

CARSON CITY BOARD OF SUPERVISORS
Minutes of the August 15, 1991, Meeting
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, August 15, 1991, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 9 a.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
	Paul McGrath	Sheriff
	Ted P. Thornton	Treasurer
	Jack Fralinger	Health Director
	Judie Fisher	Personnel Director
	Dorothy Timian-Palmer	Utility Manager
	Charles P. Cockerill	Chief Deputy District Attorney
	John Hastie	Sewer Utility Superintendent
	Steve Mihelic	Fire Division Chief
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 8/15/91 Tape 1-0001)	

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members present for each Department are listed under that Department's heading. 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 9 a.m. Rev. Bruce Henderson of the Airport Church of Christ gave the Invocation. Supervisor Bennett lead the Pledge of Allegiance. Roll call was taken and a quorum was present although Supervisor Tatro had not yet arrived.

APPROVAL OF MINUTES - June 20, 1991, Regular Session and June 27, 1991, Special Session (1-0041) - Supervisor Fettic moved to approve. Supervisor Bennett seconded the motion. Motion carried 4-0.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0049) - None.

LIQUOR AND ENTERTAINMENT BOARD MATTERS (1-0051) - Mayor Teixeira recessed the Board of Supervisors session and immediately reconvened the session as the Liquor and Entertainment Board. A quorum was present including Sheriff McGrath although Member Tatro was absent.

1. TREASURER - Ted P. Thornton - ACTION ON LIQUOR LICENSE FOR CARROL PHYLLIS HACKER FOR HER BUSINESS BLUE NOTE LOUNGE LOCATED AT 1819 NORTH CARSON STREET (1-0055) - Ms. Hacker responded to Board questions concerning her experience in the bar business. She was aware of the identification procedure. She was cautioned about serving minors. Member Smith moved that the Board approve a Liquor License for Carroll Phyllis Hacker for her business the Blue Note Lounge located at 1819 North Carson Street. Member McGrath seconded the motion. Motion carried 5-0.

Chairperson Teixeira adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. A quorum was present although Supervisor Tatro was absent.

BOARD OF SUPERVISORS - PETITIONS AND COMMUNICATIONS, ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

2. TREASURER - Ted P. Thornton.

A. ACTION ON CARSON CITY TREASURER'S REPORT FOR THE MONTH OF JUNE 1991 (1-0110) - Discussion noted the bank mergers occurring in Nevada and its effect on the banks available to bid for the City banking services. Proposals will be requested in January. Supervisor Fettic moved that the Board accept the Treasurer's report for June as submitted. Supervisor Smith seconded the motion. Motion carried 4-0.

B. ACTION TO ADJUST AND REMOVE PARTIAL 1991-92 REAL PROPERTY TAXES ON APN NO. 1-802-05 KNOWN AS 1890 GREGG STREET DUE TO INCORRECT ASSESSMENT (1-0192) - Discussion noted the reasons more individuals were analyzing their assessments and reasons for the adjustments. Supervisor Fettic moved that the Board approve the adjustment and remove partial 1991-92 Real Property taxes in the amount of \$73.35 on APN No. 8-802-05 due to an incorrect assessment. Supervisor Smith seconded the motion. Motion carried 4-0.

C. ACTION TO ADJUST AND REMOVE PARTIAL 1991-92 REAL PROPERTY TAXES ON APN NO. 10-273-09 KNOWN AS 2600 BRENTWOOD DUE TO AN INCORRECT ASSESSMENT (1-0270) - Supervisor Bennett moved that the Board of Supervisors approve the adjustment and removal of partial 1991-92 Real Property taxes on APN No. 10-273-09, the loss of tax revenue in the amount of \$271.48. Supervisor Smith seconded the motion. Motion carried 4-0.

D. ACTION TO ADJUST AND REMOVE PARTIAL 1991-92 REAL PROPERTY TAXES ON APN NO. 1-234-22 KNOWN AS 1511 ANDORRA DRIVE DUE TO AN INCORRECT ASSESSMENT (1-0292) - Supervisor Bennett moved that the Board approve adjustment and removal of partial 1991-92 Real Property taxes on APN No. 1-234-22, loss of tax revenue in the amount of \$129.64. Supervisor Smith seconded the motion. Motion carried 4-0.

