

CARSON CITY BOARD OF SUPERVISOR
Minutes of the November 19, 1992, Meeting
Page 1

A regular session of the Carson City Board of Supervisors was held on Thursday, November 19, 1992, at the Community Center Sierra Room, 851 East William Street, Carson City, NV 89701, beginning at 9 a.m.

PRESENT:	Marv Teixeira	Mayor
	Tom Fetic	Supervisor, Ward 2
	Greg Smith	Supervisor, Ward 1
	Tom Tatro	Supervisor, Ward 2
	Kay Bennett	Supervisor, Ward 4
STAFF PRESENT:	John Berkich	City Manager
	Kiyoshi Nishikawa	Clerk-Recorder
	Ted P. Thornton	Treasurer
	Gary Kulikowski	Internal Auditor
	Basil "Butch" Moreto	Purchasing Agent
	Mike Suglia	Deputy District Attorney
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 11/19/92 Tape 1-0005)	

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 9 a.m. Rev. Bill McCord of the First United Methodist Church gave the Invocation. Supervisor Smith lead the Pledge of Allegiance. Roll call was taken. The entire Board was present constituting a quorum.

1. APPROVAL OF MINUTES - 9/3/92 Regular Session and 10/20/92 Special Session (1-0035) - Supervisor Fetic moved to approve. Supervisor Smith seconded the motion. Motion carried 5-0.

2. SPECIAL PRESENTATIONS - ACTION ON A RESOLUTION OF SUPPORT FOR THE AMERICAN CANCER SOCIETY'S "GREAT AMERICAN SMOKE OUT" (1-0042) - Carson City Unit of American Cancer Society's President Gail Thomssen made special presentations to Mayor Teixeira, Supervisor Fetic, and Treasurer Thornton and explained the purpose of the "National Quit Smoking" presentations. Ms. Thomssen introduced the other Society members who were present. Supervisor Bennett commended the Society on their endeavors. Supervisor Fetic noted the conflicting support provided by medical insurance providers and suggested the Society attempt to "pressure" them into a preventative program and that the Legislature be approached. Supervisor Bennett then read the Proclamation into the record and moved that the Board adopt it. Supervisor Fetic seconded the motion. Motion carried 5-0. Ms. Thomssen thanked the Board for its support and stressed the fact that cancer from smoking is preventative. Mayor Teixeira commended her on her efforts.

CITIZEN COMMENTS (1-0205) - "Doc" Beaudette gave a copy of his remarks to the Board and Clerk. He then read his comments into the record indicating the Builders Association concern about delay in the Event Center construction. This, however, was only one more project which was delayed unnecessarily by the bureaucracy. He requested an opportunity to work with the City and draft procedures and improve the system. He suggested a workshop be held which would include the Board, staff, "bond board", and the public. The first meeting should be held in early January so that budget considerations could be included in the discussion.

(1-0322) Chamber of Commerce Executive Director Larry Osborne advised the Board of the Chamber's Executive Officers support for the Builders proposal and requested an opportunity to participate. He felt that the Chamber's support for the Board of Appeals had been based on the feeling that it would be the necessary balance between the

private sector and the City's ordinances.

Supervisor Tatro then explained his contact by an individual who had had a similar incident. The individual questioned the reasons his building plans were being delayed even though there were two completed identical buildings in adjacent to the third site, which is delayed by plan check.

(1-0315) May Ruth French explained an Army Corps of Engineers application for a golf course in the Empire Ranch area. This course is located in an "A" Flood Zone. Mayor Teixeira explained that this was not under the City's purview. Ms. French continued to stress her feeling that the general public should be made aware of the application as the map at the real estate office indicated a housing development would be constructed in the vicinity. Mayor Teixeira reminded her that this information had not been provided to the Board. Ms. French continued to elaborate on her desire to inform the public so that they could contact the Corps. She felt this was a "misrepresentation".

3. TREASURER - Ted P. Thornton - ACTION ON THE CARSON CITY TREASURER'S FINANCIAL REPORT FOR MONTH OF SEPTEMBER 1992 (1-0445) - Mr. Thornton's comments noted the increased utilization of the State's program and other program modifications which were undertaken to increase the interest rates. Supervisor Smith moved that the Board accept the Treasurer's Financial Report as submitted of the Month of September 1992. Supervisor Bennett seconded the motion. Motion carried 5-0.

4. CLERK-RECORDER - Kiyoshi Nishikawa and Elections Office Supervisor Alan "Scotty" Ruff - ACTION TO CANVASS THE VOTE OF THE GENERAL ELECTION HELD NOVEMBER 3, 1992 (1-0510) - Supervisor Fetic moved that the Board approve the Canvass of the Vote of the General Election which was held on November 3, 1992, as presented by the City Clerk's office. Supervisor Smith seconded the motion. Discussion ensued on the format and procedures which should be followed on the survey question regarding nomination of supervisors from their respective wards. Mr. Suglia indicated acceptance of the canvass would not preclude any future action the Board may take on this issue. Mayor Teixeira requested this issue be agendized for the next meeting. The motion to approve the Canvass was voted and carried unanimously.

