

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 16, 1989, Meeting
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A regular session of the Carson City Board of Supervisors was held on Thursday, March 16, 1989, at the Community Center Sierra Room, 851 East Williams Street, Carson City, Nevada, beginning at 9 a.m.

PRESENT:	Marv Teixeira Marilee Chirila Ron Swirczek Tom Fettic Kay Bennett	Mayor Supervisor, Ward 3 Supervisor, Ward 1 Supervisor, Ward 2 Supervisor, Ward 4
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STAFF PRESENT:	L. H. Hamilton Alan Glover Paul McGrath Ted P. Thornton Gary Kulikowski Bob Auer Katherine McLaughlin (B.O.S. 3/16/89 Tape 1-0001)	City Manager Clerk-Recorder Sheriff Treasurer Internal Auditor Deputy District Attorney Recording Secretary
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Mayor Teixeira called the meeting to order at 9:05 a.m. Roll call was taken. The entire Board was present, constituting a quorum. Stewart Community Methodist Church Pastor Tom Hudson gave the invocation. Supervisor Chirila lead the Pledge of Allegiance.

LIQUOR AND ENTERTAINMENT BOARD MATTERS (1-0042) - Mayor Teixeira recessed the Board of Supervisors session and immediately reconvened the Liquor and Entertainment Board. A quorum was present including Sheriff McGrath.

TREASURER

ACTION ON APPLICATION BY GLENN S. YAKABI - DOING BUSINESS AS HAWAIIAN ISLE SALOON - 1500 HOT SPRINGS ROAD - Following Mr. Thornton's introduction, the Board discussed with the corporate Secretary-Treasurer and Resident Agent John Wojcik, Jr., the corporate structure and licensing requirements for corporations. Mr. Wojcik would be the only one of the officers residing locally. The Sheriff's report recommended approval. Mr. Wojcik would be the manager and would be required to have a workcard. Mr. Wojcik explained his identification requirements. Discussion noted delinquent water and sewer bills. Member Fettic moved to approve the Liquor License for the Hawaiian Isle Corporation, doing business as the Hawaiian Isle Saloon, at 1500 Hot Springs Road, Carson City, Nevada, with the principals of the corporation being Glenn S. Yakabi, John Wojcik, Jr., Jerald W. Wojcik, Michael K. Siple, and Jeff K. Clarke, and that the Board license as an individual the Manager John Wojcik, Jr. Member Swirczek seconded the motion. Discussion ensued concerning the delinquent water and sewer bills. It was felt that there were other means of correction available. The motion to approve the license as indicated carried 6-0.

ACTION ON SHORT-TERM PERMIT APPLICATION BY MAVERICK LIONS CLUB CIRCUS AT MILLS PARK ON MAY 30, 1989 - Following Mr. Thornton's introduction, Maverick Lions Club Vice President Bob Romer entered his name into the record. Member Fettic moved to approve the Short-Term Business Permit for the Maverick Lions Club Circus. Member McGrath seconded the motion. Motion carried 6-0.

Chairperson Teixeira adjourned the Liquor and Entertainment Board and immediately reconvened the Board of Supervisors session. A quorum was present.

PETITIONS AND COMMUNICATIONS AND SPECIAL PRESENTATIONS (1-0325) - None.

RESOLUTIONS

2. TREASURER

ACTION ON TREASURER'S FINANCIAL REPORT FOR FEBRUARY 1989 - Following Mr. Thornton's introduction, Supervisor Swirczek moved to accept the Treasurer's February 1989 Financial Report as submitted. Supervisor Fettic seconded the motion. Motion carried 6-0.

ACTION ON BUSINESS LICENSE REINSTATEMENTS (1-0352) - Mr. Thornton's introduction noted that all penalties and reinstatement fees had been paid. Supervisor Fettic moved to reinstate the following Business Licenses: Baldridge Mobile Home Service; Bob Bank's Watch and Clock Shop; Carson Import Supply; Edna Coats; Raymond G. Graber, D.D.S; Future Prospects Arabians; Geissler and Associates; Joan's Child Care; LaCasa Buena; Luigi's Deli; Robinson Street Properties; Paula Smith; Technical Plastics, Inc.; West Coast Truckers Associate, Inc.; Paul Hogan; and Meredith Fish Company. Supervisor Bennett seconded the motion. Motion carried 5-0.

ACTION ON REFUNDS AND REMOVAL OF TAXES FROM 1988-89 TAX ROLL DUE TO STATE OF NEVADA ACQUISITION OF PROPERTIES (1-0407) - Following Mr. Thornton's introduction, Supervisor Swirczek moved to approve the refunds to Frederick and Theda Roper on APN 10-061-52 in the amount of \$217.02 and Alan L. and Pamela Robinson on APN 10-061-36 in the amount of \$290.48 and also remove such properties from the tax rolls. Supervisor Bennett seconded the motion. Motion carried 5-0.

AGENDA MODIFICATIONS (1-0445) - Items which had been pulled were: 3. Sheriff - Action on Sheriff's Employee Award Program; 8. Community Development Director - Planning Commission Referrals - Review and Appeal Matters - Action on Subdivision S-88/89-2 - Tentative Subdivision Application by M.S.B. Properties; and, 10. Action on Resolution to Sell Excess Property.

