CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2000, Meeting Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, July 20, 2000, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT: Ray Masayko Mayor

> Robin Williamson Supervisor, Ward 1 Jon Plank Supervisor, Ward 2 Pete Livermore Supervisor, Ward 3

STAFF PRESENT: John Berkich City Manager

> Kit Weaver Assessor

Alan Glover Clerk-Recorder

Walt Sullivan Community Development Director

Judie Fisher Personnel Manager

Chief Court Administrator William Milligan

Building Official Phil Herrington Assistant Fire Chief Steve Mihelic

Deputy Library Director-Admin. Traci Haakinson

Juan Guzman Senior Planner Katherine McLaughlin **Recording Secretary**

(B.O.S. 7/20/00 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. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE - Mayor Masayko convened the meeting at 8:30 a.m. Roll call was taken. A quorum was present although Supervisor Bennett was absent. Rev. Gary Bowers of the First Christian Church gave the Invocation. Mayor Masayko read into the record a memo from Supervisor Bennett explaining her absence as being due to pressing family matters.

CITIZEN COMMENTS (1-0052) - None.

- **APPROVAL OF MINUTES (1-0056)** Supervisor Plank explained a clarification to Page 14 of the April 20th minutes and moved to approve the Minutes of the April 20, 2000, Carson City Board of Supervisors meeting with the change on Page 14 as presented. Supervisor Williamson seconded the motion. Motion carried 4-0.
- **AGENDA MODIFICATIONS (1-0076)** The three Building and Safety Items, under item number 12 were deferred to a future meeting.
- 3. **SPECIAL PRESENTATIONS (1-0081) -** Personnel Manager Judie Fisher
- ACTION ON A RETIREMENT RESOLUTION COMMENDING SANDRA DANFORTH, **SENIOR PLANNER** - Mayor Masayko read the resolution into the record. Supervisor Livermore moved that the Board adopt Resolution No. 2000-R-34, A RESOLUTION COMMENDING SANDRA DANFORTH ON HER RETIREMENT. Supervisor Plank seconded the motion. Board comments complimented Mrs. Danforth on her dedication and efforts during her employment with the City. They felt that she would be hard to replace. Mayor Masayko gave her a draft copy of the resolution, read the Appreciation Plaque into the record, presented it to her, and wished her the best in her retirement. Mr. Sullivan presented her with the original paperwork which she completed when she was hired. He expressed his feeling that it had been a wonderful 21 years and wished her success in her retirement. Mrs. Danforth thanked the various boards, commissions, and employees with whom she

had worked including Mr. Sullivan. It had been a privilege for her to serve the community. Mayor Masayko noted her retirement plans.

- B. PRESENTATION OF LONGEVITY AWARDS TO CITY EMPLOYEES (1-0195) Mayor Masayko commended each on his/her tenure and presented longevity awards to the following: 10 year awards Dan Albee, Ed Sanchez, Scott Baker, Judie Benet, John Berkich, Teresa Brown, Deborah Devall, Christine Garrison, Michael Glancy, Don Grover, Juan Guzman, Charles Keller, Thomas Ledbetter, Carol McIntyer, William Milligan, Steve Morgan, Jeffry Novakovich, Wade Penegor, Arley Richardson, Edward "Smitty" Smith, John Symons, Nancy Volk, and Jerry Welch; 15 year awards Rayburn Duke, William Mabray, Earl Marshall, and Robert Stanford; and 20 year awards Richard Arigoni, Judie Fisher, Beatrix "Traci" Haakinson, R. M. Howard, June James, Norman Smith, and Karen Trivitt. Mayor Masayko thanked all for their dedication and hard work for the community.
- **LIQUOR AND ENTERTAINMENT BOARD (1-0360) -** Mayor Masayko recessed the Board of Supervisors session and immediately convened the session as the Liquor and Entertainment Board. A quorum was present although Member Bennett and Member Banister or his representative were absent.
- 4. TREASURER Al Kramer ACTION TO REVOKE ALL DELINQUENT LIQUOR LICENSES FOR NON-PAYMENT OF THE QUARTERLY FEE (1-0362) Action was not required as all of the fees had been paid.

BOARD OF SUPERVISORS (1-0367) - Mayor Masayko adjourned the Liquor and Entertainment Board and reconvened the Board of Supervisors session. A quorum was present although Supervisor Bennett was absent.

