

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special February 14, 1991 Meeting
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A special meeting of the Carson City Board of Supervisors was held on Thursday, February 14, 1991 at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 5:15 p.m.

PRESENT:	Marv Teixeira	Mayor
	Tom Fettic	Supervisor, Ward 2
	Greg Smith	Supervisor, Ward 1
	Tom Tatro	Supervisor, Ward 3
	Kay Bennett	Supervisor, Ward 4

STAFF PRESENT:	John Berkich	City Manager
	Kiyoshi Nishikawa	Clerk-Recorder
	Charles P. Cockerill	Chief Deputy District Attorney
	Rob Joiner	Principal Planner
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 2/14/91 Tape 1-0018)	

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office. This tape is available for review and inspection during the normal business hours.

Mayor Teixeira called the meeting to order at 5:20 p.m. Supervisor Smith led the Pledge of Allegiance. Roll call was taken and a quorum was present although Supervisor Bennett had not yet arrived.

DISCUSSION AND POSSIBLE ACTION REGARDING THE ACQUISITION OF THE V AND T ENGINE SHOPS SANDSTONE MASONRY AND OTHER MATTERS PROPERLY RELATED THERETO (1-0035) - Mayor Teixeira commended the audience on its attendance and explained the attempts to obtain some of the masonry, (Supervisor Bennett arrived -- 5:21 p.m.) He outlined the Legislative intervention, the individuals he had contacted who had visited the site and evaluated the worth of the material being offered, and the procedure to be followed this evening. He then introduced Lyle Shelters. Mr. Shelters explained his experience, his evaluation of the material, and recommendation that the price was unreasonable. Dale Taylor, one of the owners, was willing to attempt to negotiate the price. The material for sale and prices were explained. Mr. Shelters felt that his former employer could provide the same stone arches for \$3 to \$5,000. These stones would be cut from the material at the prison and reshaped. Mr. Shelters felt that the City or State should procure at least two of the arches. Mr. Shelters discussed the material, prices, and suggested uses with the Board. The wood doors are "in said shape."

(1-0415) Supervisor Bennett explained that she would have to leave the meeting "shortly" due to a previous commitment. She then read her statement into the record indicating there is some value to the material, however, questioned the need for all of it. She commended all who had attempted to save the building and those who were now attempting to save a portion of it. She suggested using this material for a reconstructed terminal for a V and T spur between Gardnerville and Virginia City.

(1-0575) Carson City Historic Architecture Review Committee member Dick Wipfli explained his involvement and evaluation of the material as a builder. He was unaware of the transfer of two doors to the State Railroad Museum. Mimi Rodden claimed that two doors had been delivered. Mr. Wipfli explained that the majority of the doors were dry rotted and their structural integrity to remain suspended as doors was questionable. He suggested using the doors as templates and for the valuable hardware parts. The doors could be restored. He, too, felt the price was unreasonable. Mr. Wipfli responded to Board questions concerning the original structure, modern structural integrity, possible uses as facade, and historic value of some of the stones.

(1-0809) Sarah Mersereau-Adler, representing Assemblyman Ernie Adler, explained his view point on the acquisition of the material and Assembly Bill 235 funding the acquisition. In view of Senator Horn's

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position on the Bill, he felt that the State was willing to loan the money interest free. Her comments stressed that the stone acquisition would have no effect on the Mint restoration. She felt that the arches should be used in a fashion that the general public, the children specifically, could touch them. She suggested that bonds be utilized for the purchase and then the arches become a capital improvement project such as part of the fire house or Events Center. She did not feel that the General Fund should purchase the arches. His support in seeking passage of the Bill was expressed. (Supervisor Bennett left the meeting at 5:45 p.m.)

(1-0995) Charles Hanes, representing the Comstock Historic Restoration Foundation and the Virginia and Truckee Railroad, read statements from both groups supporting acquisition of the material. Virginia and Truckee Railroad President Robert Gray suggested that the material be used to reconstruct a railroad facility in Moundhouse with a rail going from Carson City to Virginia City and that the funding be undertaken by Carson City, State, and the private sector. (1-1085) George Abbott and (1-1240) Maxine Nietz urged the Board to save whatever it could afford if not all of the remaining material. Ms. Nietz felt that a use could be determined at a future time. (1-1337) Ron Butterfield urged the Board to acquire the material and offered to move and store the material until a use is determined. He suggested the rubble be used for souvenirs and the funds be used for reconstruction. (1-1385) George Romero suggested the money and prison inmates be utilized to reconstruct the facility. (1-1440) Rich Russell felt that two arches should be retained if the price was reasonable. He could not support acquisition of all the material. (1-1478) Nancy Scott felt that fund raisers and donations would more than cover the \$125,000. She offered to donate the first \$100. (1-1517) Joel Kirk felt that a purpose should be established for the stones before they are acquired. Moving them to Moundhouse would cause them to lose their historic value. He did not feel that the public would support the project. (1-1565) Mimi Rodden expressed her feeling that the historic value of the material was gone. Her remarks traced several failed attempts to procure the facility and noted the restoration costs as one of the reasons for this failure. While acknowledging the emotional issue involved, she urged the Board to consider the needs of the community and pass on the "salvage" being offered. The funding, which the Legislature was willing to offer, should be used for the Brewery, the Community Center (old Civic Auditorium not the Community Center) Children's Museum, the Stewart Indian School Complex, etc. The elements acquired for the Railroad Museum were felt adequate representatives of the "shops" and good preservation. She felt that there were skilled masons in the area who could construct a replica or reconstruct an arch or two if this was the Board's desire. She then responded to the Board concerning her feeling that the stones which were left were merely souvenirs. Obtaining the arches and hardware would be a compromise which could be considered, however, as the Railroad Museum plans to construct an exhibit with the two doors it owns, was not needed. The Museum had not been aware and did not have the funding for the stone arches. She suggested that the City may wish to joint the Museum in the purchase of those stones. She felt that the price was "excessive."