3. SHERIFF (1-0439) - STATUS AND DISCUSSION OF SHERIFF'S "NO SMOKING POLICY" - Sheriff McGrath explained that the Board need not take action on this status report. A smoking area was well defined. All affected Associations had agreed to the policy. Richard Waiton explained the California law requiring fire fighters to agree to a ban on all cigarette smoking during their tenure. This was an attempt to reduce the cost of medical insurance for fire fighters.

4. FINANCE DIRECTOR - ACTION ON CHECK DISBURSEMENT REGISTER FOR FEBRUARY 1989 (1-0655) - Mr. Kulikowski explained his review had indicated no exceptions. The \$6,000 traffic signal had been reimbursed by the driver's insurance company. A nine day payment to Nevada Mental Health as stipulated in the Statutes had been made. The outstanding balance is under review. Supervisor Swirczek moved to approve the February 1989 Check Disbursement Register based upon the Internal Auditor's sampling and examination of the check register. Supervisor Chirila seconded the motion. Motion carried 5-0.

5. PURCHASING AGENT (1-0735)

ACTION ON CHANGE ORDER NO. 2 TO CONTRACT NO. 8788-49 - SOUTH EDMONDS PARK ELECTRICAL AND LIGHTING PROJECT - Following Purchasing Agent Ron Wilson's and Parks and Recreation Director Steve Kasten's explanation of the change order, work which had been done, the contract commitments, and work remaining, Supervisor Fettic moved to approve Change Order No. 2, Contract 8788-49, South Edmonds Park Electrical and Lighting Project. Supervisor Bennett seconded the motion. Supervisor Fettic

continued his motion to include the amount of \$3,989.23 with the funding source being the Park Bond Project--South Edmonds Park. Supervisor Bennett continued her seconded. Motion carried 5-0.

ACTION ON CONTRACT 1986-021 - STATE OF NEVADA WATER TREATMENT PLANT EXPANSION (1-0899) - Mr. Wilson, Public Works Director Dan O'Brien, Resource Concepts and Water Consortium Representative Bruce Scott explained the contract, reasons for the bid ranges, and financing. Supervisor Swirczek moved to approve the Purchasing Agent's recommendation and award Contract No. 1986-021 to the lowest responsible and responsive bidder pursuant to Nevada Revised Statutes Chapters 332, 338, 339, and 624, that being bidder number one, Landmark Construction, Terry Markwell, 4200 Christy Way, Reno, Nevada, in an amount not to exceed \$298,800, funding source to be fifty percent from Fund 420 and fifty percent from Fund 520. Supervisor Fettic seconded the motion. Motion carried 5-0.

ACTION ON ACCEPTANCE OF CONTRACT 8889-69 - SEWER AND WATER RATE STUDY (1-1018) - Following Mr. Wilson's explanation of previous Board action, Mr. Hamilton explained the work to be performed, the work schedule, and cost. Discussion noted that Mr. Guastella would be working with the Builders Association as well as staff. Supervisor Fettic moved to accept Contract No. 8889-69, Sewer and Water Rate Study, and authorize the Mayor to sign same in an amount not to exceed \$48,000, funding source 50 percent sewer and 50 percent water. Supervisor Bennett seconded the motion. Supervisor Fettic amended his motion to include "with Guastella Associates, Inc.". Supervisor Bennett continued her second. Motion carried 5-0.

6. FIRE CHIEF - ACTION ON REQUEST TO PURCHASE A PC COMPUTER (1-1265) - Fire Chief Bernie Sease explained the funding source, Data Process Committee's recommendation, the equipment, and responded to Board questions regarding the workload and capabilities of his present computer equipment and that of a new PC. His explanation included the CAMEO and BEHAVE programs. He did not feel that he could utilize the programs in Reno, Sparks, and Truckee Meadows due to a time lag in reaching these facilities. Concern was expressed that the City needed to have the proper hazardous material equipment and protective suits, which Chief Sease felt were adequate at this time. He felt that his firefighters needed additional training, however, due to the cost could not afford it at this time. He felt that it was more important to identify the hazard than to attempt to remove it. Clarification indicated that Chief Sease currently has the programs and that the request is only for the equipment on which to run the programs. Mayor Teixeira suggested that "10 meg" be added to the Fire Department's "XT PC". Chief Sease explained that this is not possible due to the demand for the PC and space limitations within it. Gifts and donations were delineated as amounting to \$1500. Following an explanation of her reasons for supporting the request, Supervisor Bennett moved to approve purchase of a PC computer from the Fire Department Improvement Fund, No. 580, for fire safety programs to run the BEHAVE program and the CAMEO, the Computer Aided Management Emergency Operations, program, fiscal impact \$5,100, funding source 580. Supervisor Swirczek seconded the motion and expressed his feeling that additional training should be addressed during the budget sessions. Motion carried 5-0.

7. PERSONNEL MANAGER - ACTION ON REVISED AFFIRMATIVE ACTION PLAN FOR CARSON CITY (1-1865) - Following Personnel Manager Judie Fisher's introduction, Supervisor Fettic moved to approve the revisions to the Affirmative Action Plan. Supervisor Swirczek seconded the motion. Motion carried 5-0.