5. ADMINISTRATIVE SERVICES DIRECTOR - City Manager John Berkich - ORDINANCE - SECOND READING - ACTION ON BILL NO. 159 - AN ORDINANCE REPEALING CHAPTER 9.08 (MEDICAL INDIGENT CRITERIA) OF THE CARSON CITY MUNICIPAL CODE AND CREATING A NEW CHAPTER 9.08 (WELFARE DEPARTMENT ORDINANCE) OF THE CARSON CITY MUNICIPAL CODE (1-0665) - Supervisor Smith moved to adopt Ordinance No. 1992-58 on second reading, AN ORDINANCE REPEALING CHAPTER 9.08 (MEDICAL INDIGENT CRITERIA) OF THE CARSON CITY MUNICIPAL CODE AND CREATING A NEW CHAPTER 9.08 (WELFARE DEPARTMENT ORDINANCE) OF THE CARSON CITY MUNICIPAL CODE. Supervisor Tatro seconded the motion. Motion carried 5-0.

6. PURCHASING AGENT - Basil "Butch" Moreto

A. ACTION ON CONTRACT NO. 9293-003 - MATERIAL TESTING SERVICES (1-0685) - Supervisor Bennett moved that the Board accept the Purchasing Division's recommendation and award Contract No. 9293-008 to Lumos and Associates, Inc., 800 East Graves Lane, Carson City, Nevada 89706, as the most responsive and responsible proposer pursuant to the requirements of NRS Chapter 332 for a contract amount not to exceed \$30,000, funding source is the General Fund Engineering Budget for fiscal year 9293. Supervisor Smith seconded the motion. Motion carried 5-0.

B. ACTION ON CONTRACT NO. 9192-242 - SEISMIC STRENGTHENING AND ELEVATOR INSTALLATION FOR THE BREWERY ARTS CENTER (1-0755) - Supervisor Bennett detailed her personal tour of the facility and the improvements. She commended the Brewery on its efforts and wished them well in their future endeavors. Supervisor Smith moved that the Board approve the Request for Final Payment on Contract No. 9192-242 in the amount of \$7,780 as presented by the Purchasing Division to Anderson/Hannafin

Construction Inc., 311 North Carson Street, Carson City, Nevada 89701, and accept the Contract Summary as presented, funding source is the Redevelopment - Brewery Arts Center Funding as provided for in Fiscal Year 9192. Supervisor Feticc seconded the motion. Motion carried 5-0.

C. ACTION ON CONTRACT 9293-089 - SURPLUS PROPERTY AUCTIONEER (1-0835) - Mr. Berkich explained his committee's evaluation of the auctioneer bids and recommendations to award the contract to Arundel Auctions. Contacts with the Department of Motor Vehicles indicated Arundel still needed a car dealer's license. Arundel transferred its association to Great Western Motors in the interim. Mr. Suglia explained the District Attorney's opinion based on City policy and Statutory requirements that Arundel did not have the appropriate licenses to conduct the automobile auction. Therefore, the contract should not be awarded to Arundel. (1-0508) May Ruth French questioned the reasons the requirements had been changed from those under which Arundel had operated one year ago. Mr. Berkich explained that the license had been an issue at that time. Arundel had been advised that they could not perform that auction. For that reason they had provided their services gratis for any portion of the sale which they did not have the appropriate license. Ms. French felt that the requirement was burdensome as they were not in fact selling the cars. Chamber of Commerce Executive Director Larry Osborne noted their original opposition, involvement in the ultimate decision, and acknowledged the need for the Board to follow the advice of its legal counsel. He urged the Board to continue to participate with the Chamber in future meetings with private industry on how it can improve its bids as well as with the City staff on the bidding procedures. Additional comments were solicited but none made. Supervisor Feticc explained his desire to support local businesses, however, based on the legal information provided he could not. Supervisor Feticc then moved that the Board accept the City Manager's recommendation and award Contract No. 9293-89 to Bidder No. 3, Stremmel Auctions, Reno, Nevada, as the lowest responsive and responsible bidder pursuant to the requirements of NRS Chapter 332 for a contract amount equal to nine percent of the gross proceeds from the auction sale of City surplus property. Supervisor Bennett seconded the motion. Additional comments were solicited but none made. The motion to award the Contract to Stremmel Auctions was voted by roll call with the following results: Smith - No, which is not a reflection on the bidders, it was a reflection on his dissatisfaction with the way the entire process had gone which should not have gotten to this point; Tatro - Yes; Bennett - Yes; Feticc - Yes; and Mayor Teixeira - Personally extended his apology to Arundel and Stremmel, he did not feel, stressing that this was his personal apology and not that of the Board, that the process should have reached this point, he supported Supervisor Smith, he would, however, vote for the motion as it is the right thing to do under the circumstances, but once again he offered his personal apologies to the people involved, he knows we had to have learned something from the process and if we could put it to good use, we can get on down the road, and he hoped, as Mayor, he never had to go through a similar exercise ever again - Yes. Motion carried 4-1.

