

CARSON CITY BOARD OF SUPERVISORS  
Minutes of the June 3, 1999, Meeting  
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, June 3, 1999, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:                   Ray Masayko                   Mayor  
                                  Kay Bennett                   Supervisor, Ward 4  
                                  Robin Williamson           Supervisor, Ward 1  
                                  Jon Plank                   Supervisor, Ward 2  
                                  Pete Livermore             Supervisor, Ward 3

STAFF PRESENT:   John Berkich                   City Manager  
                                  Alan Glover                 Clerk-Recorder  
                                  Al Kramer                   Treasurer  
                                  Dan St. John                Deputy City Manager  
                                  Walter Sullivan             Community Development Director  
                                  Steve Kastens              Parks and Recreation Director  
                                  John Iratcabal             Purchasing Director  
                                  Mark Forsberg             Chief Deputy District Attorney  
                                  Bill Callahan              Undersheriff  
                                  Katherine McLaughlin     Recording Secretary  
                                  (B.O.S. 6/3/99 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 Pro-Tem Bennett convened the meeting at 8:30 a.m. by explaining Mayor Masayko's conflict in meetings and that he would arrive shortly. Roll call was taken and a quorum was present although Mayor Masayko had not yet arrived. In lieu of the Invocation, a moment of silence was taken. Supervisor Livermore lead the Pledge of Allegiance.

**CITIZEN COMMENTS (1-0029)** - None.

**1. APPROVAL OF MINUTES - Regular Sessions of November 5, 1998, April 1 and 15, 1999, and the Budget Session of May 10, 1999 (1-0032)** - Supervisor Livermore moved that the Board of Supervisors approve the Minutes of the November 5, 1998, April 1, 1999, April 15, 1999, and May 10, 1999, meetings as presented. Supervisor Plank seconded the motion. Motion carried 4-0.

**2. AGENDA MODIFICATIONS (1-0046)** - None.

**3. SPECIAL PRESENTATIONS - PRESENTATION OF AWARD TO THE BUILDERS ASSOCIATION OF WESTERN NEVADA FOR THE REMODEL OF THE GOVERNOR'S FIELD SNACK BAR (1-0051)** - Supervisor Livermore introduced Builders Association of Western Nevada Executive Director Gayle Farley and Member Ron Kipp and explained their contributions. He read a plaque commending them on their donations and presented it to them. Parks and Recreation Director Steve Kastens explained Supervisor Livermore's involvement in the renovation and thanked all three for their work. Ms. Farley thanked the Board for the recognition and explained the reasons for wanting to be involved in the community. Mayor Pro-Tem Bennett thanked them for their support and contributions.

**LIQUOR AND ENTERTAINMENT BOARD (1-0135)** - Mayor Pro-Tem Bennett then recessed the Board of Supervisors session and immediately reconvened the meeting as the Liquor and Entertainment Board. A quorum

of the Board was present including Sheriff's Representative Bill Callahan. Chairperson Masayko was absent.

**4. TREASURER - Al Kramer - ACTION ON A BEER AND WINE LICENSE FOR OWEN VANCE WOOD, DOING BUSINESS AS CORINA'S MEXICAN KITCHEN (1-0137) -** The Applicant was not present. The item was postponed.

**BOARD OF SUPERVISORS (1-0148) -** Vice Chairperson Bennett recessed the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. A quorum of the Board was present although Mayor Masayko was absent.

**CITIZEN COMMENTS (1-0150) -** Discussion ensued between Mr. Kramer and 7-11 Representative Jed Byerly concerning the hearing date on his license.

**5. CONSENT AGENDA (1-0168)**

**A. TREASURER**

**i. ACTION ON REMOVAL AND PARTIAL REFUND OF 1998-99 REAL PROPERTY TAXES FOR PARCEL NO. 8-053-17 DUE TO STATE OF NEVADA ACQUISITION**

**ii. ACTION ON REMOVAL OF 1993-94 REAL PROPERTY TAXES FOR PARCELS NO. 8-125-13 AND 8-125-17 DUE TO STATE OF NEVADA ACQUISITION OF PROPERTY THROUGH CONDEMNATION PROCEEDINGS**

**B. SHERIFF**

**i. ACTION ON INTERLOCAL BOMB SQUAD AGREEMENT**

**ii. ACTION ON INTERLOCAL CONTRACT FOR SERVICES OF WASHOE COUNTY FOR BOAT PATROL**

**C. COMMUNITY DEVELOPMENT DEPARTMENT - ACTION ON M-98/99-15 - A REQUEST FROM PONDEROSA BIBLE BAPTIST CHURCH TO WAIVE THE SPECIAL USE PERMIT APPLICATION FEES IN ACCORD WITH CARSON CITY MUNICIPAL CODE (CCMC) 18.02.039**

**D. DEVELOPMENT SERVICES - ENGINEERING**

**i. ACTION ON A NOTICE OF SATISFACTION OF A WATERLINE REIMBURSEMENT AGREEMENT REGARDING ASSESSOR'S PARCEL NO. 010-133-15 AND A RELEASE OF THE WATERLINE REIMBURSEMENT OBLIGATION ON ASSESSOR'S PARCEL NO. 010-134-02 PLACED BY ORDINANCE NO. 1988-33, AN ORDINANCE THAT APPROVED A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN KARL AND KATHI DITTENBER AND CARSON CITY FOR ASSESSOR'S PARCEL NO. 010-133-15 LOCATED AT 2900 CONTE DRIVE**

**ii. ACTION ON A NOTICE OF SATISFACTION OF A WATERLINE REIMBURSEMENT AGREEMENT REGARDING ASSESSOR'S PARCEL NO. 010-143-09 AND A RELEASE OF THE WATERLINE REIMBURSEMENT OBLIGATION ON ASSESSOR'S PARCEL NUS. 010-142-11, 010-134-05, 010-134-07, 010-133-07 AND 010-133-08 PLACED BY ORDINANCE NO. 199-34, AN ORDINANCE THAT APPROVED A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN RANDY AND PATRICIA ISAMAN AND CARSON CITY FOR ASSESSOR'S PARCEL NO. 010-143-09 LOCATED AT 3111 CONTE DRIVE**