BREAK: At 10:05 a.m. a ten minute recess was taken. When the meeting reconvened at 10:15 the entire Board was present constituting a quorum.

8. COMMUNITY DEVELOPMENT DIRECTOR

REVISION AND POSSIBLE ACTION TO WAIVE A HIGHLAND ESTATES (C-HILL)

SUBDIVISION FINAL MAP REQUIREMENT NO. 1 PROHIBITING ACCESS TO CRAIN STREET FOR LOTS B7, B8, C3, AND C6 ONLY (1-1915) - Community Development Director Walt Sullivan explained the staff's recommendation that Lots C3 and B7 be granted access from Crain subject to locating the driveway a minimum of 30 feet from the Crain and Sharow intersection or the Crain and Liberty intersection. Staff recommended denial of the requests for Lots B8 and C6. A compromise had been reached with the one adjacent resident who had originally opposed the waiver. Supervisor Fettic moved to approve waiving Highland Estates (C-Hill) Subdivision Final Map Requirement No. 1 prohibiting access to Crain Street from lots B7 and C3. Supervisor Swirczek seconded the motion. Motion carried 5-0. Clarification noted that the other two lots were automatically denied.

PLANNING COMMISSION REFERRALS - CONSENT MATTERS - ACTION ON SPECIAL USE PERMIT U-88/89-14 - TSUTOMU AND MARGARITA WAKIMOTO - ALLOW PERMANENT OUTDOOR SALES ON PROPERTY ZONED RETAIL COMMERCIAL (RC) AT 444 FAIRVIEW DRIVE (APN 4-012-15) - PLANNING COMMISSION APPROVED 6-0-1 (1-2102) - Mr. Hamilton read the item into the record. Supervisor Bennett moved to approve the Consent Agent as read into the record. Supervisor Swirczek seconded the motion. Motion carried 5-0.

PLANNING COMMISSION REFERRALS - REVIEW AND APPEAL MATTERS (1-2170) - ACTION ON SUBDIVISION S-88/89-2 - TENTATIVE SUBDIVISION APPLICATION BY M.S.B. PROPERTIES FOR A 196 LOT SUBDIVISION (SUNCHASE) ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6000) - WEST SIDE OF SILVER SAGE DRIVE BETWEEN PAT LANE AND TUSCARORA WAY - PLANNING COMMISSION APPROVED 4-2-1 - As this item had been pulled at the Applicant's request, Mayor Teixeira requested Board members retain their material which would save staff time and effort in duplicating the material for the next meeting. Board comments indicated a desire in the future to hear any item agendized. Mr. O'Brien explained that the Developer had been working with staff and attempting to resolve some of the problems which became apparent during the Planning Commission hearing.

CITIZEN COMMENTS (1-2425) - Mr. Waiton questioned why the Citizen Comments had not been heard earlier rather than being used as a filler. He then urged the Board to take steps to replace all of the City vehicles and suggested that enterprise funds be utilized if possible. It was explained that enterprise funds are used for enterprise vehicles. He then explained his legislative lobbying efforts and reasons to change the Statutes to require the State to pay taxes on property acquired for the 395 By-Pass and audits of NIC.

BREAK: At 10:40 a.m. a ten minute recess was taken. When the meeting reconvened at 10:50 a.m., the entire Board was present constituting a quorum.

BOARD OF SUPERVISORS REPORTS, RESOLUTIONS, AND PROCLAMATIONS (1-2895)

MAYOR TEIXEIRA - DISCUSSION AND POSSIBLE ACTION ON RESOLUTIONS CONCERNING THE 1989 SPRING ELECTIONS - Mayor Teixeira explained a ballot question resolution for the special May 2nd election seeking voter authorization to increase the ad valorem taxes to fund \$497,000 replacement of the emergency vehicles. The proposal would be for five years and cost the average homeowner in a \$70 to \$75,000 home \$6.00 a year. He then noted the Board's annual commitment to allocate \$75,000 in franchise fees and \$75,000 from other funds for a vehicle replacement program. If this ballot question is not successful, the General Fund would have to address this problem. His comments stressed that the ballot question was not related to those issues considered in November. He had already discussed the proposed question with the City employee associations. Supervisors Fettic and Swirczek expressed support for the ballot questions and noted the ballot deadlines. Mr. Glover explained the two Resolutions. Discussion ensued concerning the date to have a

meeting and adopt the resolutions. Supervisor Fettic moved to have a special meeting at noon on Wednesday, March 22, to consider the Resolution and ballot question for the special election of May 2. Supervisor Swirczek seconded the motion. Discussion ensued concerning the action which would be considered at that meeting. The motion to hold a special meeting on Wednesday, March 22nd, at noon was voted by roll call with the following result: Ayes - Swirczek, Fettic, Chirila, Bennett noted she had a TRPA meeting scheduled for that date and expressed her support of both the Resolution and proposed ballot question, Mayor Teixeira. Nayes - None. Motion carried 5-0.

Mayor Teixeira then commended the Board on its dedication and efforts including CPR, Main Street, Economic Diversification, Water Consortium, etc.