E. ACTION TO REMOVE 1991-92 REAL PROPERTY TAXES ON APN NO. 9-206-10 KNOWN AS 5022 CENTER DRIVE DUE TO STATE OF NEVADA ACQUISITION (1-0310) - Discussion ensued on the State in-lieu reimbursement tax which is effective while the buildings are leased. Supervisor Smith moved that the Board approve removal of 1991-92 Real Property taxes on APN 9-206-10 due to the State of Nevada acquiring this property on 1/11/91. Supervisor Fettic seconded the motion. Motion carried 4-0.

F. ACTION TO ADJUST AND REMOVE PARTIAL 1991-92 REAL PROPERTY TAXES ON VARIOUS PARCELS DUE TO STATE OF NEVADA ACQUISITION (1-0365) - Mr. Thornton's comments stressed that the entire parcel was not being removed. He read the parcel numbers into the record. The location was discussed. Supervisor Fettic moved that the Board approve the adjustment and removal of partial 1991-92 Real Property taxes on APN 8-151-13, 8-151-14, and 8-151-17 with the loss of tax revenue in the amount of \$933.72. Supervisor Smith seconded the motion. Motion carried 4-0.

3. DISTRICT ATTORNEY - Charles P. Cockerill - **ORDINANCE - SECOND READING - ACTION ON BILL NO. 144 - AN ORDINANCE MAKING THE CARSON CITY MUNICIPAL COURT A COURT OF RECORD (1-0415)** - Supervisor Fettic moved that the Board adopt on second reading Ordinance No. 1991-42, AN ORDINANCE DESIGNATING THE CARSON CITY MUNICIPAL COURT AS A COURT OF RECORD. Supervisor Smith seconded the motion. Motion carried 4-0.

4. PERSONNEL MANAGER - Judie Fisher - **ORDINANCE - SECOND READING - ACTION ON**

BILL NO. 145 - AN ORDINANCE AMENDING SECTION 2.04.400 (PUBLIC OFFICERS) OF THE CARSON CITY MUNICIPAL CODE BY ADDING GOLF COURSE SUPERINTENDENT (1-0438) - Discussion ensued on the recruitment process, interview committee, and starting date. Supervisor Smith moved that the Board adopt on second reading Ordinance No. 1991-43, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE 2.04.400 (PUBLIC OFFICERS) BY ADDING GOLF COURSE SUPERINTENDENT TO THE LIST. Supervisor Fettic seconded the motion. Motion carried 4-0.

5. HEALTH DEPARTMENT DIRECTOR - Jack Fralinger - ACTION ON REQUEST FOR APPROVAL OF DISINTERNMENT OF BODY FOR OUT-OF-STATE RE-BURIAL (1-0475) - Statutes mandate the Board authorize disinternments for out-of-state re-burial. Supervisor Fettic moved that the Board approve the request by FitzHenry's Funeral Home and Crematory for disinternment of a body for out-of-state re-burial. Supervisor Smith seconded the motion. Carried 4-0.

6. PARKS AND RECREATION DIRECTOR - Steve Kastens - ORDINANCE - FIRST READING - ACTION ON CHANGES TO CHAPTER 2.16 OF THE CARSON CITY MUNICIPAL CODE RELATING TO THE PARKS AND RECREATION COMMISSION (1-0507) - Discussion included reasons for nine members and its composition. Board consensus indicated that the Commission should consider membership according to wards or per section of the City when possible. Changes concerning the number of meetings to be held monthly, attendance, and expanding the duties were discussed. Supervisor Smith moved that the Board introduce on first reading Bill No. 146, AN ORDINANCE AMENDING SECTIONS 2.16.010, 2.16.030, 2.16.040, 2.16.045, 2.16.050, AND ADDING SECTION 2.16.060 OF CHAPTER 2.16 OF THE CARSON CITY MUNICIPAL CODE (PARKS AND RECREATION COMMISSION) AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Fettic seconded the motion. Motion carried 4-0.

7. PURCHASING AGENT - Acting Purchasing Agent John Iratcabal.

A. ACTION ON THE AWARD OF CONTRACT NO. 9091-284 - WASTEWATER MAINTENANCE SHOP (1-0995) - Utility Manager Dorothy Timian-Palmer explained the project, location, engineer's estimate, and reasons for the expansion. Supervisor Bennett moved that the Board of Supervisors accept the Purchasing Agent's recommendation and award this Contract to Bidder No. 3, D. G. Hand Construction Co., 710 North Curry Street, Carson City, as the lowest responsive and responsible bidder pursuant to the requirements of NRS Chapters 332, 338, 339, and 624 for a contract amount of \$51,951 and approve a contingency amount of \$5,195.10; funding source fiscal year 91-92 Account 515-0000 = \$20,328 and fiscal year 90-91 Account 510-000 = \$38,818. Supervisor Smith seconded the motion. Motion carried 4-0.