**iii. ACTION ON IMPROVEMENT AGREEMENT FOR PARCEL MAP FOR 788 FAIRVIEW DRIVE, LLC, FOR THE DIVISION OF LAND KNOWN NOW AS APN 009-551-25 LOCATED AT 788 FAIRVIEW DRIVE**

**E. PURCHASING DIRECTOR**

**i. ACTION ON CONTRACT NO. 9899-247 - BUSINESS ACTIVITY REPORT, REQUEST FOR CONTRACT APPROVAL**

**ii. ACTION ON CONTRACT NO. 9899-215 - 1999 CARSON CITY DOWNTOWN BEAUTIFICATION PROJECT, REQUEST FOR FINAL PAYMENT**

**iii. ACTION ON CONTRACT NO. 9899-245 - GRAVES LANE CONSTRUCTION TESTING, AMENDMENT NO. 1**

**iv. ACTION ON CONTRACT NO. 9899-018 - GRAVES LANE ENGINEERING DESIGN, AMENDMENT NO. 1** - Supervisor Plank moved that the Board approve the Consent Agenda items as presented. Supervisors Livermore and Williamson seconded the motion. Motion carried 4-0.

**6. BOARD OF SUPERVISORS (1-0190)**

**C. ACTION ON A REQUEST BY THE CARSON CITY BOXING CLUB TO WAIVE RENTAL FEES FOR THE PONY EXPRESS PAVILION** - Club Public Relations Officer Janet Bentje introduced Head Director Chuck Williams and the coaches and Club members who were present. Discussion explained the purpose of the club, the boxers' ages, the awards for winning a bout, the ticket prices, the out-of-town participants, the lack of entry fees, USA Boxing of Nevada Association's sanction, the Club's gym, the rental fees, and the reasons the Club could not afford the fees. Supervisor Plank explained his background and reluctance to waive fees although he had a personal interest in seeing the Club succeed. (Mayor Masayko arrived during his comments--8:54 a.m. Mayor Pro-Tem Bennett turned the gavel over to him. The entire Board was present, constituting a quorum.) Supervisor Plank expressed a willingness to donate to the Club. Parks and Recreation Director Steve Kastens explained the Pavilion fees. Supervisor Livermore supported Supervisor Plank's concerns about opening the gates by waiving the fees and offered to donate. The Club felt it was as important as the FFA and, as a non-profit club, had requested the waiver. Supervisor Plank explained that the FFA fees had not been waived as General Fund monies had been used to pay them to the Parks and Recreation Department. He suggested that the club's members provide the cleanup service which would eliminate a \$200 cost. Donations could be obtained for the remaining fees. Supervisor Bennett expressed a willingness to reduce the fee. Supervisor Williamson explained her experience with soccer and its fundraising activities. Mr. Kastens expressed a willingness to waive the cleanup fees if the Board desires. If a problem arises, staff will handle it later. The policy is to hold the check. Supervisor Williamson expressed a willingness to waive the half-day fees. This would leave a balance of \$200. Mayor Masayko explained his personal support of the Club and pointed out the Board's support of youth activities as indicated during the budget process. He hoped that if it becomes an annual event that funding will be adequate to meet the needs for the following year. Supervisor Livermore moved that the Carson City Board of Supervisors, on a one-time basis, reduce the rental fees for the Pony Express Pavilion for the Carson City Boxing Club to the amount of \$200 with a \$100 refundable cleanup deposit. He felt that the remaining amount of money could be raised within the next 15 minutes. Supervisor Williamson seconded the motion. Motion carried 4-1 with Supervisor Plank voting Naye. Mayor Masayko volunteered to assist. Discussion indicated the flyer which had been distributed during the discussion contained a telephone number where information could be obtained about making a donation. (A copy was given to the Clerk.) Mayor Masayko wished them a successful event.

**D. DISCUSSION AND POSSIBLE ACTION ON LEGISLATIVE MATTERS INCLUDING A STATUS REPORT PROVIDED BY MARY WALKER (1-0555)** - Ms. Walker reviewed her report. A final report will be provided after the Governor signs the bills which may be July 1. (A copy of her report is included in the file.) Discussion indicated the stolen property bicycles could be disposed of under AB 264 by giving them to non-profit organizations, such as the Boys and Girls Club. Comments also noted the need for a patient's bill of rights and to maintain communication with the Legislators. Ms. Walker thanked the Board and City staff for their support. The Board complimented Ms. Walker on her efforts. Reasons for the City's success were noted. Additional changes will probably be made to the process if the 120 day limit is maintained. This will require even more contact with the Legislator and additional effort on the City's behalf.

**7. PURCHASING DIRECTOR - John Iratcabal**

**A. ACTION ON CONTRACT NO. 9899-232 - AQUATIC FACILITY TIMING SYSTEM AWARD (1-1312)** - Parks and Recreation Director Steve Kastens, Carson City Aquatic Swim Club Members and Representatives Dr. Michael J. Fischer and Bruce Scott, Daktronics Representative Paul Vugteveen, Colorado Time Systems Representative Chad Brent, Chief Deputy District Attorney Mark Forsberg - Reasons for the Purchasing recommendation were noted. Mr. Kastens and Dr. Fischer explained their concerns with the low bid and reasons for the recommendation to award the bid to Colorado Time Systems, Inc. Mayor Masayko pointed out