9. PUBLIC WORKS DIRECTOR

RECESS AND RECONVENE AT CAROLINE STREET (BETWEEN CARSON AND CURRY STREETS) FOR THE OFFICIAL START OF THE PROGRAM FOR REMOVING PARKING METERS (2-0261) - Due to the inclement weather, this item was canceled.

REQUEST FROM STANTON PARK DEVELOPMENT, INC., FOR REVIEW AND POSSIBLE RECONSIDERATION OF REQUIREMENT FOR THE WIDENING OF GLACIER AND CASCADE DRIVES (2-0315) - Dwight Millard requested a continuance of this item to allow his firm more time to prepare additional documentation supporting the request to accept the roads at the constructed width but requested direction from the Board to City staff to continue issuing Certificate of Occupancies for the homes on these streets. The request for "C of O's" was based on the fact that both street improvements are bonded. Discussion among the Board and staff indicated that there was no problem with having the Mayor administratively direct Public Works to continue to issue the "C of O's". Mr. O'Brien urged the Board to take the time to look at the streets in question. Both Mayor Teixeira and Mr. Hamilton reiterated earlier statements made about items which are removed at the last minute. Supervisor Fettic moved to accede to the request of Mr. Millard and grant a continuance on this matter until our next regularly scheduled meeting. Supervisor Swirczek seconded the motion. Motion carried unanimously.

Discussion with staff explained why it would not be necessary to change the property lines if the streets are widened.

WASTEWATER TREATMENT AND DISPOSAL FACILITY - ACTION ON ACCEPTANCE OF AMENDMENT 4 TO CARSON CITY GRANT C32-0133-04 (2-0556) - Mr. O'Brien explained the grant increase of \$10,429, the work involved, and its allocations. Supervisor Swirczek moved to accept the EPA construction grant increase under Amendment 4, Carson City Grant No. C32-0133-04, in the amount of \$10,429 and authorize the City Manager to sign such amendment. Supervisor Fettic seconded the motion. Motion carried unanimously.

WATER ENGINEER - ACTION ON LEASING AGREEMENT ON MEXICAN DITCH, CARSON RIVER, WATER RIGHTS FOR THE 1989 IRRIGATION SEASON (2-0598) - Mr. O'Brien explained the agreement which continued the one the City had last year with Mr. Darling. The only change was the payment due dates. Mike Darling acknowledged that he had signed the agreement. Supervisor Fettic moved to approve and authorize the Mayor to sign the leasing agreement of the Darling water rights for 1989 irrigation season in the amount of \$25,000, funding source 420. Supervisor Bennett seconded the motion. Clarification noted that the City would utilize the entire 600 acre feet and the outstanding lis pendens against the water rights. The motion to approve the agreement and authorize the Mayor to sign same carried 5-0.

ORDINANCE - FIRST READING - ACTION ON ORDINANCE AND DEVELOPMENT AGREEMENT FOR ROBERT E. FITZ - 2001 AIRPORT ROAD (2-0738) - Mr. O'Brien explained the location, agreement, and work which would be completed under the agreement. Supervisor Swirczek moved to introduce on first reading Bill No. 103, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND ROBERT E. FITZ REGARDING ASSESSOR'S PARCEL NO. 8-302-01 LOCATED AT 2001 AIRPORT ROAD, CARSON CITY, NEVADA. Supervisor Bennett seconded the motion. Clarification for Mr. Waiton indicated that the drainage would flow west to Airport Road and then south along it. The motion to introduce on Bill 103 on first reading carried unanimously.

ORDINANCE - SECOND READING - ACTION ON BILL NO. 102 - AN ORDINANCE AMENDING TITLE 10 OF THE CARSON CITY MUNICIPAL CODE REGARDING PARKING CITATIONS, SPECIFYING BAIL AMOUNTS FOR CERTAIN VIOLATIONS (2-0841) - Following Mr. O'Brien's introduction, Supervisor Fettic moved to adopt on second reading Ordinance No. 1989-4, AN ORDINANCE AMENDING TITLE 10 OF THE CARSON CITY MUNICIPAL CODE REGARDING PARKING CITATIONS, SPECIFYING BAIL AMOUNTS FOR CERTAIN VIOLATIONS. Supervisor Swirczek seconded the motion. Discussion ensued among the Board, Mr. Waiton, and Mr. Hamilton concerning the public's perception that timed parking was being eliminated rather than the implementation of two hour parking program which would be enforced by tire chalking. Client parking was also explained by Mr. O'Brien. The motion to adopt Ordinance 1989-4 on second reading carried 5-0.

CITIZEN COMMENTS (2-0995) - Mr. Waiton explained his feeling that the public should be informed that enterprise funds could not be used for general fund items.

BREAK: A lunch recess was taken at 11:30 a.m. When the meeting reconvened at 1:30 p.m., the entire Board was present, constituting a quorum.

CITIZEN COMMENTS (2-1035) - Sheriff McGrath requested direction from the Board concerning funding and adoption of the retrofit plan to meet the Fire Code requirements. Ms. Walker explained the role Internal Finance would play in determining the funding. A special meeting would be held in the future on this matter.

Sheriff McGrath then elaborated on his feeling that the Tax Commission should not have denied his request for emergency safety vehicles citing the Administrative Code restrictions of its duties and the number of public safety vehicle requests granted since 1983. The Governor had been asked to intercede, however, was prohibited by statute.

