

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 1988, Meeting
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A regular session of the Carson City Board of Supervisors was held on Thursday, November 3, 1988, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 9 a.m.

PRESENT:	Dan Flammer	Mayor
	Ron Swirczek	Supervisor, Ward 1
	Tom Fettic	Supervisor, Ward 2
	Marilee Chirila	Supervisor, Ward 3

STAFF PRESENT:	L. H. Hamilton	City Manager
	Alan Glover	Clerk-Recorder
	Paul McGrath	Sheriff
	Ted P. Thornton	Treasurer
	Gary Kulikowski	Internal Auditor
	Mike Rody	Deputy City Manager
	Pam Case	Automation Services Director
	Walt Sullivan	Community Development Director
	Ron Wilson	Purchasing Agent
	Charles P. Cockerill	Chief Deputy District Attorney
	John Iratcabal	Purchasing Assistant
	Katherine McLaughlin	Recording Secretary
	Rob Joiner	Senior Planner

(B.O.S. 11/3/88 Tape 1-0015)

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 Flammer called the meeting to order at 9 a.m. by leading the Pledge of Allegiance. Roll call was taken and a quorum was present although Supervisor Scrivner was absent.

APPROVAL OF MINUTES - November 1, 1988 (1-0031) - Supervisor Fettic moved to approve the Minutes as presented. Supervisor Swirczek seconded the motion. Motion carried 4-0.

AGENDA MODIFICATIONS (1-0043) - Item 4 Sheriff - A-R-SHF-1 - Agreement between Carson City and Advanced Data Systems Relative to Marketing Software; Item 7 Finance Director - A-R-FIN-2 - Report on the Financial Status of the Sewer Fund; Item 10 Community Development Director - A-R-CDD-1 - Application N-88/89-2 from Bortolin; and Item 13 Golf Course Advisory Committee Matters - A-R-GLF-1 - Amendment to the Golf Pro Contract had all been pulled.

LIQUOR AND ENTERTAINMENT BOARD MATTERS (1-0071) - Mayor Flammer recessed the Board of Supervisors and immediately reconvened the session as the Liquor and Entertainment Board. A quorum was present, including Sheriff Paul McGrath, however, Member Scrivner was absent as noted.

1. TREASURER - Ted P. Thornton - A-LB-TR-1 - AULT/WARREN - DOING BUSINESS AS PORT OF SUBS, 2430 HIGHWAY 50 EAST - Patricia Ault and Mark Scott Warren responded to Board questions concerning policies and procedures to prohibit minors from obtaining alcoholic beverages. Member McGrath explained that the fingerprint cards had not been returned by CII, however, his investigation had been completed. Member Swirczek moved that the Board approve the Liquor License for the Port of Subs for Patricia A. Ault and

Marcus S. Warren, doing business at 2430 Highway 50 East. Member Fettic seconded the motion. Motion carried 5-0.

There being no other business for the Board, Chairperson Flammer adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. A quorum was present although Supervisor Scrivner was absent as noted.

PETITIONS AND COMMUNICATIONS AND SPECIAL PRESENTATIONS (1-0129)