that without the donations, the funds are inadequate to acquire the Daktronics system. Mr. Vugteveen then explained his firm's experience, locations where the system is being used, information which is displayed on the reader board, and his feeling that the \$30,000 difference in price should be considered. Clarification explained the cost to add modular units to his base equipment. Mr. Brent explained his equipment, reputation, and reasons his equipment is more expensive. Mayor Masayko also noted that Colorado Time Systems had included a two year warranty. Daktronics had listed a two year warranty for parts only. Dr. Fischer explained the coaching modular provided with the Colorado system. Mr. Kastens then explained his reasons for feeling that a wireless microphone and 16 color shades on the score board were important. He was unsure whether a cheaper wireless microphone could be obtained elsewhere and if it would work with the system. The score board could "run advertisements". Mr. Forsberg urged the Board to support the Purchasing Director's recommendation. Supervisor Bennett briefly noted her personal experience at timed swimming meets. Her desire to support the Club's recommendation, if possible, was noted. She questioned whether the Board could/should reject both bids and rebid the project. Mr. Forsberg agreed that both bids could be rejected as the City's funding is inadequate. Supervisor Bennett felt that the Swim Club had indicated that there are additional items which should have been included in the bid specifications. Comments noted the deadline created by a large swim meet scheduled for late July. Supervisor Plank pointed out the larger capacity provided by the Colorado system and his reasons for feeling that this is an important issue. The contributions should be honored. Supervisor Livermore compared the discussion to a bid for a street sweeper where staff had provided justification for awarding the bid to the higher bidder. He felt that the swim club's donations should be consider as a major factor in the award. Mayor Masayko felt that the specifications could be written in such a fashion to identify the issues of concern and clearly indicate that the Colorado Time System would be the system of choice. Unfortunately, there is not enough time available to allow the City to rebid the contract. He agreed that it is very similar to the street sweeper issue. Supervisor Plank moved to accept the bid from the Colorado Time Systems, Incorporated, which was Bidder No. 1, located at 1551 East 11th Street, Loveland, Colorado 80537, in the bid amount of \$92,356; budget allocation is \$53,000 from Residential Construction Tax, \$19,950 from the Carson City Swim Club, and \$19,582 from Dr. Michael J. Fischer Family; this additional funding source totals the \$39,532 which will go with the \$53,000 from the RCT tax. Supervisor Livermore seconded the motion. Following a request for an amendment, Supervisor Plank amended his motion to include that the responsiveness of the bid is established by the term of the warranty which is for all parts and labor, which is greater than the other bidder, and its compatibility to other systems that will be tied into the system from Colorado in addition to the coaching model, the colors of the score board, and the additional capacity of the cordless microphone. Mr. Forsberg explained his request that the record indicate that Colorado Time Systems, Inc., is the lowest responsive and responsible bidder. Comments indicated that Supervisor Plank's amendment should be considered as part of the motion. Supervisor Livermore concurred. Mr. Scott submitted that the request was an emergency due to the inability to go back through the normal process based on the fact that 1,000 to 1,700 swimmers had been invited to Carson City to attend a meet at the end of July. Mayor Masayko indicated this is part of the record. The motion to award the contract to Colorado Time Systems, Inc., was voted and carried 5-0.

**B. ACTION ON CONTRACT NO. 9899-279 - CARSON CITY LIBRARY SIGN CONSTRUCTION, REQUEST FOR CONTRACT APPROVAL (1-2086)** - Carson City Library Director Sally Edwards, Library Board of Trustees Chairperson Bernie Sease, Oscar Moll - Mayor Masayko thanked Mr. Moll for his donation of materials at his cost and for all the labor for the sign. Mr. Moll briefly explained the three year warranty on the Daktronics unit and described the unit. He was certain the unit would not pose a hazard to traffic and would enhance the library. Clarification indicated the contract would be issued as a sole source. Supervisor Williamson moved to accept the Purchasing Department's recommendation on Contract No. 9899-279 and authorize the Mayor to sign the Agreement and authorize the Library to issue Claim Forms to City Electric Sign Company, 2951 North Deer Run Road, Suite 2, Carson City, Nevada 89701; funding source is John and Grace Nauman Foundation. Following Ms. Edwards' explanation of the funding source, Supervisor Williamson amended her motion to indicate that the funding source is the Carson City Library Gift Fund. Supervisors Livermore and Plank seconded the motion. Motion carried 5-0.

**BREAK:** A ten minute recess was declared at 10:38 a.m. The entire Board was present when Mayor Masayko

reconvened the session at 10:48 a.m., constituting a quorum.

**6. A. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-2224)** - Supervisor Williamson reported on the school safety forum, the NDOT and Department of Motor Vehicles walkable community charrette, her redevelopment activities, her plans to attend a planning seminar in Grass Valley, the Carson River Advisory Committee meeting, her daughter's graduation activities and commended Linda Johnson on her recognition of the senior graduating class. She encouraged anyone wishing to do so to submit an application for the vacant position(s) on the Carson River Advisory Committee. Supervisor Plank reported on the walkable community charrette, specifically, the discussions on the Highway 50 parking and its bicycle safety, as well as the freeway overpass at Highway 50 and Lompa; the school safety forum; a meeting with the City Manager and staff on a settlement issue; and telephone conversations he had received concerning graffiti in the Northgate area. Discussion between Mr. Berkich and Supervisor Plank explained the delay in developing a site for displaying the freeway information. Mayor Masayko reported on his participation in the dedication ceremony for the State memorial park between the State Museum and the former FIB building; the State Public Works budget's inclusion of funding for various Carson City projects including the FIB building; the Airport Authority meeting; the Tri-County Railway meeting and the need to include Douglas and Washoe Counties in its membership; the RSVP Advisory Council meeting; his efforts on the Highway 50/Mills Park parking problem; the welcoming ceremony for the Northern California Barbershoppers; his participating in the sixth grade DARE graduation ceremonies and his support of the DARE program; the Chamber of Commerce Transportation Committee meeting; the ribbon-cutting ceremony for the State Department of Economic Development at the former Fireside Inn which he urged the Board members to tour and explained its parking areas; the \$350,000 State funding for parking which could be used for a cooperative effort; his participation in the opening ceremony for the Living with Fire Conference; and his plan to participate in the opening ceremony for the Silver Oaks golf course. He commended Speaker Dini and Railway Chairperson Ayres on their efforts to maintain the \$5 million loan for the Tri-County Railway. Supervisor Livermore reported on the NDOT charrette and his hope that the Chamber of Commerce, its members, and NDOT can continue to work together on the improvements; the Chamber of Commerce Transportation Committee meeting regarding the Carson Street and College Parkway renovations; the Memorial Day Ceremonies at Lone Mountain Cemetery and complimented City staff on their work and Supervisor Bennett on her presentation; the Health Smart meeting--formerly known as the Healthy Communities Initiative--and its grant for a public health checkup program; the Hospital's license transfer for Valley Meadows--formerly known as the Cottonwood Care Center; the Hospital's strategic planning seminar and Trustees' meeting, its accreditation and affiliation activities. Supervisor Bennett reported on her mini-vacation; the cemetery's appearance--on which she commended City staff; her TRPA/Lake Tahoe activities and meetings; the Nevada Tahoe Conservation District meeting; the Carson Subconservancy District meeting and the status of AB 380; and the Health Smart program. She asked Mr. Berkich to agendize recognition of the Pat Lane volunteers and the appointment of a temporary replacement for her at the next TRPA meeting.