- **5. CONSENT AGENDA (1-0387)**
- A. JUSTICE COURT ACTION TO APPROVE THE MINIMUM COMPENSATION FOR THE JUSTICES OF THE PEACE OF THE CITY OF CARSON CITY AT \$59,000 PER YEAR
 - B. TREASURER
 - i. ACTION ON TREASURER'S REPORT FOR THE MONTH OF JUNE 2000
- ii. ACTION ON A CONTRACT WITH BANK OF NEW YORK FOR CUSTODIAL SERVICES INVESTMENTS UNDER TREASURER'S CONTROL
 - C. DEVELOPMENT SERVICES
- i. ACTION ON AWARD OF THE "UTILITIES COMPLEX BUILDING D EXPANSION AND BUILDING C SECOND LEVEL ADDITION" PROJECT, CONTRACT #9900-269 TO (BIDDER #1) F. EVANS CONSTRUCTION, 155 GLENDALE AVENUE #10, SPARKS, NEVADA 89431 AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO THE REQUIREMENTS OF NRS CHAPTERS 332, 338, 339, AND 624 FOR A CONTRACT AMOUNT OF \$245,750 AND A CONTINGENCY AMOUNT OF \$14,250
- ii. ACTION ON AWARD OF THE UTILITY IMPROVEMENT PLANS FOR LONE MOUNTAIN CEMETERY OFFICE RELOCATION PROJECT, CONTRACT NO. 9900-270 TO (BIDDER NO. 1) CANYON CREEK CONSTRUCTION, P. O. BOX 21270, CARSON CITY, NV 89721 AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO THE REQUIREMENTS OF NRS CHAPTER 332, 338, 339, AND 624 FOR A CONTRACT AMOUNT OF \$30,962.65 AND A CONTINGENCY AMOUNT OF \$3.100
- iii. ACTION ON AWARD OF THE MEXICAN DITCH BIKE PATH PROJECT, CONTRACT NO. 9900-275 TO (BIDDER NO. 5) MARV MCQUEARY EXCAVATING, INC., P. O. BOX 1841, CARSON CITY, NV 89702-1841 AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO THE REQUIREMENTS OF NRS CHAPTERS 332, 338, 339, AND 624 FOR A CONTRACT AMOUNT OF \$49,466.90 AND A CONTINGENCY AMOUNT OF \$5,000
- iv. ACTION ON THE AWARD OF THE ASH CANYON WATER TANK EXTERIOR RE-PAINT PROJECT, CONTRACT NO. 2000-01 TO (BIDDER NO. 4) OLYMPUS AND ASSOCIATES,

405 LOVITT LANE, RENO, NEVADA 89506 AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO THE REQUIREMENTS OF NRS CHAPTER 332, 338, 339, AND 624 FOR A CONTRACT AMOUNT OF \$11,572 AND A CONTINGENCY AMOUNT OF \$1,157

- D. PURCHASING DEPARTMENT ACTION TO APPROVE CONTRACT NO. 0001-024 REQUEST TO DECLARE UNIT NO. 3004 1990 FORD FOUR WHEEL DRIVE TYPE I AMBULANCE SURPLUS AND AUTHORIZE ITS SALE TO THE STOREY COUNTY FIRE DEPARTMENT VIRGINIA DISTRICT FOR \$5,000 Supervisor Williamson pulled Item A for discussion. Supervisor Plank moved to approve seven of the eight items on the Consent Agenda excluding the first item concerning the Justice Court. Supervisor Livermore seconded the motion. Motion carried 4-0.
- A. (1-0392) Chief Court Administrator William Milligan explained the Statute regarding establishing the Justice Court salaries and his methodology in establishing the suggested salary. His suggestion was for a minimum and not binding upon the Board. The salary was reviewed by Mr. Heath but not built into the budget as both Justices are above this minimal figure. The Board could establish the compensation for a new Justice according to qualifications after the election. Mayor Masayko noted for the record that none of the other elected officials' salary is set by this procedure. Supervisor Williamson moved to approve the minimum compensation for the Justices of the Peace of the City of Carson City, Nevada, at \$58,000 per year as the Board can consider the qualifications for the Justice. Supervisor Plank seconded the motion. Mayor Masayko noted that the action is perfunctory. Mr. Milligan indicated that the minimum would not create a problem for him as it is the Board's decision to make. Motion carried 4-0. Comments indicated that the figure is not a reflection on the quality of the incumbents' work nor candidacy.

6. BOARD OF SUPERVISORS

NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0481) - Mayor Masayko reported on his activities including the State Transportation Board of Directors meeting; the Senior Citizens Center tenth anniversary celebrations; the signing of the Project Impact agreement; the groundbreaking ceremony at the Shenandoah detention/retention basins/multi-use facilities; the Silver Springs Regional Youth Center; Airport Authority meeting; Chamber of Commerce's installation of new officers luncheon; welcoming of the student leaders from the Community College of Southern Nevada; the freeway meetings; and One Region, One Vision. Supervisor Plank reported on his participation in the following: the Nevada Day Committee luncheon; the Project Impact signing; the Retired Employees of Nevada picnic at Ross Gold Park; the groundbreaking for the Shenandoah detention basin; the Building Department's briefing on the items which were pulled from the agenda; Regional Transportation Commission (RTC) meeting; the Chamber of Commerce installation of new officers luncheon; the Parks and Recreation Commission meeting; the Senior Center Advisory Council meeting; and the candidates forum at the Ormsby House including its power failure and the success of its backup generators. He also announced the August RTC meeting agenda. Supervisor Williamson reported on her participation in the following: the Redevelopment Authority Citizens Committee meeting: the organizational team meeting at the Sheriff's Department; and the One Region, One Vision meeting, which was held in Carson City, and thanked Mayor Masayko, City staff members, and the local news media for their support. She also announced her plans to meet with Extension Director Joann Skelly tomorrow. Supervisor Livermore reported on his participation in the following: the Nevada Day Committee meeting; Economic Development Committee meeting; Carson-Tahoe Affiliation Team meeting; the Hospital Board of Trustees meetings; the Convention and Visitors Bureau meeting including the increased room taxes which may be partly due to the March YSA activities; and the Youth Sports Association meeting. He also announced the coming Silver Dollar Car Classic event including the Board's roles and Garth Richard's plans to open his private museum during the event, and the American Baseball Association's world series which will occur at Governors Field on July 21 through 28. He displayed charts illustrating the success of the Community Council on Youth's transportation program. The north route had had 422 riders. The south route had had 308 riders. More complete statistical reports are being prepared which will indicate the entire transportation activities. This will help designate the transportation needs if additional funding is requested/provided for the service. His comments stressed the importance of the service. He then thanked Mr. Berkich and Administrative Assistant Liz Teixeira for their assistance with the Mental Health