B. ACTION AND AWARD TO SULZER BINGHAM FOR THE REPLACEMENT OF A GAS COMPRESSOR LOCATED AT THE WASTEWATER TREATMENT FACILITY (1-1112) - Sewer Utility Superintendent John Hastie explained the purpose of the equipment. Supervisor Smith moved that the Board approve the request for Contract 9192-017, the replacement of Sulzer-Bingham gas compressor, to Advanced Air Technologies, Inc., 27001 La Paz Road, Suite 430C, Mission Viejo, California 92691, for the amount of \$14,168 plus freight, funding source 510-3201. Supervisor Fettic seconded the motion. Following Mayor Teixeira's request for amendment, Supervisor Smith continued his motion to include that this is a sole source pursuant to Nevada Revised Statutes 332. Supervisor Fettic continued his second. Motion carried 4-0.

C. ACTION ON REQUEST FOR CONTRACT APPROVAL ON CONTRACT NO. 9192-25 - SELF-CONTAINED BREATHING APPARATUS (1-1225) - Fire Division Chief Steve Mihelic explained the purpose of the equipment and reasons for a sole source. Supervisor Fettic moved the Board approve the Request for Contract No. 9192-25 on the self-contained breathing apparatus to L. N. Curtis, 1800 Peralta Street, Oakland, California for an amount of \$44,248.76 including shipping pursuant to NRS Chapter 332 as the sole source.

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Supervisor Smith seconded the motion. Motion carried 4-0.

D. ACTION ON THE AWARD OF CONTRACT NO. 9091-287 - FIRE STATION II ROOF REPAIR (1-1298) - Mr. Kastens explained the funding, original estimate, and reasons the bid was higher than for Station 3. Mr. Berkich also noted previous experience with the recommended contractor. Supervisor Fettic moved that the Board accept the Acting Purchasing Agent's recommendation and award Contract No. 9091-287 to Bidder No. 1, NRC Roofing, as the lowest responsive and responsible bidder pursuant to the requirements of NRS Chapters 332, 338, 339, and 624 for a contract amount of \$33,380 and approve a contingency amount of \$3,380, funding source 101-5034 Building Repair and Maintenance. Supervisor Bennett seconded the motion. Motion carried 4-0.

E. ACTION ON REQUEST FOR FINAL PAYMENT ON CONTRACT No. 9091-221 - TANSTAAFL WATER TANK AND PIPELINE PROJECT (1-1453) - Ms. Timian-Palmer explained the Change Orders. Supervisor Fettic moved the Board approve the Request for Final Payment on Contract No. 9091-221 to Q and D Construction of Reno, Nevada, and accept the Contract Summary as presented, funding source 520-3505, fiscal impact \$27,689.46. Supervisor Bennett seconded the motion. Motion carried 4-0.

F. ACTION ON AMENDMENT TO EXISTING AGREEMENT ON CONTRACT NO. 8990-124 - EAGLE VALLEY GOLF COURSE CART STORAGE BUILDING CONSULTANT (1-1565) - Mr. Iratcabal's introduction included reasons for bringing this matter to the Board and the sewerline project. Supervisor Smith moved that the Board approve the Request to Amend the existing contract as presented by the Acting Purchasing Agent with E. Don Payne and Associates, 917 West Winnie Lane, Carson City, Nevada 89703, fiscal impact will be in the amount of \$6850, funding source is the Golf Course Fund Account 540-5200. Supervisor Fettic seconded the motion. Motion carried 4-0.

BREAK: At 10 a.m. a ten minute recess was taken. When the meeting reconvened at 10:10 a.m. the entire Board was present, including Supervisor Tatro, constituting a quorum.

ANNOUNCEMENTS (1-1722) - Mayor Teixeira welcomed City Engineer Tim Homann, noted his recent heart surgery, and wished him the best. Mayor Teixeira then announced Supervisor Tatro's birthday. Supervisor Tatro corrected him noting that his birthday was yesterday. He expressed his regrets at being unable to attend the Board meeting due to work commitments. He then left the meeting. (A quorum was present.)