**B. STAFF COMMENTS AND STATUS REPORTS (1-3319)** - Mr. Berkich indicated Ken Fraser is the other cemetery worker and also complimented the staff on their efforts. He then indicated that the special recognition of the Pat Lane volunteers had been agendized for the 17, which has a very full agenda. Discussion ensued on the status of mission statement plaque. A follow-up report will be provided in two weeks. Discussion on a letter of commendation for the Legislators was discussed.

**8. PARKS AND RECREATION DIRECTOR - Steve Kastens**

**A. ACTION ON APPROVAL OF A NEW RECREATION COORDINATOR I POSITION FOR YOUTH PROGRAMS (1-3375)** - Recreation Superintendent Barbara Singer - Justification for filling the position with a City staff member was discussed. The proposal will increase the Latch Key program fees by one dollar per week. Resolution 1995-R-42 mandates that all recreational costs be covered by the fees. This includes all future merit, cost-of-living, etc., costs. The program, including its scholarship and other grant programs, was briefly described. The staff coordinates the program with the Boys and Girls Club and the School District and does not compete with them. Academic and educational programs will be incorporated into the Latch Key Program. The

individual will be more than a "camp guide". He/she will need professional training which may be the same as required for a teacher. The costs should be as low as possible so that all economic and social levels of the community can participate. Supervisor Livermore encouraged staff to look for other grants to help fund the program. Ms. Singer indicated that they are currently using grants and are looking for others. An example was cited to illustrate the use of such grants and the cooperation with the Boys and Girls Club. Supervisor Plank moved to approve a new position of Recreation Coordinator I for youth programs. Supervisors Livermore and Bennett seconded the motion. Motion carried 5-0.

**B. ACTION ON ADDITION OF AN ADMINISTRATIVE FEE TO PARKS AND RECREATION FACILITY RENTAL FEES TO PARTIALLY FUND A SECRETARY I POSITION (2-0071)** - Recreation Superintendent Barbara Singer, Reservations Coordinator II Stephanie Simpson, Chief Deputy District Attorney Mark Forsberg - Discussion indicated the supplemental request had not been funded during the budget process. The proposed fee increase is considered a separate option which will provide the necessary funding for the position. The current office staffing was described. The proposal will increase the part-time position to full-time and provide funding for the position by increasing the user fees. The proposed staff realignment and current funding for those positions were explained. In order to cover the entire cost of the Secretary I position, a one dollar fee increase was proposed. This should provide adequate funding to meeting the \$8,500 funding shortage. Supervisor Livermore explained his participation in developing the proposed fee increases and reasons for having a reduced scale for small nonprofit/family users. Facility usage continues to increase every year. Mayor Masayko cautioned that there could be a time when the saturation point has been reached. Supervisor Livermore indicated that if this occurs, the position should be removed. The funding must cover the cost. Mr. Kastens indicated that as the Department already has 2/3rds of the funding, the position should remain. Justification for not contracting the position or using an hourly position was described. Treasurer Kramer had previously indicated that the Recreation Division had eliminated some of his workload when the one-stop shop had been created. Discussion explained the individual's duties and the intent to cross train the individual to perform other office functions. All of the staff members have been cross trained. A fee comparison of Reno, Sparks, and Douglas County was explained. Supervisor Bennett cautioned against disenfranchising public users by establishing an excessive fee. Discussion ensued on the fees citing specific examples which indicated that the fee was reasonable. Ms. Simpson explained how she felt the position would better serve the public by increasing her service level as she would have time to follow-up on outstanding issues/requirements on reservations. Her current workload does not allow this service. Contractual restrictions on the use of hourly employees and the benefits of having a full-time employee were discussed. Supervisor Plank voiced his support of Option II. Ms. Simpson felt that, although the community does not have similar commercial facilities, the fees for this option are reasonable and not excessive. Mayor Masayko explained his opposition to the proposal as it is outside the budget process. He also felt that the Division had resources which could improve the service level and a different staffing level could provide the same service. Supervisor Plank explained his reluctance to approve the proposal even though he understood the necessity. It should not be necessary to upgrade a position due solely to tenure. Mayor Masayko indicated this is his major concern. Supervisor Livermore explained a previous staffing problem in obtaining and retaining life guards for the swimming pool to justify the proposed position even though it had an inherent career track. The question should be whether to use general fund tax monies or a user fee to support the position. The career issue is outside this discussion. Supervisor Bennett moved that the Board of Supervisors approve the addition of an administrative fee to Parks and Recreation facility rental fees to partially fund a Secretary I position; the fiscal impact is \$8500; the funding source will be the administrative fee; and the explanation of the impact is adding an administrative fee to the rental cost to the user, and using Option II. Supervisor Plank seconded the motion. Motion carried 4-1 with Mayor Masayko emphatically voting Naye.

**9. DISTRICT ATTORNEY** - Chief Deputy District Attorney Mark Forsberg - **ACTION TO APPROVE THE GRANTING AND RECORDING OF QUITCLAIM DEEDS TO CORRECT THE LEGAL DESCRIPTIONS IN A DEED RECORDED DECEMBER 19, 1980 (2-0662)** - Supervisor Plank moved to approve the granting and recording of quitclaim deeds to correct the legal descriptions in a deed recorded December 19, 1980. Supervisor Bennett seconded the motion and explained her desire to have had included in the packet of information a map illustrating the location. Discussion indicated that the proposal will lift a cloud which

had been placed on the property by a clerical error in 1980 and questioned the need for a map. The motion was voted and carried 5-0.

BREAK: A lunch recess was declared at 12:30 p.m. A quorum of the Board was present when Mayor Masayko reconvened the meeting at 1:35 p.m. although Supervisor Bennett had not yet returned.