2. COMMUNITY DEVELOPMENT DIRECTOR - Walt Sullivan and Senior Planner Rob Joiner - **HISTORIC ARCHITECTURAL REVIEW COMMITTEE -** Chairperson John Copoulos - **A-PC-CDD-1** - Following Mr. Sullivan's introduction, Mr. Joiner explained the purpose of the booklet, duties of the Historic Architectural Review Committee, funding for the booklet and other educational material, and locations where this material is available to the public. Mr. Copoulos presented the booklet to the Board and explained the purpose of the design guidelines. Mr. Sullivan and Mr. Joiner responded to Board questions clarifying the standards used in the booklet. Mr. Joiner and Mr. Sullivan then responded to Richard Waiton's questions on type of structures which would be allowed adjacent to the historical buildings including additions to existing structures. Jane Chesney expressed her feeling that adequate public participation had not been included in the process specifically in the areas concerning the type of historic district desired and the buildings to be included. Her concern was that the property owners were unaware of the fact that they could object to being included in the National Register. She felt it was unfair for the property owners to be forced to adhere to the National Register standards. She then explained the Comstock District's pamphlet and standards and urged the Board to use it instead of the staff's. Other changes she felt should be made were explained. Mr. Joiner explained that all the properties in the District were not included in the Register and the standards required by the National Register were not used in the City. All of the meetings discussing the guidelines had been open to the public and properly noticed. Anna Cohen explained that other Districts have reinforced the Secretary of Interior's guidelines mandating more than Carson City's. Items and examples not considered were noted. She felt staff had gone overboard in attempting to work with the public. She supported additional restrictions if the Board wished to change the guidelines. Larry Warrenbreck explained that the Comstock guidelines exhibited earlier were for new construction only. Reasons the Comstock District had not utilized the Secretary of Interior's guidelines were based on the feeling that the guidelines were too lenient. The Secretary's guidelines were a national standard and not based on regional standards. He had participated in the booklet, which included regional standards, and explained his support for it. Francis Brooks elaborated on her original involvement with the creation of the District and her feeling that the intent was valid. She felt the brochure should be made more accessible. She suggested that the booklet include a clause indicating the examples were guidelines and are voluntary. Reasons for her recommendation were outlined. Comments stressed that the guidelines had not changed the 1981 Ordinance. Clarification stressed that property owners were not being forced to comply with the guidelines, explained the agenda and motion and where copies of the guideline are for the public. Reasons staff had not released copies to the general public before Board review were discussed. Staff was directed to provide such information to the public as a courtesy rather than wait for Board acceptance. Supervisor Fettic moved that the Board approve the distribution of the Historic District Design Guidelines. Supervisor Swirczek seconded the motion. Motion carried 4-0.

RESOLUTIONS (1-1325)

3. DISTRICT ATTORNEY - Deputy District Attorney Charles P. Cockerill - **ACTION REGARDING FIREMANS FUND PARTICIPATION IN WINTERS VERSUS CARSON CITY SETTLEMENT -** Supervisor Fettic moved that the Board approve the participation of Firemen's Fund in the settlement of Winters Versus Carson City, et al., in the amount of \$4,833.25 and that that money be used to reimburse the insurance fund. Following a request for amendment, Supervisor Fettic continued the motion to include and to authorize the

Mayor to sign the release agreement. Supervisor Swirczek seconded the motion. Motion carried 4-0.

5. TREASURER - Ted P. Thornton - A-R-TR-1 CARMAZZI - DOING BUSINESS AS M. A. C. CLEANING SERVICE ENTERPRISE - SIX MONTH REVIEW OF BUSINESS LICENSE (1-1387) - Mr. Thornton noted that Mr. Carmazzi was not present. Board direction in April was noted. No complaints had been received by either Mr. Thornton or the Sheriff's Department. Following discussion by the Board, Supervisor Fettic moved that the matter be continued and require Mr. Carmazzi to appear before the Board and show that he is still in business and that he is a good guy. Discussion reviewed the attempts to contact Mr. Carmazzi concerning this meeting. Supervisor Swirczek seconded the motion to continue the matter and require Mr. Carmazzi's attendance. Motion carried 4-0.

A-R-TR-2 REFUNDS AND REMOVAL OF TAXES FROM 1988-89 TAX ROLL (1-1527) - Discussion noted that an updated list and map were available in the Assessor, City Manager, and Treasurer's offices. Supervisor Fettic moved that the Board approve the removal from the tax roll and refund on the following parcels: 8-051-03 \$42.30; 8-051-04 \$167.82; 8-052-10 \$53.13; 8-052-14 \$16.33; and 10-132-07 \$219.74 for a total of \$499.32. Supervisor Chirila seconded the motion. Discussion between Mr. Thornton and Richard Waiton explained that the City did not receive any in lieu of taxes from the State. Mr. Waiton urged the Board to approach the Legislature to obtain in lieu of taxes particularly when building are on the property. The motion to authorize the removal from the tax rolls and refund was voted and carried 4-0.

BREAK: A ten minute recess was taken at 10 a.m. When the meeting reconvened at 10:10 a.m. a quorum was present although Supervisors Chirila and Scrivner were absent.