8. PUBLIC WORKS DIRECTOR - Dan O'Brien and Utility Manager Dorothy Timian-Palmer.

A. ACTION ON THE MARLETTA LAKE ELEVATION SENSOR AUTHORIZATION AGREEMENT (1-1803) - Supervisor Smith moved that the Board approve and authorize the Mayor to sign an Authorization Agreement to abide by all conditions set forth by the State of Nevada Division of Lands for the installation of a Marlette Lake elevation sensor, the fiscal impact will be \$125 a year, funding source is Account 520-3502-435-2410. Supervisor Bennett seconded the motion. Motion carried 4-0.

B. ACTION ON STOKES WATER RIGHTS PURCHASE (1-1912) - Mr. Cockerill explained the work involved to bring the draft agreement to the Board and a title search which indicated the need to seek Bankruptcy Court clarification of Bill Green's interest in the water rights. Therefore, a continuance was requested. Attorney Ken Stokes, representing Ted Stokes, supported the continuance. The Bankruptcy Court had determined that the Green estate did not have an interest in the water rights per se and that Mr. Stokes could deed them to whomever. The issue was the level of the Ambrosetti Pond. Discussion noted the efforts and time expended to consummate this purchase. Supervisor Fettic then moved that the Board action on the Stokes Water Rights be continued until the first regularly scheduled meeting in September 1991. Supervisor Smith seconded the motion.

Motion carried 4-0.

C. DISCUSSION AND POSSIBLE ACTION ON DRAFT ORDINANCE CREATING A STORM DRAINAGE ENTERPRISE FUND (1-2106) - Mr. O'Brien's introduction included recent flooding problems, related costs, and reasons for the change in philosophy related to a developer's responsibility for drainage when construction occurs. Discussion ensued on the responsibility of the School District's contractor for the flooding on Saliman. Mr. O'Brien felt that if the City had had an Inspector/staff for such items, this would not have occurred. Comments stressed the feeling that such items have not been correctly addressed in the past. Mayor Teixeira stressed his feeling that neither he nor the public could support an increased assessment of \$50 to \$60 a year. He suggested that impact fees and a utility district be utilized as a funding source. The funding mechanism will be addressed through the public hearing process. Mr. O'Brien responded by pointing out several problems and stressing that until funding is available, they could not be resolved. He acknowledged the timing was poor. Federal requirements were noted. Supervisor Fettic expressed his feeling that the public needed to be informed about the need and work involved which may come out during the public hearing process.

(2-0031) Richard Warren explained his evaluation of the City's budget. His experience indicated that it may take an annual budget of \$1.5 million for storm drainage which includes capital improvements. He felt the monthly fee would be \$3.60 per average homeowner. The rate for a commercial property would be based upon a ratio comparison made of the single family unit and the commercial's impact on the system. Also, all new buildings would be assessed an impact fee. This is estimated at a rate of \$400 per single family dwelling. He then explained how this fee was determined. Mr. Berkich indicated the \$4.80 figure had been merely an estimate and stressed that all figures were at this time only estimates. Mr. Warren noted that the budget process may increase his estimate. He then responded to Board questions concerning items included in the \$1.5 million program, portions which may be privatized, projected personnel, and impact seasonal employees would have the fee. Comments stressed that the \$1.5 million would cover a \$5 million bond for capital improvements and that the total plant may eventually be in the \$50 million range. (2-0505) Resource Concepts Jerry Hestor explained several variables which would effect the total plant costs including the level of flooding to be addressed, different procedures for addressing those levels, and reasonableness in the level of service. He stressed the desire to phase the system, that the original \$5 million was only a beginning, and that the final result may be in the \$50 million range. Discussion followed among staff, the Board, and Messrs. Hestor and Warren on the types and numbers of floods occurring in the Valley since 1860, the possibility of having the electorate consider a ballot question on funding, the program's potential for decreasing FEMA's flood insurance rates, the potential for increasing the impact fee for developer of slopes--an elevation tax, present drainage requirements, the need to establish a master plan, and examples of such systems. Mr. Hestor agreed to report to the Board on potential problems within the system, however, felt that a comprehensive evaluation could not be accomplished until the State completes its requirements. Mr. O'Brien requested Board direction on the number and timeframes for the public hearings, whether staff should draft an ordinance and he corrected the personnel needed for the entity. Privatization would be addressed during the hearings.

(2-1125) Frank Page expressed his feeling that an education program was needed. He acknowledged the need to have additional staff and expressed his feeling that additional drain cleaning was needed. He urged the Board to maintain communications with the State Department of Transportation in order to gain the channels necessary to handle the flows. He urged the Board to ascertain the costs, establish an amortization plan, and contract all construction projects possible. He felt developers should be assessed an impact fee. He questioned responsibility for the damage created by the School's contractor who plugged the drainage channel.