**10. AIRPORT AUTHORITY - ACTION ON APPROVAL OF LEASE AMENDMENT BETWEEN CARSON CITY AIRPORT AUTHORITY AND CRYSTAL BAY AVIATION, LLC, TO PROVIDE FOR COMPLIANCE WITH NEVADA LAW REGARDING COMMON INTEREST OWNERSHIP (CONDOMINIUM) OWNERSHIP OF AIRCRAFT HANGARS (2-0735)** - Crystal Bay Aviation Member Steve Lantz, Chief Deputy District Attorney Mark Forsberg - Mayor Masayko indicated the Airport Authority had approved the amendment. Discussion indicated the individual condo leases will be recorded and taxed as real property. The City retains ownership of the land. The contents will be taxed the same as other personal property. The Assessor's office has procedures which are used to determine the contents and their taxable values. California conducts hangar audits to determine the contents. Supervisor Livermore expressed a desire to develop a notification procedure so that the Assessor can determine the value. Mayor Masayko felt that Crystal Bay should be responsible for providing a list of tenants to the Assessor. Clarification indicated that the taxes are paid to the Airport Authority and it is its responsibility to follow-up on this situation. (Supervisor Bennett arrived at 1:45 p.m. The entire Board was present constituting a quorum.) Supervisor Plank moved that the Board of Supervisors approve the proposed lease amendment between Carson City Airport Authority and Crystal Bay Aviation, LLC, to provide for compliance with Nevada law regarding common interest ownership of aircraft hangars. Supervisor Williamson seconded the motion. Supervisor Bennett expressed her intent to abstain from this issue. The motion was voted and carried 3-1-1 with Supervisor Livermore voting Naye and Supervisor Bennett abstaining.

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

**A. INFORMATIONAL REPORT TO THE BOARD OF SUPERVISORS BY TOM HALL REGARDING THE ORIGINAL CITY PLATTING, STREET DEDICATIONS AND STREET ABANDONMENTS PROPOSED ON BEHALF OF CARSON CITY (2-0921)** - Tom Hall - Mr. Hall described his background and reviewed his report including page 15 regarding the abandonment process under townsite law as opposed to land which had been dedicated by a subdivider. Discussion explored the procedures whereby streets and alleyways are obtained. Streets and alleyways were conveyed under the township laws. They were not dedicated. Mr. Hall felt that the conveyance process was a purchase process. A Utah case was cited to support this contention. The patent had included the boundaries of the 320 acres which had been conveyed. He was unsure whether Plaza Street was contained in this legal description. Salt Lake City and Provo, Utah, should be contacted to determine the abandonment process used there. Reasonable consideration can be used in the decision and can be legal tender or other public benefits. He was not aware of any other Nevada communities which had been established as a federal townsite. He had hoped that his research would locate such communities but had not found any other than the Utah cases. Mayor Masayko thanked him for his report. No formal action was required or taken on this item.

**B. INFORMATIONAL REPORT TO THE BOARD OF SUPERVISORS BY JIM KIERNAN REGARDING THE ORIGINAL PLATTING, STREET DEDICATIONS AND STREET ABANDONMENTS PROPOSED ON BEHALF OF CARSON CITY (2-1458)** - Jim Kiernan explained that he did not represent Mr. Millard and reminded the Board about how he had become involved in the discussion. He then described his background in title searches and his understanding that there had been a map recorded in Salt Lake City. He then reviewed his report which indicates that these maps are now at State Archives. The maps contain the streets. The streets had not been dedicated as formal dedication of the maps did not occur until 1920. Utah requirements were not followed due to political differences. Therefore, Nevada laws were patterned after California's. Common law deeds and dedications were then described which indicated that the streets and alleyways were part of the property acquired by Judge Wright. Utah had decided to own its streets and alleyways and retained this ownership. Carson City and Nevada had used a different formula which required reimbursement

for the entire parcel acquired by the Judge under the patent process. This included the streets and alleys. He had used Reno in his examples as its streets and alleyways had been dedicated by the same common law process. Supreme Court rulings regarding this procedure supported his contention that the streets were owned by the property owners. Examples were also found illustrating that streets and alleyways had been abandoned without charge based on the recordation of the maps. He encouraged staff and others to research the County records on file in the Clerk's office for additional information. Discussion then explored the two procedures for recovering the tract costs--inclusion/exclusion of the street/alleyways. Mr. Kiernan felt that the Board of Commissioner records should be searched to determine which process had been used. The records do show that Judge Wright paid in full for the patent. He had been reimbursed for the total amount. No clear distinction had been provided as to which formula had been used to reimburse Judge Wright. Legislative action in this regard was also noted but unclear. Discussion indicated that Judge Wright had paid for the patent. Mr. Kiernan was unsure whether public or personal funds had been used for this purchase. He believed that it had been public funds. Supervisor Bennett felt that if this had been the case, the property had been acquired in the public interest. Mr. Kiernan agreed and indicated that under the legislative act Judge Wright had then sold the property to anyone living on it with proper "ownership" papers. Judge Wright had charged that individual for his proportionate share of the costs for acquiring the property including the streets and alleys. This had reimbursed the public funds. Supervisor Bennett did not believe that the public use of the streets and alleyways had caused the street to be dedicated. Mr. Kiernan felt that the streets and alleyways had already been laid out before Judge Wright had been given a patent. Judge Wright arrived 30 years after the City had been laid out.

(2-2000) Mr. Hall then explained his feeling that Mr. Kiernan had indicated that Nevada had not been settled in the the same fashion as Utah. Without a copy of the Utah Statutes he could not make such a determination. He then cited the Lynch Supreme Court case in Virginia City to support his contention that the public owned an easement for the streets and that the government held title. He also felt that the 25 cent payment could have been for paving, etc. It did not mean that it had been for payment of the streets. Additional research was clearly indicated although he was certain his conclusions were supportable by law. Mayor Masayko thanked both Messrs. Hall and Kiernan for their presentations.