8. PURCHASING AGENT - Ron Wilson.

A-R-PUR-4 - STATUS REPORT ON SENIOR CITIZEN'S CENTER FACILITY (1-1778) - Mr. Wilson reviewed the status report and elaborated on the funding and reasons the facility was being changed. Executive Director of the Senior Citizen's Center Pat Blake explained the meeting held to address the need to reduce the building to meet the funding. From the meeting a two phase construction project evolved. Under this program only the first floor would be constructed now, however, the building would be designed in such a fashion as to accommodate a second floor when funding is sufficient to address the addition. Mr. Wilson then explained the cost discrepancy between Public Works and the Architects and the budget determined by staff. (During his explanation Supervisor Chirila returned--10:15 a.m. A quorum was present as noted.) Architect Ralph Eissmann expressed his feeling that the budget as established by the staff was in error. He felt the funding could support the original \$2 million project. His comments stressed the feeling that inflation would continue to increase the project costs by a minimum of five percent for every year construction is delayed. He explained areas which could be cut in an attempt to reduce the costs. He felt that if the project is reduced as staff has indicated, the entire project should be redesigned. He felt his original design had been based on original funding and that the ball game had changed substantially. Supervisor Swirczek expressed his concern about the funding and promises made when bonding was requested. Mr. Eissmann continued to stress his feeling that the budget and building were continually being changed. He had attempted to comply with all requests. Mr. Wilson explained staff's position that the building designed by Mr. Eissmann had not fallen within staff's requested \$1.7 million facility. Supervisor Chirila read from the excerpts of the April 7th meeting concerning the budget and funding. Mr. Wilson noted that the motion contained in the excerpt was for a \$1.4 million facility which was the reason staff refused to consider the facility as designed by Mr. Eissmann. Supervisor Chirila opposed "paring down an elaborate building" to meet the funding restrictions. Mr. Wilson explained that staff was attempting to utilize the original plan and not "throw away \$21,000" which had already been spent on the facility. Supervisor Swirczek suggested staff be directed to return in 30 days with a building at \$1.4 million and that construction commence as planned in February. Mr. Eissmann took exception to his comments due to the feeling that he had performed as directed. The plan before

the Board at this time had been approved by the Seniors and Board. The budget change had occurred after his design. The original plan had been \$1.7 million in 1987. Inflation had increased the cost to \$2. million. Mr. Eissman felt that Supervisor Swirczek's suggestion would cause his staff to have to begin the project again. If this is required and as it had not been as a result of his work, the City would be liable for the cost of the extra work. Supervisor Swirczek stressed that Mr. Eissmann should have been aware of the problem during the period April 4 and August 4. Mr. Eissmann continued to stress his point that the City should be liable for his extra work. Mr. Cockerill and Supervisor Fettic explained that the Board could not take action concerning his request for reimbursement of this extra work. Ms. Blake then explained her cost estimates, the 13,000 square foot compromise on the building size, the budget, and the Committee's direction that the building be constructed so a second floor addition could be constructed when funding is available. Mr. Eissmann explained that he had begun the redesign, would bring the new design to the Board in early December, and that construction could commence in February. Mr. Wilson then explained the \$20,995 payment made to the Architect and an additional \$10,000 payment. Mr. Wilson also stressed that staff had not been aware of the change in construction costs beyond the original intent of \$1.7 million. Supervisor Swirczek expressed his feeling that there had been a lot of misleading information provided to the public during the election concerning the amount of funding and size of the facility. Until justifications are given, the size of the budget and the building should not be assumed.

(2-0030) Richard Waiton expressed his shock at learning that the Board was not aware of the increased building costs since before September and the amount paid to the Architect. He felt a substantial change was being made to the building and the wisdom of proceeding due to the projected cost. He felt the public could and would in five years request a ballot question to eliminate the tax override and then the second phase/story would never be completed. His reasons for voting against the project were outlined. Supervisor Swirczek expressed his feeling that the Board was attempting to correct the errors which had been made. Mr. Waiton continued to stress his feeling that misrepresentations had been made and that the public would revote the issue. Mr. Wilson responded by explaining that the building cost and funding had not changed from the Board's original dedication. Only the building costs had changed. He then requested direction concerning the type of facility desired. Supervisor Fettic pointed out that official action could not be taken as it was agendized for discussion only.