(2-1270) Randy Carlson stressed his feeling that developers should be held liable for their acts including mandating performance bonds. He felt that the City should hire 16 more staff members and maintain the present drainage system rather than expand it at a cost of \$50 million. He could not see the need for a \$50 million utility.

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Mayor Teixeira explained that the actual budget has not yet been determined. Mr. Carlson was satisfied with the flood control measures noting this had been ongoing problem since the beginning of time. He urged the Board to retain the flood waters to recharge the groundwater table and assess developers impact fees.

(2-1459) May Ruth French urged the Board to impose mitigation measures on developers.

Mayor Teixeira directed staff to provide a budget, scope of work, and alternatives and schedule an evening session to discuss them. Comments were solicited but none made.

BREAK: A ten minute recess was declared at 11:15 a.m. When the meeting reconvened at 11:25 a.m. a quorum of the Board was present as noted. Supervisor Tatro was absent.

9. COMMUNITY DEVELOPMENT DIRECTOR - Principal Planner Rob Joiner.

A. PLANNING COMMISSION REFERRAL - APPEAL AND REVIEW MATTERS

i. ACTION ON S-89/90-7 REGARDING A TENTATIVE SUBDIVISION MAP FROM GRAND DOT, INC. (PROPERTY OWNER: JAMES HENSLEY) FOR A NINE UNIT SUBDIVISION (CABELLEROS ACRES) ON APPROXIMATELY 9.95 ACRES OF PROPERTY ZONED MOBILE HOME ONE ACRE (MH1A), LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SCHULZ DRIVE AND RACE TRACK ROAD, APN 9-311-28, PLANNING COMMISSION APPROVED 7-0-0-0 (2-1562) - Discussion noted previous consideration of this parcel and the zoning. Comments were solicited but none made. Supervisor Bennett moved that the Board of Supervisors uphold the Planning Commission recommendation to approve the request for a tentative subdivision map from Grand Dot, Inc., property owner: James Hensley, for a nine unit subdivision, Cabelleros Acres, on approximately 9.95 acres of property zoned mobile home one acre located at the southeast corner of the intersection of Schulz Drive and Race Track Road, APN 9-311-28. Supervisor Smith seconded the motion. Motion carried 4-0.

ii. ACTION ON S-91/92-1 REGARDING A TENTATIVE SUBDIVISION MAP FROM GRAND DOT, INC. (PROPERTY OWNER: JAMES HENSLEY) FOR A 12 UNIT SUBDIVISION (CABELLEROS ACRES II) ON 17.7 ACRES OF PROPERTY ZONED MOBILE HOME ONE ACRE (MH1A), LOCATED NORTHWEST OF THE INTERSECTION OF SCHULZ DRIVE AND RACE TRACK ROAD, APN 9-311-33, PLANNING COMMISSION APPROVED 7-0-0-0 (2-1671) - Supervisor Bennett moved that the Board of Supervisors uphold the Planning Commission recommendation to approve the tentative subdivision map from Grand Dot, Inc., owner: James Hensley, for a 12 unit subdivision, Cabelleros Acres II, located on 17.7 acres of property zoned mobile home one acre located northwest of the intersection of Schulz Drive and Race Track Road, APN 9-311-33. Supervisor Fettic seconded the motion. Motion carried 4-0.

B. ORDINANCES - FIRST READING

iv. ACTION ON A-91/92-2 REGARDING AN APPLICATION FROM CARSON CITY TO AMEND TITLE 20, SIGN CONTROL, SPECIFICALLY SECTION 20.04.080 PENNANTS, BANNERS, BALLOONS AND SIMILAR ADVERTISING DEVICES OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO - PLANNING COMMISSION APPROVED 6-0-1-0 (2-1710) - Mr. Joiner's introduction included staff's willingness to eliminate the written approval process as long as everyone understood that staff would commence the 45 day time limit on the date the sign is discovered. Any signs not in compliance with the standards would be brought into compliance under the normal procedures. Chamber of Commerce Executive Vice President Larry Osborne expressed concern about the notification process due to private enterprises need to react in a constantly changing