**C. PRESENTATION, DISCUSSION AND POSSIBLE ACTION REGARDING THE STREET ABANDONMENT PROCESS (2-2039)** - Mayor Masayko then explained his feeling that the City had owned the streets and alleyways within the original 320 acre patent and had used different procedures for abandoning them back to the abutting property owners. Until 1997 this procedure had required consideration for the abandonment. In 1997 different information had been put on the record. There had not been a formal written policy developed over the years. The Board should adopt a philosophy and be consistent. Before this could be establish, however, the Board should make a determination about the ownership of the street titles and the need to make a finding and ruling concerning the consideration issue. If anyone has been adversely impacted by this decision wishes to challenge the policy, he/she could do so. He urged the Board to adopt a policy so that the rules can be established for future requests. This issue must be resolved before a decision is made on a procedure establishing the acquisition formula. Mr. Sullivan supported his approach and recommended that all future abandonments within the 320 acres be sold. Public benefits should be presented and weighed as part of the price. Discussion indicated that any property outside the 320 acres had been addressed under the Statutes. Supervisor Bennett supported the 1985 and 1989 policies and voiced her concern with the 1997 policy which had gone against the previous procedure. Mayor Masayko explained his feeling that Carson Street had been the dividing line for the different procedures. He had since determined that both sides were within the 320 acre patent and were identical. With this new understanding, a policy decision should be made. Supervisor Plank supported his comments. As there is additional information required from the Clerk's office and from Utah, he did not believe that a final decision should be made today. He suggested that this information be considered at the July 1 meeting. Supervisor Williamson agreed to the continuance and questioned who would do the research. She felt that abandonments should be charged and include the project's merits. The Board should also deal with Messrs. Ramos and Millard's issues. Supervisor Bennett suggested that a judicial determination be requested. Reasons for the suggestion were provided. Mr. Forsberg described this process which expedites the legal procedure. The judicial determination would answer the question of "whether the streets were dedicated". Supervisor Plank supported the 1988 policy



requiring payment for the abandonments. He also pointed out the need to consider the eight foot area behind the sidewalks as well as portions of streets which have also been abandoned. The benefit of such abandonment should include the additional ad valorem taxes and the reduced street maintenance. Mayor Masayko indicated that there are two schools of thought on these issues and that it should be part of the process also. Clarification indicated that the judicial determination would be filed in district court. Supervisor Bennett used the Hospital's use of the process to illustrate her reasons for making the suggestion. The Board could address any errors after the ruling is provided. Mr. Forsberg opined that if a policy is established and an individual disagrees with the policy, the individual could challenge the policy. He also pointed out that the legal opinions provided by Mr. Hall and the District Attorney's office indicate that the City had title to the streets and that the streets had not been dedicated. Supervisor Livermore pointed out that hearsay indicates other Nevada communities are awaiting Carson City's decision on this issue as it may be a precedence setting decision which will be used for many years into the future. He supported the judicial determination and that it be considered as part of a policy and process as they should match. He did not feel that a decision should be made today on this issue. Mr. Forsberg was unsure how long the procedure would take. Discussion indicated that the Board could develop a policy contingent upon the judicial determination. Mr. Forsberg was unaware of a statute of limitations regarding the acts taken in Messrs. Ramos and Millard's cases. He expressed a willingness to research this issue. Mayor Masayko questioned whether an interim policy should be developed. Supervisor Bennett also expressed a willingness to accept Messrs. Hall and Forsberg's advice and had only offered the judicial review process as an alternative. Supervisor Plank cautioned against moving in haste particularly if the judicial determination is expeditious.

(2-2853) Todd Russell, representing Clark Russell and Capital City Entertainment, indicated that declaratory judgements have priority on the judicial calendar and will provide finality to the issue. Otherwise, the Board would be facing lawsuits forever. It is a complicated issue and should be put in the hands of the court. He supported this determination.

Mayor Masayko indicated that the process would continue the limbo status of the Millard and Ramos issues. In response to Hank Thomas' question, Mayor Masayko indicated that a determination had not been made on whether the judicial determination would impact the 1997 decisions. When the judicial determination is received, the Board could revisit those decisions. Mr. Russell also supported Mayor Masayko's positions as a final decision could not be made until the judicial determination has been made. The judicial review would be binding on all parties and finalize the process.

(2-2963) Dennis Moothart did not oppose continuation but felt that the matter should be resolved. He questioned where the reversals will stop if the ruling is against him. He expressed a willingness to sue if the reversals go back ten years. Mayor Masayko indicated that there were others who were in attendance who had expressed the same feeling. Mr. Moothart felt that the Board would find itself in a suit regardless.

Dwight Millard supported seeking a judicial determination. He was unsure of the impact it would have on previous decisions and was certain that someone would be hurt by it. There had been a lot of alleyway and street abandonments as well as eight foot behind the sidewalk abandonments, etc. His concern with the eight foot abandonments was explained as being due to the inability to building on it due to the setback requirements. This could reduce the fair market value. Additional testimony was solicited but none given.

Supervisor Williamson moved that the Board of Supervisors seek a declaratory judgement regarding the issue of whether Carson City can charge for street abandonments in the original federal townsite area. Supervisor Bennett seconded the motion and questioned whether the declaratory judgement would determine Carson City's ownership of the streets and its ability to charge for same. Mr. Forsberg felt that once the question regarding the fee is determined, the City ownership question will have been determined. Supervisor Bennett indicated that with this clarification her second stood. Discussion ensued concerning whether the agenda allowed the Board the flexibility to pursue this motion. Mayor Masayko felt that the Board could do so. The District Attorney could bring the matter back at the next meeting if it is determined the Board should not have acted. Supervisor Livermore felt that the issue was related to the patented 320 acres of the township and the agendized item. The judicial determination is restricted to that area. The motion to seek a declaratory judgement was voted and carried 5-0.

Mayor Masayko then ruled that no additional action would be taken on this issue at this time.

BREAK: A ten minute recess was declared at 3:30 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 3:40 p.m., constituting a quorum.