Coalition and described its meeting. A chart illustrating the services delivered in Carson City was displayed. He felt that the coalition was proceeding in a positive fashion and looked forward to seeing great results from the effort.

- (1-3585) Supervisor Williamson acknowledged the candidates who had attended the One Vision, One Region meeting--Jeanne Simons, Tom Tatro, and Mayor Masayko
- **B.** STAFF COMMENTS AND STATUS REPORTS (1-1260) City Manager Berkich gave a status report on the Coalition including Supervisor Livermore's role in its formation. The community serves as the regional service provider for the surrounding counties. A new service delivery model is needed in view of this demand. Statewide attention to the effort is being given. Legislative funding may be requested. A presentation may be provided to the Board in September and at a future date to the Legislature.
- 7. CARSON-TAHOE HOSPITAL Property Manager Jennifer Walsh ACTION TO APPROVE A LEASE FOR THE CARSON-TAHOE HOSPITAL EMPLOYEES ASSISTANCE PROGRAM AT 1657 HIGHWAY 395, SUITE 105, MINDEN, NEVADA (1-1318) The facility will be used by contracted employees/businesses as well as Carson-Tahoe Hospital employees who reside in Douglas County. Supervisor Livermore moved to approve the lease for the Carson-Tahoe Hospital Employees Assistance Program at 1657 Highway 395, Suite 105, Minden, Nevada, as presented. Supervisor Williamson seconded the motion. Motion carried 4-0.

8. TREASURER - Al Kramer

- A. ACTION TO APPROVE A RESOLUTION TO LEVY THE CARSON CITY FISCAL YEAR 2000-01 AD VALOREM TAX RATE AS CERTIFIED BY THE NEVADA TAX COMMISSION (1-1370) Mr. Kramer reminded the Board of the Carson Valley Groundwater Basin Subconservancy tax rate revision approved at the last meeting. He had been unaware of the need to make this revision by resolution. The revision reduces the tax bill for approximately 100 residents by \$30 each. Mayor Masayko indicated the rate for the Subconservancy is \$0.0036 and that the change is only in District 2.7. Supervisor Plank moved to adopt Resolution No. 2000-R-35, A RESOLUTION TO LEVY THE CARSON CITY FISCAL YEAR 2000-01 AD VALOREM TAX RATE AS CERTIFIED BY THE NEVADA TAX COMMISSION. Supervisor Livermore seconded the motion. Motion carried 4-0.
- B. ACTION TO APPROVE A RESOLUTION CONCERNING THE FINANCING OF SANITARY SEWER PROJECTS AND WATER PROJECTS; DIRECTING THE CLERK TO NOTIFY THE CARSON CITY DEBT MANAGEMENT COMMISSION OF THE CITY'S PROPOSALS TO ISSUE GENERAL OBLIGATION THEREFOR; PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH; PROVIDING FOR THE REIMBURSEMENT OF EXPENDITURES FROM THE PROCEEDS OF BONDS; AND PROVIDING THE EFFECTIVE DATE THEREOF (1-1435) - Utility Operations Manager Tom Hoffert - Mayor Masayko requested an explanation of the current and proposed principal and interest as well as the impact created. Mr. Kramer indicated this information is at his office and offered to provide it to the Board later in the day. Discussion between Mr. Kramer and Mayor Masayko indicated there will be similar bond requests in the near future and the information will be provided with those requests. Current estimates indicate the City will be built-out in 2015 and that the bonds are to be paid off by that date. Comments supported this approach. Supervisor Plank explained that the Debt Management Commission had requested the same information and will have the information at its next meeting. Discussion indicated that its Monday meeting will explore these issues. Mr. Hoffert described the five capital improvement projects which the bond will fund. Clarification indicated that bonds using connection fees for repayment will not be issued after 2015. Bonds using other funding sources may be issued. A portion of the sewer and water rates includes capital improvements and future upgrades to the system. Supervisor Plank moved to adopt Resolution 2000-R-36, A RESOLUTION CONCERNING THE FINANCING OF SANITARY SEWER PROJECTS AND WATER PROJECTS; DIRECTING THE CLERK TO NOTIFY THE CARSON CITY DEBT MANAGEMENT

COMMISSION OF THE CITY'S PROPOSALS TO ISSUE GENERAL OBLIGATION THEREFOR; PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH; PROVIDING FOR THE REIMBURSEMENT OF EXPENDITURES FROM THE PROCEEDS OF BONDS; AND PROVIDING THE EFFECTIVE DATE THEREOF. Supervisor Livermore seconded the motion. Motion carried 4-0.