market place and the time lag experienced with other matters handled by Community Development. He was willing to accept the sign standards specifically related to sizes, etc., which are mandated for permanent signs. Supervisor Smith requested a task force be established and review the entire sign ordinance due to the important role signs play in business activities and his feeling that there are individuals wishing for Carson City to become a "Carmel" without regard for this need. Mr. Osborne supported his proposal in view of the sign pollution he felt was occurring in Carson City. Staff discussion noted that removal of the written notification process would create an enforcement problem as staff may not be aware of the date a temporary sign is hung. Therefore, staff may be restricted to enforcement on a complaint only basis. Supervisor Fettic moved that the Board introduce on first reading Bill No. 147, AN ORDINANCE AMENDING SECTION 20.04.080 (SIGN CONTROL ORDINANCE - TEMPORARY USE OF PENNANTS, BANNERS, BALLOONS, AND SIMILAR ADVERTISING DEVICES) OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO, specifically deleting on Page 3 starting at Line 18 the following language: " In addition, a written request for temporary use of pennants, banners, balloons, and similar advertising devices shall be submitted and approved by the community development director, or designee prior to initiation.". Supervisor Smith seconded the motion. Following Mayor Teixeira's request for additional comments and hearing none, the motion was voted and carried 4-0.

Mr. Joiner advised the Board that the sign and land use issues would be discussed during downtown master plan workshop meeting on the Ordinance to be held on Monday.

A. iii. ACTION ON S-91/92-2 REGARDING A TENTATIVE SUBDIVISION MAP FROM RICHARD SCOTT FOR A FIVE UNIT SUBDIVISION (EMPIRE TERRACE) ON APPROXIMATELY .82 ACRES OF PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED APPROXIMATELY 185 FEET EAST OF THE INTERSECTION OF SHERMAN LANE AND PANAMINT DRIVE, APN 8-795-19 - PLANNING COMMISSION APPROVED 7-0-0-0 (2-2065) - Supervisor Bennett moved that the Board of Supervisors uphold the Planning Commission recommendation to approve S-91/92-2 regarding a tentative subdivision map from Richard Scott for a five unit subdivision (Empire Terrace) on approximately .82 acres of property zoned general commercial located approximately 185 feet east of the intersection of Sherman Lane and Panamint Drive. Supervisor Smith seconded the motion. Motion carried 4-0.

iv. ACTION ON S-90/91-4A REGARDING A REQUEST FROM RICHARD SCOTT (PROPERTY OWNER: THOMAS TRELEASE) FOR APPROVAL OF AN AMENDED TENTATIVE SUBDIVISION MAP APPLICATION FOR A 32-UNIT SUBDIVISION (SHADOW VALLEY SUBDIVISION) ON APPROXIMATELY 37.31 ACRES ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED ON THE EAST SIDE OF BIGELOW DRIVE AND RUNNING APPROXIMATELY 1300 FEET EAST TO THE PROPOSED EXTENSION OF SALIMAN ROAD BETWEEN APPION WAY AND BENNETT AVENUE, APNS 9-215-02 AND 9-211-03 - PLANNING COMMISSION APPROVED 7-0-0-0 (2-2125) - Supervisor Bennett moved that the Board of Supervisors uphold the Planning Commission recommendation to approve the request for S-90/91-4A regarding a request from Richard Scott, property owner Thomas Trelease, for approval of an amended tentative subdivision map application for a 32-unit subdivision, Shadow Valley Subdivision, on approximately 37.31 acres zoned Single Family 1 Acre located on the east side of Bigelow Drive and running approximately 1300 feet east of the proposed extension of Saliman Road between Appion Way and Bennett Avenue, APN 9-215-02 and 9-211-03. Supervisor Smith seconded the motion. Motion carried 4-0.

v. ACTION ON MPA-91/92-1 REGARDING A MASTER PLAN AMENDMENT REQUEST FROM CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: STEINHEIMER TRUST) TO AMEND THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO PUBLIC ON APPROXIMATELY 11.57 ACRES OF LAND LOCATED EAST OF THE MOUNTAIN

PARK SUBDIVISION, APPROXIMATELY 500 FEET NORTH ALONG THE PROPOSED CARRIAGE CREST DRIVE EXTENSION, APPROXIMATELY 1400 FEET WEST OF NORTH LOMPA LANE, AND APPROXIMATELY 100 FEET NORTH OF HAMILTON AVENUE, APN 8-151-23 AND 8-151-16 - PLANNING COMMISSION APPROVED 7-0-0-0 (2-2191) - Supervisor Bennett moved that the Board of Supervisors uphold the Planning Commission recommendation to approve MPA-91/92-1, Carson City School District request to amend the master plan land use designation from low density residential to public on portions of APN 8-151-16 and 23 on approximately 11.57 acres of land located east of the Mountain Park Subdivision, approximately 100 feet north of the Hamilton Avenue at the north terminus of Carriage Crest Drive. Supervisor Fettic seconded the motion. Motion carried 4-0.