**D. ACTION TO RECONSIDER AB-96/97-4, AN ABANDONMENT REQUEST FROM RAMOS FAMILY TRUST AND CARSON VALLEY OIL COMPANY TO ABANDON AN EIGHT FOOT WIDE BY 160 FOOT LONG PORTION OF PUBLIC RIGHT-OF-WAY LOCATED ON THE NORTH SIDE OF EIGHTH STREET BETWEEN STEWART AND FALL STREETS ADJACENT TO APN 4-069-02 (FORMERLY 4-069-01) TO REVIEW REQUIRING REASONABLE CONSIDERATION FOR SAID PUBLIC RIGHT-OF-WAY (2-3145)** - Board consensus supported continuing the item until after the judicial determination. Mr. Moothart agreed to the continuance and questioned how the issue would impact his ability to sell his property. Mr. Forsberg agreed that the issue could cloud his title and the property value, however, the Board had made a previous decision which will stand until a reversal is approved. Supervisor Williamson pointed out that the entire matter is mere conjecture at this point and not a true cloud on the property. Mayor Masayko indicated that it would depend upon the judicial determination and if the Board makes a determination to reconsider the 1997 action. Mr. Thomas felt that this process would create a material defect in the title and that the statutes would require Mr. Moothart to make a disclosure prior to the sale. Supervisor Bennett requested the judgement process be expedited as much as possible. Supervisor Livermore requested the Court be asked to hear the petition as quickly as possible so that he could have an answer as soon as possible. He also requested Mr. Moothart bring any potential buyers to the Board so that they could be involved in the discussion and understand the reasons for continuing the matter. Mr. Millard reminded the Board that it had already made a decision on the issue and could stand by the decision particularly as a second abandonment had already occurred. He suggested that those funds be placed in a trust account and returned if the judge rules against the surcharge. Mr. Millard also pointed out his reliance upon the Board's decision and that he had spent money based upon that decision. This issue should also be considered in the decision when and if it is reconsidered. The difference between his situation and Mr. Russell's was noted. Mr. Millard requested the Redevelopment Director be directed to analyze the impact on the Redevelopment District and include streets in the incentive program. Mayor Masayko expressed a feeling that if the Plaza Street abandonment is reconsidered, the Redevelopment incentive programs/grants should also be reconsidered. Mr. Millard expressed his support for the continuance. Supervisor Bennett moved that the Board of Supervisors postpone reconsideration of AB-96/97-4 until such time as a judicial determination has been rendered with regard to the street abandonment issues. Supervisor Plank seconded the motion. Motion carried 5-0.

**E. ACTION TO RECONSIDER AB-96/97-5, AN ABANDONMENT REQUEST FROM DWIGHT C. MILLARD AND HENRY C. THOMAS TO ABANDON AN APPROXIMATELY 170 FOOT LONG BY EIGHT FOOT WIDE PORTION OF THE RIGHT-OF-WAY LOCATED ON THE SOUTH SIDE OF EIGHTH STREET BETWEEN SOUTH CARSON STREET AND PLAZA STREET ADJACENT TO APN 4-051-06 (FORMERLY 4-051-01); A 170 FOOT LONG BY EIGHT FOOT WIDE PORTION OF THE RIGHT-OF-WAY LOCATED ON THE NORTH SIDE OF NINTH STREET BETWEEN SOUTH CARSON STREET AND PLAZA STREET ADJACENT TO APN 4-051-06 (FORMERLY 4-051-01 AND 02) AND A 186 FOOT LONG BY 66 FOOT WIDE PORTION OF THE RIGHT-OF-WAY LOCATED ON SOUTH PLAZA STREET BETWEEN EIGHTH STREET AND NINTH STREET ADJACENT TO APN 4-051-06 (FORMERLY APN'S 4-052-02 AND 4-051-01) TO REVIEW REQUIRING REASONABLE CONSIDERATION FOR SAID PUBLIC RIGHT-OF-WAY (2-3571)** - Mayor Masayko disclosed his relationship with Mr. Thomas and Mr. Thomas' involvement in his campaign for Mayor. He did not have a financial interest in the transaction, however, as he had abstained to be certain that there is no perception of impropriety or favoritism in the past, he would do so again today. He felt that he could, however, honestly participate in the discussion. Supervisor Plank disclosed his social relationship with Mr. Millard, which was through a service club, and indicated that they had known each other for 25 years. He did not have a business relationship with Mr. Millard. He would not abstain from participation on the issue. Mayor Masayko indicated he could disclose that Mr. Millard and he had attended the same grammar school. Supervisor Bennett disclosed that the Silver Springs Airport is the proud owner of a water truck which had been donated to the Lahontan Airport

Development Association by Mr. Millard. She did not feel that it would impair her ability to participate in the discussion and action. Mayor Masayko also directed staff to make certain that Mr. Thomas is listed on the agenda item and receives the packet when the item is reagendaized and apologized to Mr. Thomas for the oversight. Supervisor Bennett moved that the Board of **Supervisors postpone reconsideration of AB 96/97-5 until such time as we have the results of the judicial determination on the street abandonment issue. Supervisors Plank and Livermore seconded the motion. Motion carried 4-0-1 with Mayor Masayko abstaining.**