BREAK: A recess was declared at 10:05 a.m. A quorum of the Board was present when Mayor Masayko reconvened the meeting at 10:18 a.m. although Supervisor Bennett was absent.

9. **COMMUNITY DEVELOPMENT DIRECTOR** - Walter Sullivan

PRESENTATION OF THE OPEN SPACE ADVISORY COMMITTEE'S ANNUAL **REPORT TO THE BOARD OF SUPERVISORS (1-1634) - Open Space Advisory Committee (OSAC) Vice** Chairperson Deborah Merrill, Senior Planner Juan Guzman - Vice Chairperson Merrill highlighted the Committee's activities during the previous year. Neighborhood meetings on implementation activities and directional plans for the future were held. Solicitations continue to seek willing property owners wishing to sell their property to the Committee. The Committee then analyzes each parcel to determine if it fits within the establish acquisition criteria. Several properties have been declined. Two are being appraised before moving forward. At this time the Committee supports a "pay as you go" acquisition plan or a combination of "pay as you go" and bonding. The Committee has finally determined that an Open Space Manager is necessary, which is a change in the original position. Criteria for the position has been developed and a job description is being drafted. The duties were described. The Committee felt that it was no longer able to provide the assistance required for these functions. A meeting had been held with the Carson River Advisory Committee (CRAC) during which a tour of the River had been conducted. Although BLM is interested in owning open space along the river, it could not evaluate each small parcel. The Committee may be able to facilitate funneling of these parcels and serving as a holding group until BLM can takeover. This project is in its infancy. CRAC is also evaluating the parcels and will make recommendations to OSAC in the future.

Discussion ensued between Supervisor Livermore and Mr. Sullivan which described the duties of the OSAC, CRAC, and Planning Commission, and, specifically, the Commission's duty to determine the land use district and its willingness to consider any and all land use requests presented. Mr. Sullivan indicated that there will be a joint meeting of the Committees and Commission. Vice Chairperson Merrill noted that the Committees are only advisory to the Board and that acquisitions must be approved by the Board. The Commission is responsible for the decisions regarding land use changes. Mr. Sullivan indicated that the joint meeting would include the Parks and Recreation Commission. Supervisor Williamson pointed out that the concerns could be raised at any public meeting. Discussion justified having neighborhood meetings when discussing the open space plan and criteria. This process had pointed out to many of the residents that they were trespassing on private lands while hiking/walking in the open areas throughout the community. For this reason corridors and easements may be considered in the future which will allow this use to continue and/or provide access to BLM or Forest Service lands. Public attendance and participation was encouraged even though the meetings are televised.

Staff support and its varied duties and responsibilities were cited to justify the need for an Open Space Manager. Vice Chairperson Merrill stressed that staff had always given 120 percent when fulfilling the Committee requests and needs, however, may not be able to meet the growing demands in the future with its workload.

Discussion indicated that there may be \$2 million in funding for acquisition, however, the price of land will reduce this amount quickly. This is the reason the assessment process is valuable to the Committee. Supervisor Plank commended the Committee on its willingness to reject parcels and to work with BLM. He supported having a joint meeting with the Commission. Discussion indicated that the Open Space Manager would work with Parks and Recreation Director Steve Kastens. Mayor Masayko suggested that consideration also be given to acquiring V&T right-of-way particularly when development along/within it is being considered. The Commission could assist by creating incentive programs which realign development rights if reasonable and logical. Vice Chairperson Merrill also pointed out that the discussion regarding the acquisition had included the maintenance

responsibilities and the negative impacts created by the proposed development on the area that the Committee wishes to protect. The Committee's tour of the Silver Oaks/V&T property and the acquisition issues were described. Once the Committee determines the request should be granted, the Committee will indicate to the Commission, if the Commission deemed it sensible from a planning view point, that the Committee is willing to participate in the taking of the property. There are trade-offs in this approach but such are required in today's world. Mayor Masayko expressed concern that the Committee and Commission may be used against each other when acquisitions are considered. An example of this concern is the Anderson property on Mountain Street which the Hospital is interested in acquiring. Comments stressed the importance of communication when such issues arise and that public participation is critical. A copy of the freeway multi-use trail plans had been given to the Committee. If the dedications and easements are not obtained through other methods, Mayor Masayko suggested that the Open Space funds be used to assist in providing the linkage as supported by the community. Vice Chairperson Merrill indicated a willingness to provide some funding for critical spots, however, funding is not possible for 100 percent of the trail. Mayor Masayko supported this position. Supervisor Plank also pointed out that when private property is removed from the tax roles, tax revenues decline. Vice Chairperson Merrill did not think that this issue was part of the consideration as the majority of the parcels under discussion for acquisition are zoned agricultural. One parcel is limited industrial and another may be single family one acre. Higher density issues will include the revenue impacts in the deliberations. Supervisor Williamson noted that in other areas it was discovered that properties surrounding open space areas appreciated in values. An investment in open space should provide a high return for that investment. Public comments were solicited but none provided.

Mr. Guzman indicated that the value issue for open space, development, and the impacts are difficult to determine. For this reason the Committee is endeavoring to provide educational classes for appraisers.