(2-0225) Bill Reeves expressed his feeling that the facility should be constructed with an uncompleted second floor. He did not feel that the roof would be raised eventually. Mayor Flammer acknowledged his point, however, felt that the completed facility would cost more than originally committed to the public. He supported construction of a facility which funding could support. Mr. Reeves did not feel that the construction costs would be as high as indicated. Discussion with the Board noted that the Board had never considered the square footage costs but had been concerned with the tax amount and its funding limit. Clarification by Mr. Eissmann noted that the architectural drawings before the Board were the same as had been considered when the tax override question was posed. Mr. Reeves urged the Board to remain within the budget and try to keep the second floor without furnishings. Discussion noted the range in construction estimates between \$65 and \$125 per square foot and the funding. Supervisor Swirczek supported having staff present the facility which could be constructed and operated under the funding. Mr. Reeves continued to stress his feeling that the entire building should be constructed without furnishings on the second floor. Mr. Rody explained his calculations which would not furnish the facility but stay within the funding. This would construct a facility of 8,000 square feet versus the 13,000 proposed by staff. Mr. Wilson noted that the Board's commitment was for a completed, usable facility. Mr. Eissmann then explained he had not attended the budget meeting. His drawings had been presented one year ago and reasons for feeling that his original estimate of \$1.7 million was based on construction costs of \$75 a square foot.

(2-0521) Ms. Kay Bennett questioned the wisdom of committing additional funding for architectural drawings. Mr. Eissmann responded by explaining that he had only received \$20,900 for the drawings before the Board even though he had worked on the project for four years. The \$10,000 was a normal clause included in engineering agreements providing advanced payment for work not yet performed.

(2-0565) Mr. Gary Sheerin expressed his feeling that the entire matter was again at square one. If the bids on a redesigned facility are too high, the matter would again be at square one. He suggested that contractors should be involved in the project and the funding and parameters outlined to them. Plans could then be requested. He felt that local contractors could provide the plans and be under construction. Otherwise, nothing would occur.

Discussion among the Board and staff, including Ms. Blake, ensued concerning the budget of \$1.4, the amount of funds generated by the five cent tax levy, the research accomplished to determine the Center needs, the Architect's contract, redesign clauses of the contract, and all the elements included in the budget. (2-0766) Bruce Scott explained that the drawings before the Board were based on the early concept of the needs and had been the Center's goal until an evaluation of the funding indicated a different amount should be utilized. He felt the \$1.4 figure was conservative. The Senior Center Board wished to stay within the Question 4 funding capacity and to construct a facility within the budget which would be able to address as many of the needs as possible. He supported the proposal to move the project forward with a redesigned facility to provide the maximum as quickly as possible. Discussion ensued concerning the Architect's contract and requirements which would be placed upon him if the bids are over ten percent of the \$1.335 million indicated. If the bids are in fact over the ten percent and the project must be redesigned, then the time utilized obtaining the bids would be wasted. If the staff requires the redesign at this time and keeps the bids within the funding, this time would be saved and construction could commence on schedule. On November 8th the Architect would present a pared down schematic. The Architect may have considered the contractor's costs when preparing his estimate. Mr. Sheerin's proposal was, therefore, included in the Architect's responsibilities. Mr. Cockerill explained that the City could not at this time proceed as suggested by Mr. Sheerin. Supervisor Chirila expressed her feeling that all future bond issues should contain a sunset clause. Supervisor Swirczek reiterated his position that staff should bring back a redesign in two weeks. Mayor Flammer noted that the public had voted the tax override without a sunset clause and that it had not been the Board's vote. Mr. Eissmann expressed his feeling that the reduced facility would not provide the necessary services desired by the Seniors. Mr. Rody explained for Mr. Waiton that the facility would be paid off in 1998 and had been based on a completed facility at \$1.4 million. (2-1148) Bob Kennedy as a member of the Advisory Board and the Governing Board of the Senior Citizens Center expressed his feeling that the project should be constructed immediately and urged the Board to support Supervisor Swirczek's suggestion to return within two weeks with a redesigned project. Mr. Hamilton then expressed his support for Supervisor Swirczek's suggestion and desire to work with staff, Ms. Blake, and the Architect to reach a compromise on the project and return to the Board in two weeks which Mayor Flammer so directed. No formal action was taken.