BREAK: At 6:25 p.m., a five-minute recess was taken. When the meeting reconvened at 6:30 p.m., a quorum of the Board was present although Supervisor Bennett was absent as noted.

(1-2050) Richard Waiton expressed his feeling that there were 183 people who would support his contention that the material was of little value. They purportedly all felt that tax money should not be used for the acquisition. He urged the Board to use the funds for welfare and indigent care. He could not support storing the stones until some future date when the value and purpose are gone. Likewise, the restoration costs should be considered. (1-2215) May Ruth French read her statement into the record opposing the acquisition. She felt that the historic value was gone, the price was too high, and the use was unknown. She questioned the cost to store and period Mr. Butterfield was willing to store them. Mr. Butterfield explained that he was willing to store the material for as long as the City wished. (1-2325) Steven Noels, owner and restorer of the Virginia and Truckee Railroad Depot in Gold Hill, felt that the City should take advantage of the State's offer, acquire the material, and store it until a purpose could be found. Donations could be sought and fund raisers held to fund the repayment and reconstruction. He was willing to donate \$100. (1-2374) Sharon Burnett, representing the V and T Foundation, noted her attempts to preserve the building and urged the Board to take affirmative action to save the stones. While acknowledging Ms. Rodden's expertise, she

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questioned her reasons for her negativism. She urged the Board to take a "Can Do" attitude and to move forward with the funds being offered by the Legislature. She felt that the small amount of material available was only the beginning and that attempts should be made to obtain all that had already gone to California regardless of the cost. (1-2602) Charlie Fisher "dittoed" her remarks. (1-2610) George Romero suggested the room tax be used to repay the loan. Mayor Teixeira responded by explaining that the Convention and Visitors Bureau controls the room tax allocations. (1-2705) Mr. Waiton urged the Board to consider the individuals who were not present as well as those in attendance. (1-2751) Mr. Butterfield felt that the City had not utilized all of the resources available. With a little "grinding," the public would respond and the cost would be cut in half. Mayor Teixeira explained his attempts to obtain funding to preserve the building, which failed. His disappointment as being known as the Mayor in office when the building was destroyed was also explained. (1-2855) Trudy Stanford felt that it was the City's responsibility to bring all the stones back. One or two arches were not enough.

Mayor Teixeira again commended the audience on its participation. He noted the emotions connected with the subject. Supervisor Fettic then explained his reasons for feeling that some material should be procured, however, questioned the reasonableness of the prices indicated. He could not support the purchase of 41 tons of rubble. The amount which should be purchased was his dilemma. He urged consideration of Mr. Shelters' offer to talk with Mr. Taylor. (2-0020) Supervisor Tatro supported his position. He compared the failed attempts to purchase the building with the City's lack of action on the Marlette Lake acquisition and the Civic Auditorium, which was due to the related costs. He questioned the value of two arches in view of the magnificence of the original 11 in a row. He felt the same dilemma as had been encountered when Marlette Lake and the Civic Auditorium decisions had been made. He felt the proposals to negotiate further on the price and to motivate the public sector should be pursued. A meeting could be held on Thursday to discuss these efforts and reach a final determination. Supervisor Smith then expressed his feeling that the price was too high, that the integrity and historical value of the stones were gone, and all that remained were souvenirs. Budget concerns were noted. He was willing to consider any compromises but could not support the purchase of souvenirs at this time. Mayor Teixeira noted his attempts over the last 18 months to save the building. His involvement with Mr. Taylor and knowledge of the stone still on the site were explained. He, too, felt the value of the rubble had been exaggerated. The cut stones, however, were another issue. He could not support \$125,000 but was willing to consider any compromise. He felt that two arches were the minimum number which should be acquired. He was willing to accept Mr. Shelters' offer and have the City pay his expenses. The two arches could be used along/on the gateways to the City or the fire house. He was willing to reconsider the matter on Thursday evening. Mr. Shelters explained his position that the price was unreasonable, his acquaintance with Mr. Taylor, the T and O partnership, and his willingness to negotiate the price. Supervisor Fettic moved that the Board continue the matter to Thursday, February 21, 1991, at an hour to be specified and direct the City Manager to coordinate with Mr. Shelters on negotiating a reasonable cost for the arches, stones, etc. Supervisor Tatro seconded the motion. Board discussion indicated that Mr. Shelters was to negotiate the price and report back to the Board on all of the material as no determination had been made on what should/should not be acquired. No commitment was being made other than to reconsider the issue in one week. Mr. Shelters again stated that in his opinion the prices were "extremely high." The motion to continue the matter and have Mr. Shelters negotiate the price was voted by roll call with the following result: Smith - Yes; Fettic - Yes; Tatro - Yes; and Mayor Teixeira - Yes. Motion carried 4-0-1.

Supervisor Fettic then moved to adjourn. Supervisor Tatro seconded the motion. Motion carried 4-0. Mayor Teixeira adjourned the meeting at 7:10 p.m.

The Minutes of the Special February 14, 1991 Carson City Board of Supervisors meeting

ARE SO APPROVED ON March 7, 1991.

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/s/
MARV TEIXEIRA, Mayor

ATTEST:

/s/
KIYOSHI NISHIKAWA, Clerk-Recorder