Discussion indicated that the Committee still has two alternates. Justification for having alternates originally and the need to consider this policy was discussed. As the terms are now staggered and the tenure of the members allows the continuation of knowledge elimination of the alternates may be justified. The process had also established a precedence which other Committees and Commissions in the community do not have. Further, it limits the ability to consider new ideas/applicants through the interview process. Mayor Masayko's perception was that the process forced the alternate to face the same interview and selection process other applicants under go. He was willing to consider the need for alternates at a future meeting.

Vice Chairperson Merrill then explained that the parcel map, which was displayed, indicated in yellow all of the sites which property owners had indicated an interest in commencing dialogue with the Board/Committee for purchase of the parcels. Two of the properties had been rejected. Mayor Masayko also indicated that one 40 acre parcel near the Community College had already been addressed. He asked that the map be left in the room for review later. He thanked the Committee for its work. No formal action was required or taken.

B. ACTION ON MPA-99/00-3 - RATIFICATION OF RESOLUTION NO. 2000-PC-1, A RESOLUTION OF THE CARSON CITY PLANNING COMMISSION RECOMMENDING APPROVAL OF MPA-99/00-3, CALLING FOR AN AMENDMENT OF THE MASTER PLAN LAND USE DESIGNATION FOR ASSESSOR'S PARCELS LOCATED AT 3409 AIRPORT ROAD, APN 8-142-01; 3401 AIRPORT ROAD, APN 8-142-02; 3381 AIRPORT ROAD, APN 8-142-03; 3351 AIRPORT ROAD, APN 8-142-04; 3059 EAST GRAVES LANE, APN 8-142-05; 3325 AIRPORT ROAD, APN 8-142-06; AND 3301 AIRPORT ROAD, APN 8-142-07; FROM MEDIUM DENSITY RESIDENTIAL/MOBILE HOME USE (MDR/MH) TO COMMERCIAL (C), APPROXIMATELY 5.78 ACRES, IN CARSON CITY, NEVADA; AND, C. ORDINANCE - FIRST READING - ACTION ON Z-99/00-2 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 5.78 ACRES FROM MOBILE HOME 12,000 (MH12000) TO RETAIL COMMERCIAL (RC) ON PROPERTY LOCATED AT 3409 AIRPORT ROAD, APN 8-142-01; 3401 AIRPORT ROAD, APN 8-142-02; 3381 AIRPORT ROAD, APN 8-142-05; 3325 AIRPORT ROAD, APN 8-142-06; AND 3301 AIRPORT ROAD, APN 8-142-07; FROM MEDIUM DENSITY RESIDENTIAL/MOBILE HOME USE (MDR/MH) TO COMMERCIAL (C), APPROXIMATELY 5.78

ACRES IN CARSON CITY, NEVADA (1-2325) - Senior Planner Juan Guzman, Dwight Millard - A map illustrating the parcels was displayed and limned. The City owns property obtained by condemnation in the vicinity, which is also part of the application. Airport Authority approval including the avigation easement were limned. Although the property is adjacent to the airport, the noise concerns can be mitigated during development. The special use permit application will be considered by the Board in September. This will allow adequate time to design a project which staff could comfortably support. Discussion indicated that Retail Commercial (RC) zoning requires a special use permit for multi-family uses and prohibits mobile home uses. Comments limned the type of single family housing which would be allowed under the RC designation. Mayor Masayko also requested the term "trailers" be eliminated from staff reports in the future. Justification for eliminating the access to Graves Lane was provided. Public concerns regarding the future of Harrison Lane was limned. Airport Road could provide public access to any apartments developed in the future. This eliminates the need to use Harrison Road for this access. Graves Lane also provides a better access to the area than Airport Road had in the past. Discussion described the property/uses surrounding a parcel abutting Graves Lane and Airport Road. Commercial parcels are not being created abutting residential parcels. Supervisor Livermore expressed his support for the zoning changes. Comments noted that the area is considered blighted and that the recommendation should improve the neighborhood. Public notices regarding the applications were limned. Mr. Anderson was the only person who had responded to these notices. His presentation to the Commission had related to the special use permit process. The Commission's vote was 5-0-2-0.

(1-2737) Mr. Millard highlighted the zoning improvements provided by the applications. A resolution had been approved by the Board previously in which the property owners had agreed to the Graves Lane access prohibition. If the property obtains an RC zoning designation in the future, the Board may be asked for an access. The apartment complex proposed for the area will fulfill a community need as had other similar projects developed by his firm. His support for the RC zoning was noted even though it requires the special use permit for the apartments. A signal which he felt will be installed at Graves Lane should resolve any traffic concerns. Mayor Masayko thanked him for the decision to pursue this zoning even though it created additional requirements for apartments. Mr. Millard felt that the proposed project would fit with other improvements occurring in the vicinity. Public comments were again solicited but none given.

Supervisor Plank moved that the Board of Supervisors ratify MPA-99/00-3, Resolution 2000-PC-1, a resolution of the Carson City Planning Commission recommending approval of MPA-99/00-3, calling for an amendment of the Master Plan Land Use Designation for Assessor's parcels located at 3409 Airport Road, Assessor's Parcel Number 8-142-01; 3401 Airport Road, Assessor's Parcel Number 8-142-02; 3381 Airport Road, Assessor's Parcel Number 8-142-03; 3351 Graves Lane, Assessor's Parcel Number 8-142-06; and 3301 Airport Road, Assessor's Parcel Number 8-142-06; and 3301 Airport Road, Assessor's Parcel Number 8-142-07; from Medium Density Residential/Mobile Home Use to Commercial on approximately 5.78 acres in Carson City, Nevada, based on four findings and subject to one condition of approval as contained in the staff report; fiscal impact is zero. Supervisor Livermore seconded the motion. Mayor Masayko indicated the one condition is that the applicants return an acknowledgement of the notice of decision. Motion carried 4-0.