COMMUNICATIONS FROM EMPLOYEE ASSOCIATIONS (2-1299) - CCEA President Pat Glick introduced CCEA Vice President Pam Robinson. Ms. Robinson explained what was felt to be the reasons for the survey response indicating that the City was failing to bargain in good faith. These reasons included the inability to reach Mr. Bischoff, continued postponement of meetings, management representatives inability to finalize any decisions due to the apparent lack of authority to do so, and inability to include raises in the budget considerations. Ms. Glick suggested that a secret percentage be given which could be included in the budget. The Open Meeting Law prohibition against secret votes was explained. Ms. Robinson then suggested that the enterprise funds be used to support pay raises for its employees. This would reduce the amount of general fund monies necessary for the other employees and may make it possible for a raise to be given. International Brotherhood of Teamsters Representative Joe Phillips elaborated on the enterprise/general fund suggestion. Supervisor Swirczek expressed the feeling the proposed use of enterprise funds would remove the commonality found among staff and create additional problems. His position was supported by Mr. Hamilton who suggested that this proposal be continued until Chief Deputy District Attorney Charles Cockerill is present to respond to legal ramifications of such a proposal. Comments stressed that an attempt was not being made to engage the Board in negotiations. Mr.

Hamilton also expressed his feeling that Mr. Bischoff had not been the cause for the delay in negotiations. Clarification indicated that as Mr. Cockerill had been the one in charge of scheduling, the actual reasons for the delay could not be determined at this time. Mr. Phillips then explained that he had recently taken over this area and that he could attend a meeting at any time if given a 24-48 hour notice and cited examples of items he felt indicated a lack of willingness to bargain in good faith. Mr. Hamilton requested such matters be brought to his attention. Mr. Phillips felt this direction would improve communications. Discussion ensued among Mr. Phillips, Mr. Rody, and the Board on the proposed use of enterprise funds to support raises for its employees and alleviate some of the pressure on the general fund and provide an equitable raise for all. Discussion elaborated on the reason the management team could not make a firm commitment for the Board without direction from the Board. Supervisor Swirczek suggested Mr. Phillips contact the legislators concerning potential fee increases to provide cost-of-living raises for employees as the 1981 tax limitations had eliminated this ability to increase fees.

Mr. Waiton explained the use of enterprise funds for 1-1/2 accounting positions. He then questioned why new positions could be from the enterprise funds and not salary increases. Board discussion indicated that it was unfair to give enterprise employees a raise without doing the same for general fund employees.

Further discussion among Mr. Phillips and the Board indicated the feeling that communications were improving between CCEA and the Board. Clarification noted that Mr. Bischoff is on contract for a not to exceed cost of \$10,000 plus expenses which covered all negotiations to finalization on fiscal year 1987-88.

(2-2841) Carson City Fire Fighters Association President David Parks explained that he and Phil Hernandez had met with Mr. Hamilton and the Labor Management Committee on the survey and other issues. Mr. Hamilton explained that there were concerns which the Committee and Supervisor Bennett were attempting to resolve and apologized for the delay in responding. He felt that the doors of communication had opened and that the issues would be resolved in an amicable fashion.

10. CITY MANAGER REPORTS, RESOLUTIONS, AND BOARD DIRECTIVES (3-0001)

REVIEW AND POSSIBLE ACTION ON CITY REAL ESTATE BROKER CONTRACT -

Supervisor Chirila explained her concern about the selection process used to determine the City's real estate broker and the telephone contacts she had on it. Mr. Auer explained his contact with Mr. Johnson, who was unable to attend due to a previous commitment. Mr. Johnson would like an opportunity to discuss the contract with the Board. Mr. Auer explained the sale procedures available to the Board. He then explained Mr. Johnson's role and time dedicated without a sale occurring. Supervisor Swirczek felt that the soliciting letter had been misleading. Supervisor Bennett explained her contact with Mr. Johnson indicated a lack of communication to him about this meeting. The Board's original direction, reasons for using a broker, and the broker mail list used to solicit letters of interest were explained by Mr. Hamilton. Statutes require a broker, rather than realtor or real estate salesperson, be used to sell the property. Mr. Rody explained that although Mr. Johnson is the broker, any real estate firm or person could sell the property.

(3-0482) In response to Mr. Waiton's questions, it was explained that through the bid process the property could be sold without a broker being involved. Mr. Waiton felt that the more involved one is with the City, the more doors are opened. He urged the Board to share the sales.

Mayor Teixeira directed staff to contact the Board of Realtors and request it to submit a proposal. Supervisor Fettic felt that the letter had not been misleading, that Mr. Johnson did not have an exclusive agreement, and that the reason for obtaining him had been to actively market the property. Supervisor Chirila felt that if a round robin selection of brokers was used, the property could be actively marketed.

ACTION ON RESOLUTION TO SELL EXCESS PROPERTY - Pulled.

ACTION ON 1988-89 CARSON CITY SHERIFF'S PROTECTIVE ASSOCIATION

CONTRACT (3-0669) - Mr. Auer explained that the contract had no wage increase, increased family sick leave, and added two holidays. Supervisor Fettic moved to approve the 1988-89 contract with the Carson City Sheriff's Protective Association. Supervisor Swirczek seconded the motion. Motion carried unanimously.