B. i. ACTION ON Z-90/91-1 REGARDING CHANGE OF LAND USE REQUEST FROM CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: STEINHEIMER TRUST) TO REZONE APPROXIMATELY 11.57 ACRES OF LAND FROM SINGLE FAMILY 6000 (SF6000) TO PUBLIC (P), LOCATED EAST OF THE MOUNTAIN PARK SUBDIVISION, APPROXIMATELY 500 FEET NORTH ALONG THE PROPOSED CARRIAGE CREST DRIVE EXTENSION, APPROXIMATELY 1400 FEET WEST OF NORTH LOMPA LANE, AND APPROXIMATELY 100 FEET NORTH OF HAMILTON AVENUE, APN 8-151-16 AND 8-151-23 - PLANNING COMMISSION APPROVED 7-0-0-0 (2-2245) - Supervisor Fettic moved to introduce on first reading Bill No. 148, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON ASSESSOR'S PARCEL NUMBER 8-151-16 AND 23 APPROXIMATELY 11 PLUS ACRES LOCATED NORTH OF THE TERMINUS OF CARRIAGE CREST DRIVE AND NORTH OF HAMILTON DRIVE FROM SINGLE FAMILY 6000 (SF6000) TO PUBLIC (P) ZONING. Supervisor Smith seconded the motion. Motion carried 4-0.

ii. ACTION ON A-90/91-7 REGARDING AN APPLICATION FROM CARSON CITY TO AMEND TITLE 18, ZONING, SPECIFICALLY, SECTIONS 18.02.057 FEES AND SERVICES CHARGES AND 18.06.160.1 GENERAL COMMERCIAL DISTRICT - OUTSIDE USES OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO - PLANNING COMMISSION APPROVED 6-0-1-0 (2-2265) - Mayor Teixeira explained his reasons for proposing the change. Supervisor Smith moved that the Board introduce on first reading Bill No. 149, AN ORDINANCE AMENDING SECTION 18.02.057 (PLANNING FEES AND SERVICE CHARGES) AND SECTION 18.06.160.1 (GENERAL COMMERCIAL ZONING DISTRICT OUTSIDE USES) OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 4-0.

iii. ACTION ON A-90/91-7 REGARDING AN APPLICATION FROM CARSON CITY TO DELETE A SECTION OF TITLE 18, ZONING, SPECIFICALLY SECTION 18.05.097 CONSENT AGENDA OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO - PLANNING COMMISSION APPROVED 6-0-1-0 (2-2368) - Supervisor Fettic moved to introduce on first reading Bill No. 150, AN ORDINANCE DELETING SECTION 18.05.097 (BOARD OF SUPERVISORS CONSENT AGENDA) OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 4-0.

10. CITY MANAGER REPORTS, RESOLUTIONS, AND BOARD DIRECTIVES (2-2420)

B. STATUS REPORT REGARDING INTEREST FREE LOANS FOR RENTAL UNITS - Mr. Joiner explained federal grants available to cities with populations over 50,000 which can be used for this purpose. Potential CDBG grants, federal low income housing and banking requirements were explained. Funding restrictions for each were outlined. Community Reinvestment Tax Act was explained. Mayor Teixeira requested a

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notification of the Act so that he could discuss it with Senator Byran. Membership in the Joint Venture Affordable Housing for HUD and its program were explained. Drawbacks to this program were discussed. Copies of the CHASS Report will be made available to the Board.

A. STATUS REPORT REGARDING CARSON CITY COLLECTIONS (2-2758) - Administrative Assistant to the City Manager Jeanette reviewed her report. Discussion noted the City's sales tax collection rate and the ambulance collection rates. The City uses National Business Factors to collect its delinquent accounts. Its representative Donna Hanes was present and responded to questions from the Board on the Hospital's ambulance collection rate, the fee paid to them, its success for the Library. Issues to be resolved before parking citations are turned over to them were noted. Staff is evaluating all collection items and National Business Factors' contract. Mr. Cockerill outlined the status of the bankruptcies and invited the Board to contact Mr. Suglia on the status of same.