Mayor Masayko called for public comment on the change of land use. No comments were made. Supervisor Plank moved to approve Z-99/00-3 and introduce on first reading Bill No. 123, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 5.78 ACRES FROM MOBILE HOME 12,000 TO RETAIL COMMERCIAL ON PROPERTY LOCATED AT 3409 AIRPORT ROAD, ASSESSOR'S PARCEL NUMBER 8-142-01; 3401 AIRPORT ROAD, ASSESSOR'S PARCEL NUMBER 8-142-02; 3381 AIRPORT ROAD, ASSESSOR'S PARCEL NUMBER 8-142-03; 3351 EAST GRAVES LANE, ASSESSOR'S PARCEL NUMBER 8-142-05; 3325 AIRPORT ROAD, ASSESSOR'S PARCEL NUMBER 8-142-06; AND 3301 AIRPORT ROAD, ASSESSOR'S PARCEL NUMBER 8-142-07, CARSON CITY, NEVADA, AND OTHER MATTERS PROPERLY RELATED THERETO, based on the findings and subject to one condition of approval as contained in the staff report. Supervisor Williamson seconded the motion. Motion carried 4-0. Mayor Masayko apologized and corrected his statement regarding trailers which is considered an obsolete term when discussing mobile homes. Mr. Guzman indicated that his

perusal of the report had failed to find the improper term and thanked Mayor Masayko for his correction.

ACTION ON GM-989/00-1 - A RESOLUTION FIXING THE NUMBER OF RESIDENTIAL D. BUILDING PERMITS UNDER THE CITY'S GROWTH MANAGEMENT ORDINANCE FOR 2001 AND 2002, ESTIMATING THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR 2003 AND 2004, AND ESTABLISHING NUMBERS WITHIN CATEGORIES (1-3014) - Mr. Sullivan's introduction stressed that the control of building permits does not control the population growth. Staff and the Planning Commission recommended the three percent rate. Discussion noted that the original program had allowed two apartments/mobile homes for each permit. It is now on a one for one ratio the same as residential homes. This change had not impacted the developers' ability to obtain building permits. The Planning Commission's review of the commercial/industrial developments using more than 7,000 gallons of water was limned. City and State staff, School District, and public utility reports regarding the impact were highlighted. The Builders Association supported the three percent rate. This is the seventh year when unused entitlements have been returned to the Mr. Sullivan thanked retiring Senior Planner Sandra Danforth for her excellent report. Experience indicated that between 65 and 70 percent of the entitlements will be used during the calendar year. Discussion noted the original policy to carry the entitlements over from year to year and the reasons it had been discontinued. Mr. Sullivan described the series of public meetings held on the process. They pointed out the need for predictability which the ordinance provides. Supervisor Williamson pointed out that the process established the three percent level as the maximum number of building permits which will be issued. This had also allowed the community to maintain a standard of living and provide for educational needs in a more balanced fashion. She encouraged the development of diversified opportunities for all economic levels of the housing units. Mayor Masayko noted the increased affordable housing within the community. A problem encountered in an adjacent county was cited illustrating justification for maintaining controlled growth. The impact of interest rates on the market was noted. Supervisor Livermore explained his knowledge of the meetings when the program was first implemented 20 years ago, e.g., the public attendance, as contrasted to today's hearing when no one was present to speak for or against the program. Mayor Masayko thanked the public and private sectors for their work on the program which had resulted in a partnership and the creation of a workable program. Public comments were solicited but none given. Supervisor Livermore moved that the Board of Supervisors approve GM-99/00-1, Resolution No. 2000-R-37, A RESOLUTION FIXING THE NUMBER OF RESIDENTIAL BUILDING PERMITS UNDER THE CITY'S GROWTH MANAGEMENT ORDINANCE FOR 2001 AND 2002, ESTIMATING THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR 2003 AND 2004, AND ESTABLISHING NUMBERS WITHIN CATEGORIES. Supervisor Plank seconded the motion. Motion carried 4-0. Board comments thanked Mrs. Danforth and other participants on the quality, comprehensive report.

BREAK: A lunch recess was declared at 11:40 a.m. A quorum of the Board was present when Mayor Masayko reconvened the meeting at 1:30 p.m. although Supervisor Bennett was absent.

10. PERSONNEL MANAGER - Judie Fisher - ACTION ON APPOINTMENT OF ONE MEMBER TO THE CONVENTION AND VISITORS BUREAU (2-0001) - The Board interviewed Don Quilici, (2-0217) Kristi Jackson, (2-0415) Laura Adler, (2-0619) Lisa Sheppard, (2-0808) Genevieve Frederick, and (2-1027) Mindy Breeding. Mayor Masayko thanked each for applying. Board discussion noted the quality of the applicants and support for various candidates. Ms. Jackson may qualify as a business representative. The round-robin process was used to rank each Board member's top two applicants. This process included reasons for the selections. Mayor Masayko indicated that if the vote is tied, he would reagendize the appointment for a time when Supervisor Bennett is present.