ACTION ON THE 1988-89 CARSON CITY SHERIFF'S SUPERVISORY ASSOCIATION

CONTRACT (3-0747) - Mr. Auer explained the contract and reasons for recognizing this group as a separate association. The City's holidays coincide with the State's and total 11. The family sick leave and sick leave were discussed. Supervisor Fettic moved to approve the 1988-89 contract with the Carson City Sheriff's Supervisory Association. Supervisor Swirczek seconded the motion. Motion carried unanimously.

ACTION TO ACKNOWLEDGE DONATED SERVICES AND FUNDS BY EXPERIMENTAL

AIRCRAFT ASSOCIATION TO AIRPORT (3-0877) - Mr. Rody introduced Michael Greedy of the Experimental Aircraft Association and explained the services and funds donated by the Association to refurbish the segmented circle. Mr. Greedy explained the purpose, location of the circle, and the Association's membership. Supervisor Chirila suggested a Board tour of the airport which was supported by the other Board members. Supervisor Swirczek moved that the Board recognize the outstanding public service and donation provided by the Experimental Aircraft Association to the improvement of and contribution to the safe operation of the City Airport and to authorize the Mayor to sign a letter expressing the City's appreciation. Supervisor Bennett seconded the motion. Motion carried unanimously.

ACTION ON PURCHASE OF A MODULAR WEATHER STATION AND INSTALLATION OF

FLIGHT INFORMATION SIGNS (3-1131) - Mr. Rody explained the purpose of the equipment, funding, location, and signage. Supervisor Bennett explained her support for the equipment. Mr. Greedy acknowledged the runway problem due to the small hill found in the middle of both runways. Supervisor Fettic moved to approve the purchase of the modular weather station and flight information signs in the amount of \$1,550 with funding source Experimental Aircraft Association donation and sale of airport soil as fill. Supervisor Bennett seconded the motion. Motion carried unanimously.

STATUS REPORT ON AIRPORT PROJECTS (3-1368) - Mr. Rody distributed a status report to the

Board and Clerk. He then proceeded to explain the projects undertaken at the airport via an aerial photograph of the facility including funding, expenditures and work accomplished to date. Discussion pointed out the need to seal the runways, potential removal of security lighting in one area due to pilot concern, and need to publicize the closure for maintenance. Mr. Rody also briefly outlined future projects for the airport. He then responded to Mr. Waiton's questions concerning the type of aircraft allowed on the runways.

REVIEW AND POSSIBLE ACTION ON ENGAGEMENT OF CONSULTANT AND SCOPE OF

WORK REGARDING AMBULANCE SERVICES (3-1954) - Mr. Hamilton noted that Ambulance Review Committee Chairperson Gail Thomassen had placed the item on the Agenda. Mr. Page would be in Carson City on Monday and discuss the scope of work with the Committee. Therefore, no action was taken by the Board on this matter.

CITIZEN COMMENTS (3-1977) - Mr. Waiton briefly expressed his concerns about the lobbyists and the lack of control over their donations and expenditures.

BOARD OF SUPERVISORS REPORTS, RESOLUTIONS, AND PROCLAMATIONS (3-2062) - Supervisor Swirczek briefly outlined progress on the Economic Diversification Program. Mayor Teixeira explained the

reception received by Supervisor Swirczek and himself at NNTA. Both felt that it was a positive step which was unifying the City to everyone's benefit.

BREAK: At 3:30 p.m. a recess was taken until 6:15 p.m. When Mayor Teixeira reconvened the session, Supervisor Swirczek, Fettic, Chirila, and Bennett. Planning Commissioners present were: Chairperson Steele, Vice Chairperson Tatro, Jones, Pisiewski, and Pozzi. Staff present included: Community Development Director Sullivan, Public Works Director O'Brien, Deputy Community Development Director--Planning Toll, Deputy District Attorney Auer, and Recording Secretary McLaughlin.

Mayor Teixeira called the Board of Supervisor session back to order at 6:15 p.m. Chairperson Steele called the Planning Commission to order. Roll call was taken by both and a quorum of both agencies were present. Commissioners Baughman and Mally were absent.

11. DISCUSSION OF DESIRED BOARD POLICY RELATED TO PLANNING AND LAND USE MATTERS. TOPIC: WHAT DIRECTION DOES THE BOARD WISH THE COMMISSION TO CARRY OUT? THIS TOPIC WILL PROVIDE A MAJOR BASE TO THE MASTER PLAN REVISION.