7. PARKS AND RECREATION DIRECTOR - Steve Kastens - ACTION ON EASEMENT REQUEST BY NEVADA BELL LOCATED ON THE NORTHEAST CORNER OF MILLS PARK (1-1162) - Discussion indicated the feeling that the cabinet was fire resistant and that Nevada Bell would be liable for accidents in the easement. Supervisor Feticc moved that the Board approve Staff's recommendation to grant an easement to Nevada Bell on the northeast corner of Mills Park and authorize the Mayor to sign the grant document. Supervisor Smith seconded the motion. Motion carried 5-0.

8. PUBLIC WORKS DIRECTOR - City Engineer Tim Homann - ACTION ON THE USE OF TRANSPORTATION FUNDS BY THE NEVADA DEPARTMENT OF TRANSPORTATION ON THE GRAVES LANE ASSESSMENT DISTRICT (1-1185) - Following Mr. Homann's introduction, public comment was solicited but none made. Supervisor Bennett moved that the Board support the Nevada Department of Transportation proposal for the use of State and Federal Aid Demonstration Funds for engineering and construction of the Graves Lane Assessment District project. Supervisor Feticc seconded the motion. Motion carried 4-1 with Mayor Teixeira voting Naye.

9. UTILITY DIRECT - Dorothy Timian-Palmer and Water Utility Supervisor Tom Hoffert

A. STATUS REPORT ON THE WATER SYSTEM LEAK DETECTION SURVEY RESULTS (1-1275) - Mr. Hoffert explained the survey of 24.2 miles, the five leaks discovered, the program's goal to survey one-fifth of the system annually, reasons for selecting the westside for the first study, the study's costs, and reasons for contracting the survey. No action was required or taken on this Item.

B. ACTION ON A RESOLUTION FOR THE LEASING OF LIVESTOCK GRAZING LANDS LOCATED IN KINGS CANYON (1-1495) - Supervisor Feticc moved that the Board adopt Resolution No. 1992-R-67, A RESOLUTION PROVIDING NOTICE AND AUTHORIZING THE LEASE OF CARSON CITY REAL PROPERTY FOR GRAZING PURPOSES AND REQUEST FOR SEALED/ORAL BIDS THROUGH THE PROCESS DETAILED IN NRS CHAPTER 244. Supervisor Bennett seconded the motion. Motion carried 5-0.

C. ACTION ON TASK ORDER NO. 31 TO CONTRACT NO. 1986-021 WITH THE CARSON CITY WATER CONSORTIUM FOR THE CARSON CITY WELLHEAD PROTECTION PROGRAM (1-1550) - Ms. Timian-Palmer clarified the non-point source as being related to the protection of the ground water basin and the State's funding grant offer. The City's plan would be used as an example for other jurisdictions. Supervisor Feticc moved that the Board approve and authorize the Mayor to sign Task Order No. 31 to Contract 1986-02, by and between Carson City and the Carson City Water Consortium for the development of a Carson City Non-Point Source Management Program Wellhead Protection Areas Delineation and Management Implementation Program Development in the amount of \$55,630; funding source is Account 520 Operating Expense. Supervisor Smith seconded the motion. Motion carried 5-0.

BREAK: A ten minute recess was taken at 9:55 a.m. When the meeting reconvened at 10:05 a.m., the entire Board was present constituting a quorum.

10. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan

A. PLANNING COMMISSION REVIEW AND APPEAL MATTERS

i. ACTION ON M-92/93-9 - REGARDING AN ABANDONMENT REQUEST FROM ALEXANDER AND LENORE BERNHARD AND DAVID AND ROXANN LEID TO ABANDON AN APPROXIMATE 15 FOOT BY 892 FOOT DRAINAGE EASEMENT ACROSS TWO PARCELS LOCATED ON BRUSH DRIVE APPROXIMATELY 600 FEET NORTH OF ASH CANYON ROAD (APN 7-101-42 AND 44) - PLANNING COMMISSION APPROVED 5-0-2-0 (1-1705) - Following Mr. Sullivan's introduction, comments were solicited but none made. Supervisor Smith moved that the Board of Supervisors approve M-92/93-9, an abandonment request from Alexander and Lenore Bernhard and David and Roxann Leid to abandon approximately 15 foot by 892 foot drainage easement across two parcels located on Brush Drive approximately 600 feet north of Ash Canyon Road, Assessor's Parcel Numbers 7-142-42 and 44, and subject to the findings and conditions as contained in the Planning Commission's recommendation. Supervisor Tatro seconded the motion. Motion carried 5-0.