BREAK: A five minute recess was declared at 3 p.m. A quorum was present when Mayor Masayko reconvened the meeting at 3:05 p.m. although Supervisor Bennett was absent as previously indicated.

The quality of the applicants was again stressed. Supervisor Livermore explained his reasons for changing his selection to Don Quilici. He committed to finding a position for Ms. Frederick within the community due to his feelings that her talents should be used. Mayor Masayko supported his comments. **Supervisor Livermore moved**

that the Board of Supervisors reappoint Don Quilici as the Citizen-at-Large for another two year term. Supervisor Plank seconded the motion. Supervisor Williamson expressed her intent to also support Mr. Quilici's appointment. Convention and Visitors Bureau Executive Director Candice Duncan expressed her appreciation for being able to attend the interviews. She thanked the Board for reappointing Mr. Quilici. She assured the Board that changes would be made and urged the Board to voice its opinions to the Bureau. She invited Ms. Frederick to lunch in order to hear her ideas and experiences in San Jose. She also felt that there may be other areas where Ms. Frederick could assist the Bureau. Mayor Masayko also indicated that there are more opportunities available for Ms. Frederick if she wished to be involved at the Bureau as well as in other community activities. The motion to reappoint Mr. Quilici was voted and carried 4-0.

11. CHIEF JUVENILE PROBATION OFFICER - Bill Lewis

- A. ACTION ON APPROVAL OF THE JUVENILE PROBATION DEPARTMENT TO RECEIVE \$6,800 IN OFFICE OF CRIMINAL JUSTICE ASSISTANCE FEDERAL GRANT FUNDS DURING THE 2000/2001 FISCAL YEAR FOR THE JUVENILE OFFENDER SUBSTANCE ABUSE INTERVENTION PROGRAM (2-1585) Discussion indicated the service is provided by a contractor. Supervisor Plank disclosed his involvement with the Board of Directors for the Ron Wood Outreach Center. This disclosure also relates to the following item. The Center contracts for the service. He did not have a conflict of interest as this is an unpaid volunteer position. The grant is approximately the same as the amount received last year. Discussion explained the matching funds. Supervisor Livermore moved that the Board of Supervisors approve the Carson City Juvenile Probation Department to received \$6,800 in federal grant funds during the 2000/01 fiscal year from the Edward Byrne Memorial Law Enforcement Formula Grant; fiscal impact is \$6,800 in matching funds. Supervisor Plank seconded the motion. Motion carried 4-0.
- B. ACTION ON APPROVAL OF THE JUVENILE PROBATION DEPARTMENT TO RECEIVE \$11,350 IN OFFICE OF CRIMINAL JUSTICE AND DELINQUENCY PREVENTION FEDERAL GRANT FUNDS DURING THE 2000-0001 FISCAL YEAR FOR THE FIRST JUDICIAL DISTRICT JUVENILE JUSTICE DELINQUENCY PREVENTION PROJECT (2-1665) Discussion noted the reduced funding level from last year's grant. Mr. Lewis indicated that, if a grant is eliminated, staff will attempt to provide the services as well as find another funding source(s). Priorities may, however, eliminate the low income family programs. Supervisor Plank moved that the Board of Supervisors approve the Carson City Juvenile Probation Department to receive \$11,350 in federal grant funds during the 2000/01 fiscal year from the Office of Juvenile Justice and Delinquency Prevention and that the obvious fiscal impact is \$11,350. Supervisor Livermore seconded the motion. Mayor Masayko noted that the funding is highly leveraged with approximately \$9,000 in City funds. The motion to authorize Juvenile Probation's receipt of the grant was voted and carried 4-0.
- C. ACTION ON APPROVAL OF THE JUVENILE PROBATION DEPARTMENT TO RECEIVE \$36,279 IN OFFICE OF CRIMINAL JUSTICE AND DELINQUENCY PREVENTION FEDERAL GRANT FUNDS FOR THE JUVENILE ACCOUNTABILITY INCENTIVE BLOCK GRANT (2-1769) Mr. Lewis explained the success of the program and that the Storey County portion of the grant is matched with Storey County funds. Supervisor Plank moved that the Board of Supervisors approve the Carson City Juvenile Probation Department to receive \$6,800 in federal grant funds during the 2000/01 fiscal year from the Edward Byrne Memorial Law Enforcement Formula Grant, fiscal impact is \$6,800 in matching funds. Supervisors Livermore and Williamson seconded the motion. Motion carried 4-0.

Mayor Masayko noted Mr. Lewis' participation in the Silver Springs Regional Youth Center. Mr. Lewis acknowledged the support provided by the other Counties in the Center and indicated that Sheila Banister would replace him. Mayor Masayko indicated that she had some "big shoes to fill". Mr. Lewis thanked the Board for its support.