DISCUSSION AND POSSIBLE ADOPTION OF POLICIES. (3-2217) Mr. Sullivan began the session by explaining the purpose of the session. Mr. Toll distributed to the Boards a synopsis of the August 4th joint meeting. He then requested direction on the type of design standards desired for the City, noting the standards set for the downtown core area. Reasons for the request were detailed. The Board, Commission, and staff consensus indicated the need for design standards for commercial/retail developments, however, residential standards outside the historical district should be left to the residents. Commercial developers would be requested to adhere to the basic theme and as development occurs in the vacant areas, it was felt that eventually the entire commercial area would be brought into conformance. Discussion also pointed out the need to create economic incentives to obtain restoration of the historic buildings. (4-0001) Chairperson Steele suggested that the standards address the quality of the building rather than just the design. Comments stressed the need to address the City entrances. Mr. Toll explained that the ordinance would delineate the minimum standards to which developers would be required to construct. The need to avoid a "Disneyland" appearance by continuing the historic theme throughout the City was stressed. This is avoided by constructing "new, modern facilities" with historic characteristics. Mr. Sullivan suggested that State signs be posted indicating that Carson City is Nevada's State Capitol at the entrances to the City. Mayor Teixeira urged stronger landscaping requirements which would force the developer/property owner to maintain the landscaping after construction. He felt this would enhance the City more than design standards. Commissioner Jones suggested that Mr. Sullivan's signs be placed in well landscaped and maintained quarter acre parks. Supervisor Swirczek and Mayor Teixeira directed staff to contact the Department of Transportation and begin work on this proposal. Discussion ensued concerning the dilapidated condition of the V&T Round House and new Community Development activities which could enforce zoning and landscaping ordinances. Staff comments stressed the feeling that when enforcement begins, the Board and Commission will be approached with negative comments concerning their attempts to begin enforcing the Code. At Supervisor Bennett's suggestion, Mr. Sullivan agreed to research the requirements and determine whether the downtown property owners or the City were responsible for the maintenance of the facade. Chairperson Steele elaborated on his feeling that design review standards were needed, specifically items 1 through 6 which is page four of the synopsis. Staff was directed to begin the process to prepare design review standards and landscaping standards ordinances. Commissioner Pozzi urged staff to update the Master Plan as quickly as possible. Discussion acknowledged the need to coordinate State building activities with Redevelopment and design standards in the downtown area as well as progress on the Economic Diversification Program.

WHAT SHOULD CARSON CITY LOOK LIKE? TOPIC: WHAT ARE THE IMPRESSIONS OF THE BOARD AND THE COMMISSIONERS IN TERMS OF THE PHYSICAL APPEARANCE OF CARSON CITY NOW AND IN THE FUTURE? DISCUSSION AND POSSIBLE ADOPTION OF POLICIES.

DISCUSSION OF THE PROPOSED DESIGN REVIEW ORDINANCE. Mr. Sullivan noted that this topic was being discussed with the Planning and Land Use Matters.

(4-1125) Mr. Sullivan then explained the progress which staff had made on updating the master plan, establishing a land use plan, downtown elements of the master plan, the effect of the economic diversification plan on each, and need to update the zoning ordinances, and pointed out areas where direction was needed for each. Comments stressed the need to balance the golf course, residential demands surrounding it, the airport and its industrial growth. Mayor Teixeira suggested industrial/manufacturing be replaced by business/financial development. The need to strengthen the zoning, land use, and engineering ordinances was stressed also. Discussion pointed out that such changes would require additional staff and funding in order to update the Master Plan, revise the ordinances, and provide adequate enforcement. Chairperson Steele pointed out the need to detail the City requirements if an industry meets the economic diversification criteria and is interested in relocating here. This would avoid conflicts arising after commitments are made.

(4-1897) Ed Skudlarek suggested consideration be given to providing a buffer zone between residential and light industrial zones including placement of those light commercial/industrial firms which utilize less light, traffic, and/or noise in that buffer.

TRAFFIC PLANNING PRIORITIES TOPIC: SHOULD THE REGIONAL TRANSPORTATION COMMISSION PLACE ITS EMPHASIS ON IMPROVING ARTERIAL AND CONNECTING ROUTES IN THE CITY OR UPGRADING SUBSTANDARD (NON-PAVED) ROADS? DISCUSSION AND POSSIBLE JOINT RECOMMENDATION TO THE REGIONAL PLANNING COMMISSION (4-2000)

Supervisor Fettic explained that RTC is presently waiting for a street and road master plan to be completed. Until that time funding has not been established. He then explained the funding restrictions. Comments noted that RTC funds are spent developing roads from the core of the city outward. Mr. O'Brien explained that proposals were being accepted from consultants on the street master plan including considerations and criteria required in those proposals. Discussion included the need to have impact fees for those developments found in remote areas that require City services. Development of Deer Run Road was discussed and cited as an example of the need for a streets and roads master plan.

COMMISSION REPRESENTATION AT COMMUNITY MEETINGS WHEN LAND USE IS TO BE AN ISSUE OF DISCUSSION. TOPIC: WHEN BOARD MEMBERS HOLD COMMUNITY OR NEIGHBORHOOD MEETINGS AT WHICH LAND USE ISSUES ARE TO BE DISCUSSED, SHOULD MEMBERS OF THE PLANNING COMMISSION ALSO BE PRESENT? DISCUSSION AND POSSIBLE ADOPTION OF POLICIES (4-2564) - Chairperson Steele detailed his reasons for requesting Board direction concerning attendance at neighborhood meetings. Supervisor Swirczek and Chirila explained the purpose of the neighborhood meetings as being a free flowing exchange between the Board and the general public which did not have to be agendized. If the pre-meeting comments indicate the need for a staff member or Commissioner, his presence will be requested. Both felt that the number of these meetings had been reduced due to more open communications with either staff or the Board. Discussion noted the public's reluctance to attend the more formal town meetings. Commissioner Tatro stressed his feeling that the town hall meeting should be utilized to inform the public about the changes in the master plan, landscaping, downtown, etc. Mayor Teixeira explained his efforts to obtain broadcasts on a public access channel which he felt would reach the public. (5-0001) The advantages of this proposal and the neighborhood meetings were discussed.