ii. ACTION ON P-88/89-2 REGARDING A TENTATIVE PLANNED UNIT DEVELOPMENT MAP FROM EAGLE VALLEY INVESTMENT TO DEVELOP 71 UNITS (RIVER KNOLLS, PHASE VI) ON APPROXIMATELY 14.14 ACRES OF LAND ZONED GENERAL COMMERCIAL-PLANNED UNIT DEVELOPMENT (SC-PUD) CONSISTING OF 15 DUPLEX UNITS AND 56 SINGLE FAMILY UNITS LOCATED ON THE NORTHEAST CORNER OF GRAVES LANE AND SWEETWATER DRIVE (APN 8-361-20) - PLANNING COMMISSION APPROVED 6-0-1-0 (1-1762) - Mr. Sullivan's introduction included the Planning Commission's recommendation. Mark Rotter of Capital Engineering, representing the Applicant, expounded on the neighborhood's involvement in the project and responded to Board questions on the location, size of the property, and agreed to install street lights and relocate the fence to the sidewalk line if this could be legally changed. Mr. Sullivan agreed to work with Mr. Rotter on the fence relocation. procedures to modify this Public Works requirement for extra wide right-of-ways were

discussed. Mr. Homann responded to Supervisor Bennett's concern by explaining that the street lights would be required in this subdivision. Street lights are mandated in subdivisions with 12,000 or less square feet. The issue which would be considered this evening was for larger lots. Street lights could be added if everyone agrees. Comments were solicited but none made. Supervisor Smith moved that the Board of Supervisors approve P-88/89-2, a Tentative Planned Unit Development Map from Eagle Valley Investment to develop 71 units of River Knolls Phase VI on approximately 17.14 acres of land zoned general commercial-planned unit development (GC-PUD) consisting of 15 duplex units and 56 single family units located on the northeast corner of Graves Lane and Sweetwater Drive, Assessor's Parcel Number 8-361-20, and subject to the conditions and findings contained within the Planning Commission's recommendation. Supervisor Feticc seconded the motion. Motion carried 5-0.

B. ORDINANCE - FIRST READING

i. ACTION ON A-90/91-1 REGARDING A REQUEST FROM CARSON CITY TO AMEND CARSON CITY MUNICIPAL CODE TITLE 18 (ZONING) COMMISSION 18.06.156 (ACCESSORY PERMITTED USES IN RETAIL COMMERCIAL) TO ALLOW MASSAGE THERAPY AS AN ACCESSORY USE TO A FULL SERVICE BEAUTY SALON - PLANNING COMMISSION APPROVED 6-0-1-0 (1-2187) - Supervisor Smith moved to introduce on first reading Bill NO. 160, AN ORDINANCE AMENDING SECTION 18.06.156 OF THE CARSON CITY MUNICIPAL CODE PERMIT MASSAGE THERAPY AS AN ACCESSORY USE TO A FULL SERVICE BEAUTY AND HAIR SALONS, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 5-0.

ii. ACTION ON Z-92/93-5 REGARDING A CHANGE OF LAND USE REQUEST FROM DONALD AND SANDRA GARRETT (PROPERTY OWNER: LENVEL D. THURMAN LIVING TRUST) TO REZONE APPROXIMATELY 1.4 ACRES OF LAND FROM MOBILE HOME 12,000 (MH12000) TO MOBILE HOME PARK (MHP) LOCATED AT 2820 AIRPORT ROAD (APN 8-184-26) - PLANNING COMMISSION APPROVED 6-0-1-0 (1-2238) - Discussion elaborated on the Planning Commission's justification for recommending approval. (1-2382) Jan Baldwin, Trustee for Lenvel Thurman's Trust, explained her contact with the adjacent residents and the Garrett's desire to have only mobile homes that are less than five years old in the park, the size of the lots, the plan to require ownership of the mobiles who would rent the lots, and the need for such housing. Supervisor Feticc moved that the Board of Supervisors approve Z-92/93-4, Change of Land Use request from Donald and Sandra Garrett, property owner: Lenvel D. Thurman Living Trust, to rezone approximately 1.4 acres of land from Mobile Home 12,000 to Mobile Home Park located at 2820 Airport Road, APN 8-184-26 on the first reading which is Bill No. 161, AN ORDINANCE EFFECTING A CHANGE OF LAND USE DISTRICT ON ASSESSOR'S PARCEL NUMBER 08-184-26, APPROXIMATELY 1.4 ACRES, LOCATED ON THE WEST SIDE OF AIRPORT ROAD, SOUTH OF NYE LANE, FROM MOBILE HOME 12,000 (MH 12000) TO MOBILE HOME PARK (MHP). Supervisor Tatro seconded the motion. Motion carried 5-0.