9. PUBLIC WORKS DIRECTOR (2-1265) - Dan O'Brien.

STORM DRAIN MATTERS - A-R-PW-2 ORAL STATUS REPORT ON WESTWOOD

DRAINAGE PROBLEM - Mr. O'Brien used a map to explain the drainage problem. The developer of Lot 5 has been advised that he would have to route the drainage from his home to the back of the property and into an existing drainage easement. The drainage channel through that area, however, has never been constructed. The adjacent home owners have placed landscaping, etc., in the easement. The difficulties which must be addressed before the drainage channel is installed were noted including funding, construction liability, and responsibility for providing the channel. Lot 5's developer has been advised to address the immediate drainage problem, however, the entire problem must be addressed. (2-1497) Paul Aboud explained his drainage problem due to construction on Lot 5 by using the parcel map and his reasons for feeling that the City was responsible for resolving the problem. The Board discussed with staff the time needed to determine responsibility, reasons the drainage requirement may have been missed, need for a hillside/drainage ordinance, the time needed for the hillside ordinance, and that the ordinance would cover the entire City not just this location. Mr. O'Brien agreed to provide the Board with information concerning any homes within this area planned for construction or currently under construction which may have drainage problems at the next meeting. Mr. Aboud questioned whether the City had accepted responsibility for maintaining the drainage channel when it took over control of the general improvement

district road maintenance. If the City is not responsible for the maintenance, then he requested the City force the property owners to maintain it. Mr. O'Brien was unaware of whose responsibility the maintenance is. He asked Mr. Aboud to attend the November 10th meeting as one of the Agenda items was a question about funding the maintenance. At present the City does not have funding to maintain its own drainage ditches. Examples illustrating this problem were noted. Mr. Aboud explained the costs he had encountered when he constructed his home in order to guarantee the integrity of the channel. He did not feel that this cost was an undue burden for the property owners. His comments stressed his feeling that unless the Board/City forced the contractors to address the drainage problem, it would be overlooked. He urged the Board to take action otherwise the problem would be ignored. No formal action was taken on this matter.

CITIZEN COMMENTS (2-2317) - Richard Waiton expressed his feeling that "C" Hill would have a similar problem to Mr. Aboud's. He then explained his tour of Australia and New Zealand, which were beautiful but expensive. One custom there, however, which we should consider is their feeling about the term mentally retarded. They prefer the term intellectually deficient which he urged the Board to use.

(2-2456) Mr. Hamilton clarified for Marv Teixeira that Item 13 had been removed from the Agenda. Mr. Teixeira then explained his concern as a member of the Golf Course Advisory Committee about the selective nature of the staff's attendance at the Committee meetings. He felt staff input should be provided consistently.

BREAK: At 12:05 p.m. a lunch recess was declared. When the meeting reconvened at 1:30 p.m. a quorum of the Board was present although Supervisor Scrivner was absent.

8. A-R-PUR-2 AWARD OF CONTRACT 8788-49 - SOUTH EDMONDS PARK LIGHTING AND ELECTRICAL PROJECT (2-2527) - Mr. Wilson explained the recommendation, the letters of protest, his reply, and the appeal. The protest was based on the fact that the bid by Willis Electric was received stamped at 2 p.m., which was the bid deadline, and the size of the bond. A copy of Moltzen Electric's appeal was in the packet. A representative from Moltzen was not present. The District Attorney's office had reviewed the matter and concurred with Mr. Wilson's recommendations. Mr. Wilson then explained the bid award recommendation. Mr. Cockerill then reviewed the appeal, the DA's support of Mr. Wilson's recommendation, and recommended motion. Supervisor Swirczek moved that the Board reject the appeal dated October 21, 1988, from Moltzen Electric, specifically points one through nine as addressed in the letter based on Mr. Wilson's November 1, 1988, report and based on all the facts contained in the bid documents and the Purchasing Agent's report to the Board. Supervisor Fettic seconded the motion. Motion was voted by roll call with the following result: Ayes - Swirczek, Fettic, Chirila, and Mayor Flammer. Nays - None. Motion carried 4-0.