DISCUSSION OF POSSIBLE CHANGES IN ZONING RELATED TO UTILITIES AND INFRASTRUCTURE. TOPIC: DOES THE CITY WISH TO EXPAND ITS INVOLVEMENT IN REVIEW AND PERMITTING OF UTILITY FACILITIES AND INFRASTRUCTURE? DISCUSSION AND POSSIBLE ADOPTION OF POLICIES (5-0113) - Following Mr. Sullivan's introduction, Supervisors

Chirila and Swirczek explained the problem which arose with Sierra Pacific as an example of the need for zoning ordinances addressing the location of utilities. Mr. Auer noted that the City is now negotiating with Southwest Gas on its franchise and requested direction from the Board on what it wanted addressed. Chairperson Steele suggested that consideration be given to including in the ordinance restrictions on the amount of voltage, etc., which could utilize the corridors. Mr. O'Brien explained that his Department issues the permits for installation of the utilities but has no control over the voltage, etc.

(5-0371) Sierra Pacific District Manager Ray Mansayko, while acknowledging the need for corridors and expanding facilities, requested the opportunity to work with staff on the modifications.

(5-0433) Ed Skudlarek suggested that City staff meet with the utility companies and plan routes for future facilities.

IMPACT FEES. TOPIC: DO THE BOARD AND COMMISSION MEMBERS WISH STAFF TO PURSUE THE CONCEPT OF IMPACT FEES? IF SO, WHEN AND AT WHAT PRIORITY? DISCUSSION AND POSSIBLE DIRECTION (5-0480) - Mr. Sullivan explained pending legislation concerning this concept. No discussion occurred.

AFFORDABLE HOUSING. TOPIC: ARE THE BOARD AND COMMISSION MEMBERS IN SUPPORT OF CHANGING CERTAIN POLICIES AND CONCEPTS WITHIN THE ZONING AND SITE DEVELOPMENT STANDARDS OF THE CITY TO PERMIT DENSITY BONUSES OR AFFORDABLE SINGLE FAMILY HOMES ON NON-TRADITIONAL PARCELS? DISCUSSION OF OPPORTUNITIES FOR CARSON CITY AS A PARTICIPANT IN THE H.U.D. TARGET CITY AFFORDABLE HOUSING PROGRAM. DISCUSSION AND POSSIBLE ACTION TO SCHEDULE A PRESENTATION BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (5-0497) - Mr. Sullivan then explained the housing costs for this area and solicited direction on what amenities should be eliminated in the hope of providing affordable low and moderate housing. Discussion noted that currently areas with no sidewalks, rolled curbs and gutters, zero lot lines, etc., were selling well above the low and moderate income levels. Staff was willing to work with the developers on the zero lot lines and setbacks, public improvements, and construction of the unit to meet the affordable housing criteria. Examples of the cost reduction methods of construction were cited. Such homes may have to be certified by HUD as affordable housing. Previous attempts to provide "affordable housing" as suggested by the contractor had failed. Mr. Toll cited one city's requirement that the developer integrate lower priced homes with the other homes under a "windfall recapture program". He urged adoption of policies which would insure that the project is in fact affordable and not merely "giving away the farm". He then explained that the term "affordable housing" would require a family income of \$20 to \$28,000 and purchase a home in the \$70,000 range. Low income would be under that. At this time the lowest priced homes available in the City were in the mid \$90,000. Child care, public health, and safety concerns were mentioned. Discussion ensued concerning the construction changes allowed for low cost housing. Consensus was that the entire project should be evaluated before granting the variance and avoid granting the developer an additional edge for making a profit.

The Board directed Community Development to provide a synopsis of this discussion before the budget hearing so that funding could be considered at that time.

Discussion ensued among the Board and Commission concerning the policy that the Planning Commission is to have all the facts before going to the Board. Any new information is to be returned to the Commission. Staff has prepared a list of guidelines which is given to the applicants and expedites the procedure as the applicants understand the requirements. Mr. Sullivan explained a recent application which had been submitted and changed substantially. A ordinance was being drafted requiring such changes to start over rather than in the middle of the process.

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Supervisor Bennett commended the Commission on its efforts and urged the Commissioners to continue to remain three dimensional in viewing projects. Mayor Teixeira also commended the Commissioners for their devotion and efforts.

Chairperson Steele adjourned the Planning Commission.

Supervisor Chirila moved to adjourn the Board of Supervisors. Supervisor Fettic seconded the motion. Motion carried unanimously. Mayor Teixeira adjourned the meeting at 9 p.m.

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

The Minutes of the March 16, 1989, Carson City Board of Supervisors meeting

ARE SO APPROVED ON _____ April 20 __, 1989.

/s/ _____
Marv Teixeira, Mayor

ATTEST:

/s/ _____
Alan Glover, Clerk-Recorder