12. CITY MANAGER REPORTS, RESOLUTIONS, AND BOARD DIRECTIVES (1-2478) - John Berkich and Administrative Assistant Jeanette Sullivan - **ACTION ON A RESOLUTION ADOPTING IN CONCEPT THE CONTINUOUS QUALITY IMPROVEMENT/CHANGEMASTERS PROGRAM** - Mr. Berkich reviewed the request, the background, and purpose of the program. (2-0001) Ms. Sullivan explained the need for the program, citing examples found in several books and magazines, and the proposed resolution. The program is a joint effort with the Hospital. Hospital Board of Trustees support was outlined by Supervisor Bennett. Supervisor Tatro iterated the need for public participation in the program which would assist in tourism activities citing the lack of knowledge about the Kit Carson Trail and its blue line as an example. His comments stressed the need for all levels of the organization to participate in the program. Mayor Teixeira explained his support for the program and hope that the entire bureaucracy would adopt the program. Supervisor Feticc explained his support and moved that the Board adopt Resolution No. 1992-R-68, A RESOLUTION ADOPTING IN CONCEPT THE CONTINUOUS QUALITY IMPROVEMENT/CHANGEMASTERS PROGRAM. Supervisor Bennett seconded the motion. Motion carried 5-0.

11. CARSON-TAHOE HOSPITAL - Administrator Steve Smith

A. ACTION ON LEASE EXTENSION BY AND BETWEEN SIERRA MEDICAL COMPLEX, LTD., AND CARSON-TAHOE HOSPITAL FOR WATERS BUILDING, SUITE II AA LOCATED AT 1001 NORTH MOUNTAIN STREET (2-0410) - Following Mr. Smith's introduction, Supervisor Bennett explained the Hospital Board of Trustee's support. Supervisor Bennett then moved that the Board approve the lease extension by and between Sierra Medical Complex, Limited, and Carson - Tahoe Hospital for Waters Building, Suite 11 AA, located at 1001 North Mountain Street. Supervisor Feticc seconded the motion. Motion carried 5-0.

B. ACTION ON LEASE (SUBLEASE)/PURCHASE AGREEMENT OF LAND AND BUILDINGS AT 604 WEST WASHINGTON STREET BY AND BETWEEN GEORGE HEUN AND WALTRAUD HUEN, DOING BUSINESS AS G.W.H. INVESTMENTS AND CARSON-TAHOE HOSPITAL (2-0475) - The Board discussed with Mr. Smith the reasons the Hospital was not acquiring the property out-right rather than leasing with an option to purchase, the other terms of the lease, and plans for use of the facility. Supervisor Bennett moved that the Board approve the lease purchase agreement of land and buildings at 604 West Washington Street by and between George Heun and Waltraud Huen, doing business as G.W.H. Investments, and Carson-Tahoe Hospital. Supervisor Smith seconded the motion. Motion carried 5-0.

13. INTERNAL AUDITOR - Gary Kulikowski

A. ACTION ON THE AUGUST AND SEPTEMBER 1992 CHECK DISBURSEMENT REGISTERS (1-0720) - Following Mr. Kulikowski's introduction, Supervisor Tatro commended him on the timeliness of his report. Supervisor Bennett moved that the Board accept and approve the Internal Auditor's report for the Check Disbursement for August and September 1992. Supervisor Smith seconded the motion. Motion carried 5-0.

14. BOARD OF SUPERVISORS - ITEMS REQUESTED BY MEMBERS OF THE BOARD OF SUPERVISORS (2-0830)

D. SUPERVISOR TATRO - Elaborated on other actions taken by the Convention and Visitors Bureau including a contract for the Events Center promoter/manager, a scheduled joint meeting on the Events Center contract and action against the Super 8 Motel and Ormsby House for delinquent room taxes.

E. SUPERVISOR BENNETT (2-1200) - Noted the TRPA Capital Improvement Plan, its 208 Clean Water Act, the multi-, multi-million dollar funding needs for erosion control, and its budget concerns as well as the feeling that the Hospital Board of Trustees were addressing many of its concerns. (2-1340) She then outlined the Hospital Board's acquisition of a MRI-CT scanner equipment which would expand this service for the community.

B. SUPERVISOR SMITH (2-1325) - Outlined Parks and Recreation Commission's review of the Parks fees and its recommendation that no fees be increased, however, concern was indicated about the current clean-up fee for the Community Center gym as well as the need for a "package" fee.

