent. Staff members present were: City Manager John Berkich, Hospital Administrator Steve Smith, Clerk-Recorder Kiyoshi Nishikawa, Hospital Attorney Bryan Nelson, Deputy District Attorney Paul Lipparelli, and Recording Secretary Katherine McLaughlin.

14. JOINT MEETING OF THE CARSON CITY BOARD OF SUPERVISORS AND THE CARSON-TAHOE HOSPITAL BOARD OF TRUSTEES - INFORMATION AND DISCUSSION REGARDING THE STRATEGIC PLAN FOR CARSON-TAHOE HOSPITAL (NO ACTION WILL BE TAKEN) (3-2695) - Mayor Teixeira explained the purpose of the meeting. No action will be taken this evening. He also noted that the County Hospital had never been supported by ad valorem taxes. Its revenue stream had funded its projects. This is one of a handful of county hospitals functioning in this manner and without any local tax support. Hill Burton funds had been used to construct the replacement facility when the original building had been burned down. Mr. Smith detailed the reasons the Hospital had begun to explore the medical needs of the service area. From this analysis grew an idea that the Hospital should become a "district" hospital rather than the current status of "county" hospital. A district hospital is administrated by an elected Board and must meet Open Meeting laws. The Board of Supervisors, however, would lose its representative. Bonding capacity would be increased, which was explained in depth. The City would no longer be liable for the Hospital although the taxpayers would remain responsible for any liabilities. Discussion ensued among the Board, Mr. Smith, Chief Finance Officer Bill Foster, Medical Staff Representative Dr. Upton, Chairperson Panter, Mr. Berkich, and Mr. Nelson on the bank qualified bonding limit, taxpayer/City liability for the Hospital, area to be serviced by the District, (4-0056) liability for bond debts now outstanding, bond repayment requirements and priorities if a District is formed and additional bonds are issued, the bond caps and the impact a District would have on the caps, the Hospital's current service area and projected growth, (4-0429) (4-0771) (4-1140) benefits of a district hospital, (4-0501) (4-1624) expansion plans and restrictions against county hospital expansion and property ownership in other counties, service needs and warrants for expansion, the successful physician's recruitment program, (4-0854) need for other areas to share the cost of the expansion/services provided beyond Carson City boundaries including any potential losses, impact on the patient leakage statistics, and (4-1278) procedures mandated for the formation of a district hospital. (4-0962) Trustee Hawes emphatically reminded all of his intent to have the Board adhere to the Open Meeting Law and its requirements. He also announced his opposition to the district proposal. Supervisor Bennett cautioned all to include President Clinton's medical bill in the analysis as it may create an additional impact on the Hospital. It may also restrict the type/level of services provided. (4-1735) Mayor Teixeira suggested an ad hoc committee be established to analyze the proposal. No formal action was taken or required.

(4-1887) **BREAK:** A ten minute recess was declared at 7:30 p.m. When the meeting was reconvened at 7:40 p.m.

quorums of both Boards were present as previously indicated.

B. THE FUTURE OF CARSON-TAHOE HOSPITAL IN RELATION TO THE FINALIZATION OF THE MASTER PLAN (4-1917) - Architect Art Hannafin explained his charts on the Hospital service area, projected service needs, access routes to the Hospital, and the expansion plans. He also used a map of the Hospital's service area and the area around the Hospital in his explanation. Discussion among the Board, Mr. Hannafin, Mr. Smith, and Mr. Foster included (4-2598) the project phasing, construction date for the first phase, estimated costs, funding needs, its current occupancy rates, net income, service demands, and the Hospital's reserve funds. No formal action was taken or required.

PUBLIC COMMENTS (4-3242) - None although Mr. Sedway was specifically asked if he had any.

Mayor Teixeira then outlined the procedures which would have Mr. Smith and Mr. Berkich meet and develop the "game plan". This program will then be discussed in another joint Board meeting. He thanked all for coming and participating.

Trustee Morangi then moved to adjourn. Trustee Hawes seconded the motion. Motion carried unanimously. Chairperson Panter adjourned the Hospital Board of Trustees at 7:49 p.m.

Supervisor Ayres moved to adjourn. Mayor Teixeira seconded the motion. Motion carried unanimously and Mayor Teixeira adjourned the Board of Supervisors at 7:50 p.m.

The Minutes of the Carson City Board of Supervisors February 17, 1994, meeting

ARE SO APPROVED ON _____April_7_____, 1994.

_____/s/_____
Marv Teixeira, Mayor

ATTEST:

_____/s/_____
Kiyoshi Nishikawa, Clerk-Recorder