C. STATUS REPORTS REGARDING:

i. PRO-ACTIVE HOUSING INSPECTION PROGRAM (3-0118) - Staff is working on the program and regular status reports are being provided to the Board.

ii. LANDFILL OPERATIONS ALONG CARSON RIVER (3-0126) - Regarding Mr. Butterfield's operation, the State will fund an engineering study.

iii. POLICY, PROCEDURE, AND PAMPHLET REGARDING SPECIAL EVENTS WITHIN THE CITY (3-0135) - Should be ready for Board consideration at the next meeting. It will be reviewed by the Parks and Recreation Commission as well as four or five other City Commissions.

iv. LONE MOUNTAIN CEMETERY (3-0151); v. DEFINITION OF PARKS AND RECREATION DEPARTMENT AND COMMISSION POLICIES AND PROCEDURES (3-0155) - Are being worked on.

Discussion ensued on the status of the Urban Forestry Program. Mayor Teixeira directed Mr. Berkich to have Community Development agendize the proposal to retain outside plan checkers and to establish an appeals board for the Building Department for the next meeting. Advertisements had been conducted for the Fire Department Appeals Board. Clarification indicated the Board of Supervisors functions as the appeals board to Planning and Building. Mayor Teixeira suggested consideration be given to having the private sector function in this capacity.

11. DETERMINATION/ANNOUNCEMENT OF FUTURE MEETING DATES AND TIMES - SESSIONS WITH U.S. SENATOR RICHARD BRYAN - BREAKFAST AT 8:00 A.M. AT THE CARSON NUGGET AND MEETING WITH THE BOARD OF SUPERVISORS AT 10:30 A.M. AT THE COMMUNITY CENTER IN THE SIERRA ROOM (3-0259) - Mayor Teixeira clarified the date as being August 27. If this is not possible, he request the Board to so inform Ms. Sullivan. He would not be available for the 10:30 meeting.

12. BOARD OF SUPERVISORS REPORTS, RESOLUTIONS AND PROCLAMATIONS (3-0288)

A. DISCUSSION AND POSSIBLE ACTION REGARDING 1991 LEGISLATIVE MATTERS -
None.

ISSUES REQUESTED BY MEMBERS OF THE BOARD OF SUPERVISORS:

F. SUPERVISOR BENNETT (3-0292) - Requested the status of redistricting. Mr. Nishikawa explained the Legislative Council's software program which he was utilizing for the Assembly Districts. Board involvement was discussed. The matter was agendized for the next meeting.

C. SUPERVISOR SMITH (3-0335); D. SUPERVISOR FETTIC; B. MAYOR TEIXEIRA - None.

13. REDEVELOPMENT AUTHORITY MATTERS - Mayor Teixeira then recessed the Board of Supervisors session and passed the gavel to Redevelopment Chairperson Tom Fettic. For Minutes of the Redevelopment Authority, see its folder. Following adjournment of the Redevelopment Authority, Chairperson Fettic passed the gavel to Mayor Teixeira who reconvened the Board of Supervisors. A quorum was present as noted. Although Supervisor Tatro was absent.

14. DISCUSSION AND POSSIBLE ACTION ON THE PURCHASE OF PRIVATE PROPERTY BOUNDED BY CURRY, NEVADA, SECOND AND THIRD STREETS FOR THE CONSTRUCTION OF A PUBLIC PARKING LOT (3-0795) - No action was required--see Redevelopment Minutes for this date.

15. DISCUSSION AND ACTION ON FINAL REDEVELOPMENT AUTHORITY BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 1992 (3-0745) - Supervisor Smith moved that the Board of Supervisors approve the Final Redevelopment Authority Agency Budget for the fiscal year ending June 30, 1992. Supervisor Bennett seconded the motion. Motion carried 4-0.

16. DISCUSSION AND ACTION ON CARSON CITY FINAL BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 1992 (3-0767) - Supervisor Bennett moved that the Board of Supervisors approve the Carson City Final Budget ending June 30, 1992. Supervisor Fettic seconded the motion. Motion carried 4-0.

CITIZENS COMMENTS - None.

Supervisor Fettic moved to adjourn. Supervisor Bennett seconded the motion. Motion carried 4-0. Mayor Teixeira adjourned the session at 12:45 p.m.

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The Minutes of the August 15, 1991, Carson City Board of Supervisors meeting

ARE SO APPROVED ON October 17, 1991.

/s/ _____
Marv Teixeira, Mayor

ATTEST:

/s/ _____
Kiyoshi Nishikawa, Clerk-Recorder