C. SUPERVISOR FETTIC (2-1408) - None.

A. MAYOR TEIXEIRA (2-1410) - NACO's legislative program was briefly detailed.

13. B. ACTION TO RECESS INTO A CLOSED PERSONNEL SESSION TO CONSIDER THE PROFESSIONAL COMPETENCE OF THE INTERNAL AUDITOR PURSUANT TO NRS 241 (2-1559) - Supervisor Bennett moved that the Board recess and move into a Closed Personnel Session pursuant to NRS 241. Supervisor Smith seconded the motion. Motion carried 5-0.

BREAK: Following return to open session at 11:30 a.m., an eighteen minute recess was taken. When the meeting reconvened at 11:48 a.m., the entire Board was present constituting a quorum.

C. DISCUSSION AND POSSIBLE ACTION (IN OPEN SESSION) REGARDING BOARD REVIEW OF THE THE INTERNAL AUDITOR'S PROFESSIONAL COMPETENCE (2-1601) - Mayor Teixeira noted that the Board could discuss with Mr. Kulikowski any problems or issues desired. Comments indicated the feeling that these discussions should be held at least semi-annually. Following Mayor Teixeira's request for a rating of Mr. Kulikowski's performance, Supervisor Fetic moved that the Board determine that Mr. Kulikowski's job performance is above average. Supervisor Tatro seconded the motion. Motion was voted by roll call with the following result: Smith - Yes; Tatro - Yes; Bennett - yes; Fetic - Yes; and Mayor Teixeira - Yes. Motion carried 5-0.

Following discussion on the need to address compensation and the agenda, Supervisor Fetic moved that the Board compensate Mr. Kulikowski with a five percent merit increase which will be a \$2,715 annual increase, funding source is Account 101 Department 0800. Supervisor Tatro seconded the motion. Mr. Kulikowski noted that the figure included benefits. A cost-of-living was not included. The motion was voted by roll call with the following results: Ayes - Bennett, Smith, Tatro, Fetic and Mayor Teixeira. Nays - None. Motion carried 5-0.

OTHER MATTERS AND A RECESS: Mayor Teixeira then advised the Board that he would be late for this evening's session as he had a Grand Opening Ceremony at the Mark Twain School Dedication. He then recessed the meeting at 11:56 p.m. Mayor Pro-Tem Fetic reconvened the meeting at 6 p.m. Other Board Members present were: Supervisors Smith and Tatro, constituting a quorum. Supervisor Bennett and Mayor Teixeira had not yet arrived. Staff members present included: City Manager Berkich, Community Development Director Sullivan, Clerk-Recorder Nishikawa, Deputy District Attorney Suglia, and Recording Secretary McLaughlin.

15. SIERRA PACIFIC POWER COMPANY - PRESENTATION AND DISCUSSION REGARDING THE PREFERRED ROUTE FOR THE 120 KV POWER LINE PROJECT LOCATED IN SOUTH CARSON CITY (2-1745) - Sierra Pacific Power Company Carson District Manager Ray Masayko introduced the item and noted that Project Administrator Michael Pidlypchak was not present. (Supervisor Bennett arrived at this point, 6:02 p.m. A quorum was present as previously noted.) During Mr. Masayko's explanation of the reasons for the Board's consideration of the proposal, Mayor Teixeira arrived--6:10 p.m. (A quorum was present as previously noted.) Mr. Masayko reviewed the summary included in the report which was part of the Board and Clerk's packets. His comments included reasons for needing the additional line to meet Carson City current reliability as well as future service demands; workshops conducted by Sierra Pacific on the routes; the routes, selection process and assessment procedures, which included maps and photographs of the area; location of the preferred Route H; and projected construction dates. Discussion among the Board, Mr. Sullivan, and Mr. Masayko included the number of property owners and zoning along route H. May Ruth French supported Route H. Additional public comments were solicited but none given. Mr. Masayko indicated the Board would consider the permit(s) at the December 5th meeting. No formal action was required or taken.

BREAK: A five minute recess was declared at 6:25 p.m. When the meeting reconvened at 6:30 p.m., the entire Board was present, constituting a quorum, and Mayor Teixeira had the gavel.

16. COMMUNITY DEVELOPMENT DIRECTOR - Walt Sullivan and Senior Planner Juan Guzman - PLANNING COMMISSION REVIEW AND APPEAL MATTERS

A. ACTION ON P-92/93-1 REGARDING A TENTATIVE PLANNED UNIT DEVELOPMENT MAP FROM KINGS CANYON PARTNERSHIP TO DEVELOP 217 SINGLE FAMILY LOTS (LONG RANCH ESTATES) RANGING IN SIZE FROM 10,000 SQUARE FEET TO 26,000 SQUARE FEET ON APPROXIMATELY 169.5 ACRES OF LAND ZONED SINGLE FAMILY ONE ACRE (SF1A), SINGLE FAMILY 12,000 (SF12000), AND CONSERVATION RESERVE (CR) LOCATED APPROXIMATELY 1,000 FEET WEST OF WEST ORMSBY BOULEVARD AND NORTH AND SOUTH OF KINGS