Supervisor Swirczek then moved that the Board accept the Purchasing Agent's recommendation and award the captioned contract, that being 8788-49 South Edmonds Park Lighting and Electrical Project, to Contractor Willis Electric, Bidder No. 5, 301 Hot Springs Road, Carson City, Nevada, as the lowest responsive and responsible bidder pursuant to NRS Chapters 332, 338, 339, and 624; Amount of award is: 1. Base Bid \$164,439; 2. Additive Alternate No. 1 \$30,119; 3. Additive Alternate No. 2 \$26,377; 4. Additive Alternate No. 3 \$12,032 for a combined bid total of \$233,966 and further that it was decided to add to the cost of the contract the amount of \$8,000 to convert all ball field 60 foot poles to galvanized, the total recommended award is \$240,966 less one-half of one percent ten day payment terms for a Grand Total of \$239,761.17. Supervisor Fettic seconded the motion. Motion was voted by roll call with the following result: Ayes - Swirczek, Fettic, Chirila, and Mayor Flammer. Nays - None. Motion carried 4-0.

A-R-PUR-1 CHANGE ORDER NO. 1 UNDER CONTRACT 8788-91 - LIBRARY HVAC CONSTRUCTION (3-0040) - Mr. Wilson explained the Change Order. Clarification noted that \$70,000 had been appropriated for this project and that the change order was within the funding. Supervisor Fettic moved that

the Board accept and approve the captioned Change Order for modifications made by the Engineer Joe Beard and Associates during installation of the HVAC System to the Ormsby Public Library, the value of the Change Order being \$1,642.87. Supervisor Swirczek seconded the motion. Motion carried 4-0.

A-R-PUR-3 AWARD OF CONTRACT 8889-62 - JUNIOR SKI PROGRAM (3-0098) - Following Mr. Wilson's introduction, Mr. Hamilton noted that this item would not create an user fee increase in the Ski Program. Supervisor Swirczek moved that the Board approve the Purchasing Agent's recommendation for Contract 8889-62, the Junior Ski Program, to be awarded to LTR in the amount of \$310 per bus per day. Supervisor Fettic seconded the motion. Motion carried 4-0.

6. DEPUTY CITY MANAGER - Mike Rody - DATA PROCESSING COMMITTEE - A-R-DCM-1 ADOPTION OF STRATEGIC PLAN FOR AUTOMATION NEEDS (S.P.A.N.) (3-0136) - Mr. Rody explained the reasons for the request, the Committee, the need for a policy statement, the outlined plan, funding needs, and the recommendation. Under the proposal an AS 400 would be procured to replace the 36s currently used throughout the City. Ms. Case then reviewed the automation plan as contained in the program including alternative programs. Board discussion supported the program and commended staff. Ms. Bennett acknowledged the work done on the program and questioned the wisdom of supporting the program with funding from Question 12 which had not yet been resolved. She suggested the Board continue the matter until Question 12 have been acted upon by the electorate and the true financial impact is known. Mr. Cockerill noted that funding would not be allocated at this time. Board comments stressed that it was merely a plan which the Board wished to follow until halted by funding or other problems. Mr. Thornton expressed his support for the program and feeling that it would indicate to the electorate how the plan would be supported. Supervisor Fettic moved that the Board adopt the Strategic Plan for Automation Needs for Carson City as presented by the Deputy City Manager. Supervisor Swirczek seconded the motion. Motion carried 4-0.

7. FINANCE DIRECTOR - Internal Auditor Gary Kulikowski - A-R-FIN-1 CHECK DISBURSEMENT REGISTER FOR SEPTEMBER 1988 (3-0553) - Mr. Kulikowski's review was explained. Mr. Glover noted that the Clerk is required to have a copy but does not. Mr. Hamilton stated one would be provided. Supervisor Swirczek moved to approve the check disbursement register for September 1988. Supervisor Fettic seconded the motion. Motion carried 4-0.

9. PUBLIC WORKS DIRECTOR - Dan O'Brien - REGIONAL TRANSPORTATION COMMISSION MATTERS - A-R-PW-1 STREET AND ROADWAY IMPROVEMENTS PROJECTS, PROJECT NO. 1987-004(2), CHANGE ORDER NO. 1 (3-0645) - Supervisor Swirczek moved that the Board approve Change Order No. 1 to Project 1987-004(2) and that the original contract price is not affected with this change order. Supervisor Fettic seconded the motion. Motion carried 4-0.