12. BUILDING AND SAFETY

- A. ACTION ON DETERMINATION PURSUANT TO NRS 237.080 WHETHER THE ADOPTION OF THE BUILDING PERMIT FEE SCHEDULE IN THE 1997 UNIFORM ADMINISTRATIVE CODE, IN LIEU OF THE CONTINUATION OF THE EXISTING PERMIT FEE SCHEDULE, AS A FUNDING MECHANISM FOR ENTERPRISE FUNDING OF THE BUILDING PERMIT CENTER, IS LIKELY TO: (A) IMPOSE A DIRECT AND SIGNIFICANT ECONOMIC BURDEN UPON A BUSINESS; OR (B) DIRECTLY RESTRICT THE FORMATION, OPERATION OR EXPANSION OF A BUSINESS Deferred to another meeting.
- B. ACTION TO APPROVE A RESOLUTION CREATING AN ENTERPRISE FUND FOR BUILDING PERMIT FEES Deferred to another meeting.
- C. ORDINANCE FIRST READING ACTION ON AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.05 (BUILDING CODE), SECTION 15.05.010 (ADOPTION OF THE UNIFORM BUILDING CODE AND RELATED CODES) BY DELETING REFERENCES TO THE ADOPTION OF THE PERMIT FEE SCHEDULES IN THE 1982 UNIFORM ADMINISTRATIVE CODE AND AMENDMENTS THERETO, AND THEREBY ADOPTING THE 1997 UNIFORM ADMINISTRATIVE CODE IN ITS ENTIRETY, INCLUDING THE PERMIT FEE SCHEDULES THEREIN; AND OTHER MATTERS PROPERLY RELATED THERETO (1-1879) Deferred to another meeting.
- 13. **DEVELOPMENT SERVICES** - Street Operations Manager John Flansberg, Development Services Director Andrew Burnham - ACTION ON FUTURE DESIGNATION OF METROPOLITAN PLANNING ORGANIZATION (MPO) AND AREA OF THE MPO (2-1889) - The federal requirement mandating the establishment of an MPO and its purpose were noted. Justification for establishing the boundary as the City limits Mayor Masayko explained a telephone call he had received from a citizen opposing the appointment of the RTC as the MPO agency. The concern was based on the fact that the RTC is not comprised of all elected officials. Reasons the Legislature had been asked to amend the statute regarding the RTC's composition was limned. The change had made a majority of the members private citizens. Discussion noted the funding potential provided by the MPO status and the need to expand the MPO/RTC membership to include a State representative. Supervisor Plank indicated he had received a similar telephone call from a citizen. His response was that more public participation should reflect the true community needs. The priorities as established during the last year were cited to support this position. Discussion indicated that the Board would continue to have oversight on all contracts, planning, and master plans. NDOT projects will no longer be presented to the Board but to the MPO. Supervisor Livermore expressed his concerns regarding the Board's lack of control over the RTC budget and priorities. Based on these concerns he did not support making RTC the MPO. He urged the Board be the MPO organization. RTC would make recommendations to the Board as the MPO. He asked for additional information regarding the entire process. Mr. Burnham indicated that the certification may not occur before next April. Federal funding then is held until the MPO process is completed. Supervisor Plank felt that the current RTC and the future MPO process did not contain an appeal process without going to the District Court. Public comments were solicited but none given. Mayor Masayko explained Washoe County's process and its membership on the RTC. He also pointed out the amount of work which would required of the Board if its is the MPO. He felt that the appointment could be reversed if deemed appropriate at a future date. Supervisor Livermore felt that the amount of information provided in the packet had been deficient and that he lacked knowledge regarding the entire transient process. He acknowledged the differences between Carson City and Washoe County. He expressed a willingness to accept the Board's direction regarding the appointment but asked that staff meet with him and bring him up-to-date. Mayor Masayko explained his request regarding the amount and type of federal highway funding which is available. He agreed that the process will have a learning curve and with considering the process as early as possible to avoid last minute reactions. Supervisor Plank pointed out the timeline included in the packet and the need to update the master plan. Supervisor Plank moved to approve the recommendation to the Governor to designate the Regional Transportation Commission as the Metropolitan Planning Organization for Carson City and to designate the area of the Metropolitan Planning Organization to be the same as the boundaries of Carson City, a Consolidated Municipality, excluding the area included within the Lake Tahoe Metropolitan Planning

Organization. Mayor Masayko pointed out that there is a fiscal impact, however, there is other funding sources which will assist. Supervisor Williamson seconded the motion. Motion was voted and carried 4-0.

Mr. Flansberg indicated that the information requested by Supervisor Livermore would be provided as soon as possible. Mayor Masayko indicated that this information should also be made available to the general public.

14. REDEVELOPMENT AUTHORITY (2-2375) - Mayor Masayko then recessed the Board of Supervisors session and immediately passed the gavel to Chairperson Williamson who convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder. Following adjournment of the Redevelopment Authority, Mayor Masayko reconvened the Board of Supervisors session. A quorum was present although Supervisor Bennett was absent as indicated.

(2-3754) There being no other matters for consideration, Supervisor Livermore moved to adjourn. Supervisor Plank seconded the motion. Motion carried unanimously. Mayor Masayko adjourned the meeting at 4:40 p.m.

The Minutes of the July 20, 2000, Carson City Board of Supervisors meeting

ONNovember_2, 2000.	A	RE SO) APP	ROVED
_/s/		ay Masayko, M	ayor	
ATTEST:				
_/s/ Alan Glover, Clerk-Recorder				