CANYON ROAD (APN'S 7-321-01, 05, 06, 07, 09, 10, 11, 12, 13, 16 AND 17; 7-061-63 AND 64; AND 9-014-21, 22, AND 23) - PLANNING COMMISSION APPROVED 6-0-1-0

B. ACTION ON P-92/93-2 REGARDING A TENTATIVE PLANNED UNIT DEVELOPMENT MAP FROM KINGS CANYON PARTNERSHIP TO DEVELOP 73 SINGLE FAMILY UNITS (KINGS MEADOW AT LONG RANCH) WITH A 6,000 SQUARE FOOT MINIMUM LOT SIZE ON APPROXIMATELY 29.4 ACRES OF LAND ZONED SINGLE FAMILY ONE ACRE (SF1A) AND SINGLE FAMILY 12,000 (SF12000) LOCATED APPROXIMATELY 2,300 FEET WEST OF WEST ORMSBY BOULEVARD AND NORTH OF KINGS CANYON ROAD (APN 7-061-63) - PLANNING COMMISSION APPROVED 5-1-1-0 (2-2907) - Following Mr. Sullivan's introduction, Mr. Guzman reviewed the Commission's findings and conditions with the use of the proposed tentative map. Discussion among the Board, Mr. Guzman, and Long Ranch Estates Representative/Attorney Bill Shaw stressed the reduced density factors. Capitol Engineering and Developer Representative Mark Rotter explained the density allowed under the original PUD plan, the developer's attempts to work with the neighbors, elaborated on the project by using the map, and commended the homeowners for their assistance in drafting the CC&Rs. Discussion among the Board and Mr. Rotter included the plan for a "gated community", the hiking trail planned along the creek, size and topography of the park, street lights, the hillside ordinance and need for slope stabilization, improvements planned for the "over bank areas" which would handle potential flooding, and the detention ponds. (3-0645) May Ruth French noted the plans for the ranch irrigation and stock watering and questioned the impact on upper creek users. Mr. Rotter indicated the project would not impact those users. He then detailed the different park sites and their development and maintenance plans. Discussion ensued among the Board, Mr. Rotter, City Engineer Tim Homann, and Mr. Shaw on the pathway, the need and potential of extending the pathway, its surface, buildout plans, park requirements, and the request to advance the park tax and develop the site immediately. Mr. Shaw emphasized that the RCT would be paid in accordance with the City "rules" and was aware that this could mean that none of these funds would be spent on the development's park.

(3-1125) Sheri Jones gave the Board and Clerk a copy of her statement. Ms. Jones outlined the Developer's willingness to work with them as indicated by the changes made adjacent to her half acre lot and their support for the project. She urged consideration be given to piping the drainage ditch along Kings Canyon Road and "C" Hill and that the property adjacent to her parcel be developed first as this would resolve a water pressure problem they had. (3-1260) Betty Ihfe noted the change in the public's attitude about the development, the compromises reached on the development, and the "committee's" support for the development based on the stipulation that Mr. Rotter and the "core group" continue to work together on the unresolved issues, specifically the CC&Rs and the architectural design of the project. Concerns about the downstream water rights, access routes, need for a second exit route such as the extension of Longview, pathway width, and need for a fence ordinance were explained. She commended Mr. Rotter on his willingness to work with the group. She then explained her personal concern that the development not impact the creek and that the homes in Kings Meadows not be more than one story.

Mr. Rotter responded to Ms. Jones request to pipe the creek and his contact with NDOT. He preferred to not restrict the plan and force piping as other alternatives are under discussion. When the first phase is constructed, Long View will be extended although it may not be paved. The fence issue will be included in the CC&Rs. The drainage issues were part of the requirements and the project will not impact the drainage. The initial plans included single story in the Kings Meadow project. He could not stipulate that all the units would be single story but he would work with Ms. Ihfe on this issue. Mayor Teixeira commended the committee and Mr. Rotter on their cooperative effort. He urged the developer to extend the pathway. Mr. Rotter detailed the design problems encountered with NDOT. Mayor Teixeira indicated his desire to have staff work with Mr. Rotter on these issues.

BREAK: An eight minute recess was taken at 7:30 p.m. When the meeting reconvened at 7:38 p.m., the entire Board was present constituting a quorum.