ORDINANCES - FIRST READING - None.

ORDINANCES - SECOND READING

11. COMMUNITY DEVELOPMENT DIRECTOR - PLANNING COMMISSION REFERRALS

A-02-CDD-1 BILL NO. 135 - CHANGE OF LAND USE Z-88/89-5 - CARSON TAHOE HOSPITAL - REZONE PROPERTY FROM RO TO P - 775 FLEISCHMANN WAY AT MOUNTAIN STREET - PLANNING COMMISSION APPROVED 7-0 (3-0669) - Supervisor Swirczek moved to adopt on second reading Ordinance No. 1988-36, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON ASSESSOR'S PARCELS NUMBERS 1-201-05 AND 1-201-06, SAID AREA BEING APPROXIMATELY 7.75 (PLUS OR MINUS) ACRES LOCATED AT

MOUNTAIN STREET AND FLEISCHMANN WAY IN CARSON CITY, NEVADA, FROM RESIDENTIAL OFFICE (RO) TO PUBLIC (P) ZONING. Supervisor Fettic seconded the motion. Motion carried 4-0.

A-O2-CDD-2 BILL NO. 136 - CHANGE OF LAND USE Z-87/88-5 - VIRGINIA ORCUTT - REZONE PROPERTY FROM MFA TO RC - 112 EAST ADAMS STREET NEAR HIGHWAY 395 - PLANNING COMMISSION DENIED 5-2 (2-0694) - Supervisor Swirczek moved to adopt on second reading Ordinance No. 1988-37, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON ASSESSOR'S PARCEL NUMBERS 2-131-05 AND 2-131-10, SAID AREA BEING LOCATED AT 112 EAST ADAMS STREET IN CARSON CITY, NEVADA, FROM MULTI-FAMILY APARTMENT (MFA) TO RETAIL COMMERCIAL (RC) ZONING. Supervisor Fettic seconded the motion. Motion carried 4-0.

CITY MANAGER REPORTS, RESOLUTIONS, AND BOARD DIRECTIVES (3-0727) - Mr. Hamilton advised the Board that the ordinance concerning client parking would be considered at the next meeting, however, Mr. Sheerin was meeting with the staff on December 1 to discuss the proposal further.

PROPERTY MANAGEMENT COMMITTEE MATTERS

A-R-CM-1 ADDENDUM TO LEASE AGREEMENT BETWEEN CARSON CITY AND ROGER SHAHEEN - 675 FAIRVIEW DRIVE (3-0755) - Mr. Hamilton explained the request which would remove RSVP from the lease. Mr. Cockerill reviewed the terms of the lease and funding. Supervisor Swirczek moved to approve the addendum to the March 19, 1988, lease agreement between Carson City and Roger Sheehan and authorize the Mayor to sign such agreement when the original agreement is returned. Supervisor Chirila seconded the motion. Motion carried 4-0.

A-R-CM-2 DISCUSSION OF TRAP RANGE (3-0867) - Continued.

BOARD OF SUPERVISORS REPORTS, RESOLUTIONS, AND PROCLAMATIONS (3-0877)

14. MAYOR FLAMMER - None.

SUPERVISOR SWIRCZEK - A-R-BD-1 WATER CONSORTIUM MATTERS: 1. T O T A L PAYMENTS SINCE INCEPTION; 2. REMAINING BALANCE: AND, 3. PROJECTS COMPLETED AND PENDING - Mr. O'Brien reviewed the funding on the spread sheet. (Copies had been given to the Board but not the Clerk.) To date the total allocation was \$463.310. Discussion indicated the projects had been going on for three years. Various projects and all of the task orders were explained by Mr. O'Brien and Consortium Representative Bruce Scott. Mr. O'Brien reviewed projected construction costs of the Quill Reservoir and reasons for staff's feeling it should be tabled until other more beneficial items are completed. These items were briefly explained including Well 41, Tanstafl Booster, and Lakeview Tank. Comments stressed the feeling that the City would eventually become self-sufficient and not need as much work from the Consultants. Mr. O'Brien agreed to provide either annual or bi-annual status reports on the projects, however, urged the Board to maintain the status quo until staff had had time to become familiar with the system and adequate staffing is provided. Mr. Scott supported his proposal and urged the Board to proceed cautiously until adequate staffing and knowledge is provided. Supervisor Swirczek then requested that at the first meeting in December Mr. O'Brien and Ira Rackley provide a status report on and have an agenda action item on the Carson Water Subconservancy District and their plans on the Marlette-Hobart System. Reasons for his request were discussed. (3-1725) Ms. Bennett suggested the City be involved with the State on its master plan due to its potential water use. Mr. Hamilton noted that the City has been actively involved with the State on this issue and decisions which must be reached before commitments are made. Water rights and priorities from the Marlette-Hobart system were discussed by staff, Mr. Scott, and Ms. Bennett. No action was taken on this item.