Discussion ensued among the Board and Parks and Recreation Director Steve Kastens on the request to advance the Residential Construction Tax (RCT) monies and develop the parks immediately. Mayor Teixeira suggested

that the normal flow of tax monies be utilized initially until the Parks and Recreation Commission establishes a plan for the park's development and then an advancement could be considered. Mr. Kastens agreed with this concept as it would allow some development of the property to occur which would establish the area's demographics. Mr. Kastens explained that the Stafford Development had utilized the advanced payment plan for Sonoma Park. He then explained that the open spaces would be maintained as a natural area. Board comments stressed that the RCT monies may not be available in five or six years for the park. Supervisor Feticc felt that the funds should be guaranteed. Supervisor Tatro felt that the Developer could approach the Commission about utilizing the RCT funds for the park when the allocations are made. Supervisor Smith felt that the Commission could also establish a "set aside account" or accept the Developer's offer to develop the site. Mr. Sullivan outlined the ordinance provisions and recommended the issue be addressed as an additional condition on the project. Mr. Rotter indicated construction should commence next spring. He agreed to approach the Commission at its next allocation hearing with a plan. This would still allow the Developer the opportunity to construct the park as part of the project. Mayor Teixeira felt that the RCT monies should be collected for a year or until a plan is approved.

(3-2395) Mike McGuire opposed tying up the RCT monies based on the lack of adequate funding for already approved projects and priorities. May Ruth French opposed tying up the funds as it may set a dangerous precedence for future developments which had never been done before. Also, as the developer could construct the park cheaper than the City, it was giving him a break on the tax. Additionally, the funds should be spread over the entire City and not just one small area.

Supervisor Smith then moved that the Board of Supervisors approve P-92/93-1, a Tentative Planned Unit Development Map for the Kings Canyon Partnership to develop 217 single family lots known as the Long Ranch Estates ranging in size from 10,000 square feet to 26,000 square feet on approximately 169.5 acres of land zoned Single Family One Acre, Single Family 12000, and Conservation Reserve, located approximately 1,000 feet west of West Ormsby Boulevard and north and south of Kings Canyon Road, Assessor's Parcel Numbers 7-321-01, 05, 06, 07, 09, 10, 11, 12, 13, 16, and 17; 7-061-63 and 67; and 9-014-21, 22, and 23, and have it subject to all of the findings and conditions as compiled in the Planning Commission's recommendation and any stipulations made by the Applicant this evening. Supervisor Feticc seconded the motion. Motion carried 5-0.

Supervisor Smith then moved that the Board of Supervisors approve P-92/93-2, a Tentative Planned Unit Development map from Kings Canyon Partnership to develop 73 single family units known as Kings Meadow at Long Ranch with a 6,000 square foot minimum lot size on approximately 29.4 acres of land zoned Single Family One Acre and Single Family 12,000 located approximately 2,300 feet west of West Ormsby Boulevard and north of Kings Canyon Road, Assessor's Parcel No. 7-061-63, subject to all the findings and conditions contained within the Planning Commission's recommendation and any stipulations made by the Applicant here tonight. Supervisor Feticc seconded the motion. Motion carried 5-0.

C. ACTION ON MPA-92/93-4 REGARDING A MASTER PLAN AMENDMENT REQUEST FROM KINGS CANYON PARTNERSHIP TO AMEND THE MASTER PLAN LAND USE DESIGNATION FROM AGRICULTURE TO LOW DENSITY RESIDENTIAL AND SUBURBAN RESIDENTIAL IN ORDER TO BRING THE MASTER PLAN DESIGNATION INTO CONFORMANCE WITH EXISTING ZONING ON APPROXIMATELY 201 ACRES OF LAND LOCATED APPROXIMATELY 1,600 FEET WEST OF ORMSBY BOULEVARD AND NORTH OF KINGS CANYON ROAD (APN'S 7-061-63 AND 64) - PLANNING COMMISSION APPROVED 6-0-1-0 (3-2592) - Following Mr. Sullivan's introduction, Supervisor Smith moved that the Board of Supervisors approve MPA-92/93-4, a master plan amendment request from Kings Canyon Partnership to amend the Master Plan Land Use designation from Agriculture to Low Density Residential and Suburban Residential in order to bring the Master Plan designation into conformance with existing zoning on approximately 201 acres of land located approximately 1,600 feet west of West Ormsby Boulevard and north of Kings Canyon Road, Assessor's Parcel Numbers 7-061-63 and 64. Supervisor Feticc seconded the motion. Comments were solicited but none made. The motion carried 5-0.

There being no other matters for discussion, Supervisor Feticc moved to adjourn. Supervisor Tatro seconded the motion. Motion carried 5-0. Mayor Teixeira adjourned the meeting at 8 p.m.

CARSON CITY BOARD OF SUPERVISOR
Minutes of the November 19, 1992, Meeting
Page 10

The Minutes of the November 19, 1992 Carson City Board of Supervisors meeting

ARE SO APPROVED ON February 4, 1993.

/s/_____
Marv Teixeira, Mayor

ATTEST:

/s/_____
Kiyoshi Nishikawa, Clerk-Recorder