SUPERVISOR FETTIC (3-1939) - None at this time.

12. A-R-CM-2 - DISCUSSION OF TRAP RANGE (3-1946) - Following Mr. Hamilton's introduction, Capital City Gun Club President Guy McFay explained the need for Board direction concerning the location of the range so that a Department of Wildlife grant may be obtained for power to and a paved parking facility. Safety and noise concerns were discussed. Some of the surrounding area is zoned light industrial and some is zoned residential. Mr. Hamilton suggested the Club begin the process with Parks and Recreation Commission and BLM and follow with the zoning concerns at the Planning Commission and Public Works. Supervisor Swirczek suggested that the Club approach the Parks and Recreation in a manner which indicates the range is going to remain there and force the staff to make a determination on the location. Supervisor Fettic noted that the site of the range is on BLM property and can only be used for recreational purposes. Parks and Recreation Director Steve Kastens indicated that the next Parks and Recreation meeting would be the 14th and would be after 3:30 p.m. Mr. Kastens would meet with Mr. McFay prior to that meeting. No formal action was taken on this item.

14. SUPERVISOR FETTIC (3-2429) - Mr. O'Brien explained that the financial report on the parking meters would be to the Board within 30 days. The Board's direction on the hours of parking enforcement were noted. Supervisor Fettic then noted that citations are still be issued outside of those hours. Mr. O'Brien agreed to check the matter.

SUPERVISOR CHIRILA (3-2545) - Questioned whether there is a formal listing of Supervisor duties. Mr. Hamilton agreed to supply this list. Mr. Hamilton noted that the study concerning the Boards/Commissions/Committees formation should be completed soon.

DETERMINATION/ANNOUNCEMENT OF FUTURE MEETING DATES AND TIMES (3-2655) - Supervisor Chirila explained her request for a special meeting concerning the Serpa matter. Mr. Hamilton suggested that Mr. Serpa be contacted concerning an amicable date. Discussion noted the Chesney item would be heard on the 17th. A special meeting had been scheduled for November 10 at 5:15 p.m. to canvass the vote and other matters. Also, the airport meeting for the 22nd may be cancelled. Mayor Flammer noted that he would be absent Thanksgiving week. Mr. Hamilton felt the audit report would be considered on either the 28th or 29th at 5:15. Concern was expressed that Supervisor Scrivner should be present for the 17th meeting to consider the Chesney matter.

CITIZEN COMMENTS (3-2915) - Bruce Scott noted that the Board has control over the tax amount assessed under Senior Citizens Question 4 even though it does not have a sunset clause. Questions 11 and 12 do not have a sunset clause. Supervisor Chirila felt that this had been her point as the Board was asking the electorate to trust them when they vote. She felt the discussion earlier had a direct impact on her lack of faith in government. Mr. Scott acknowledged her point and stressed his feeling that staff was working hard on the project. Mr. Rody explained that the Architect had been directed to and was working on a 13,000 square foot facility. The issue was whether this was a modification to be accomplished at no additional cost or a redesign with a \$7,000 cost.

There being no other matters for discussion/action, Supervisor Fettic moved to adjourn. Supervisor Swirczek seconded the motion. Motion carried 4-0. Mayor Flammer adjourned the meeting at 3 p.m.

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The Minutes of the Carson City Board of Supervisors November 3, 1988, meeting

ARE SO APPROVED ON April 4, 1991.

/s/
Marv Teixeira, Mayor

ATTEST:

/s/
Kiyoshi Nishikawa, Clerk-Recorder