**F. ORDINANCE - FIRST READING - ACTION ON Z-98/99-5 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 74,719 SQUARE FEET FROM RESIDENTIAL OFFICE (RO) TO PUBLIC (P) ON PROPERTY LOCATED AT 1204 NORTH DIVISION STREET, 990 NORTH MINNESOTA STREET, AND 608 WEST WASHINGTON STREET, RESPECTIVELY, ASSESSOR'S PARCEL NUMBERS 1-172-02, 1-201-04, AND 1-201-15, AND OTHER MATTERS PROPERLY RELATED THERETO (3-0065)** - Principal Planner Rob Joiner, Carson-Tahoe Hospital Project Director Roger Sedway - Discussion between the Board and Mr. Joiner indicated that the Pershing Medical Group parking lot would not be removed from the tax rolls. Only the Hospital's parcel will be removed and is to be considered by the Board for rezoning. Discussion noted the desire to address some of the Marlette and Tahoe Circle residential parking and Mountain Street traffic problems. The proposal may help but may not solve all of the problems. The proposal does more to assist with the Hospital master plan. Supervisor Livermore indicated that the Hospital plans to construct a parking lot on the north side of Fleischmann which had previously been rezoned public. Mr. Sedway displayed a colored map of the area and outlined the parking areas. They may help reduce the parking problem although there is a distance between them. The Hospital does not at this time have a designated employee parking area. There is a physician's parking area. The lots will be open for public parking. Supervisor Bennett requested a status report on the development of a hospital zone be agendaized for discussion. Supervisor Livermore indicated it is not a hospital zone but a medical zone. The Hospital did not wish to impact the neighborhood. Mr. Sedway explained that the Hospital is developing its master plan which includes the master block concept. It will be presented to the Planning Commission in July. The area involved was indicated. Supervisor Bennett also suggested that a transit program be included in the master plan and provide services between the hospital and the medical facilities/parking areas. Mr. Sullivan explained that the Engineering Division's conditions could not be placed on the change of land use. The conditions could be placed against the special use permit. Mr. Joiner explained the status of the special use permit application and reiterated that the medical zoning district discussion had been initiated by staff and not the hospital. Reasons for this were noted. The district has not reached the point where workshops could be held. Workshops will be held when all the issues have been analyzed. Supervisor Bennett reiterated her request to have the issue agendaized soon. Supervisor Livermore moved that the Board of Supervisors approve Z-98/99-5, Bill No. 108, on first reading, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON APPROXIMATELY 74,719 SQUARE FEET FROM RESIDENTIAL OFFICE (RO) TO PUBLIC (P) ON PROPERTY LOCATED AT 1204 NORTH DIVISION STREET, 990 NORTH MINNESOTA STREET, AND 608 WEST WASHINGTON STREET, RESPECTIVELY, ASSESSOR'S PARCEL NUMBERS 1-172-02, 1-201-04, AND 1-201-15, AND OTHER MATTERS PROPERLY RELATED THERETO, fiscal impact none. Supervisor Plank seconded the motion. Motion carried 5-0.

**G. ACTION ON S-94/95-1(F-11) - A FINAL MAP SUBDIVISION APPLICATION FROM ED P. FERGUSON AND DWIGHT C. MILLARD TO DEVELOP MOUNTAIN PARK, PHASE 11, CONSISTING OF 41 SINGLE FAMILY RESIDENTIAL LOTS, LOCATED SOUTH OF NORTHRIDGE DRIVE, EAST OF LONE MOUNTAIN, AND WEST OF RIDGECREST DRIVE (3-0325)** - Senior Planner Juan Guzman, Parks and Recreation Director Steve Kastens, Development Engineering Manager Jay Ahrens, Dwight Millard, Ed Ferguson - Discussion indicated the landscaping would be funded with Residential Construction Tax monies and that it is not bonded. A construction timeline has been developed for the landscaping improvements. Progress has been made. A few outstanding items are as a result of problems beyond the developer's control as indicated by the example. Based on the progress which had occurred, Mr. Kastens recommended approving the final map. Supervisor Plank had toured the site and observed progress. Mayor Masayko requested Messrs. Millard and Kipp remain after the meeting to discuss his ideas about the graffiti

problem encountered in this area. Mr. Ahrens indicated that the final map would be held in abeyance until the bond is submitted. An improvement agreement will be submitted to the Board spelling out the timeframes for completion of the improvements. Discussion indicated that any outstanding improvements under a different bond could not be considered at this time. The standard policy is to hold the map until all of the improvements have been completed and then bring it forward for Board approval. Based on the developer's previous history and recent efforts to complete the project, staff recommended approval with direction to record the map only when all of the items have been completed. Mr. Millard explained the reasons for the delay in furnishing a bond. A letter of credit from Colonial Bank had purportedly been posted with staff. Mr. Millard and Mr. Ferguson had purportedly signed the development agreement. Mr. Ahrens apologized for the confusion and indicated he had confused this map and the following map. Mr. Millard expounded on the problems encountered with the landscaping. He also explained his feeling that the developer should not be required to make the park landscape improvements. Mr. Millard agreed to reach substantial compliance of the landscaping requirements. Messrs. Ferguson, Millard, and Bawden with Mr. Kastens, Parks Planner Vern Krahn, Mr. Sullivan and Mr. Guzman were purportedly meeting every two weeks to discuss the landscaping schedule. The schedule is reliable and realistic which he supported barring any further unforeseen problems. Supervisor Bennett requested a report in August on the status of the project. Mr. Millard agreed and pointed out that in a "continuing subdivision", the next approval could be withheld until compliance is obtained. Supervisor Livermore explained his knowledge and role in the discussion and decision to require developers to install the park landscaping. Developers had requested the change. The Commission had not demanded it. Mr. Millard indicated that he had not been part of this decision but reiterated his feeling that the developer should make the decision. Mayor Masayko's direction to staff was that the matter should be a negotiated element of the process rather than a mandated condition of approval. Mr. Millard felt that the discussion had provided clear direction of a previously gray area. Supervisor Livermore moved that the Board of Supervisors approve S-94/95-1(F-111), a final map subdivision application from Ed P. Ferguson and Dwight C. Millard to develop Mountain Park, Phase II, a portion of the Northridge Subdivision consisting of 41 single family residential lots, portion of Assessor's Parcel Number 2-101-70 and a portion of 2-101-69, property zoned SF6000 subject to the original findings and conditions of approval provided the Parks and Recreation Department requirements as part of the Development Agreement have been met to the satisfaction of the Parks and Recreation Department, which are on the record. Supervisor Plank seconded the motion. Following discussion, Supervisor Livermore corrected the Subdivision Phase number to be 11 rather than II and the Subdivision Item number to be F-11. Supervisor Plank concurred with both corrections. The motion was voted and carried 5-0.

**H. ACTION ON S-95/96-2(F-4) - A FINAL SUBDIVISION MAP REQUEST FROM LANDMARK HOMES AND DEVELOPMENT, INC., FOR NORTHRIDGE SUBDIVISION, PHASE 4, CONSISTING OF 26 LOTS LOCATED NORTH OF NORTHRIDGE DRIVE, SOUTH AND WEST OF THE CARSON CITY FREEWAY RIGHT-OF-WAY, AND EAST OF RIDGECREST DRIVE (3-0781) -**

Landmark Representative Ron Kipp, Development Engineering Manager Jay Ahrens - Mr. Kipp explained his security program which used a deed of trust and the difficult which arose. The outstanding improvements were explained. The development agreement had been executed but not approved by the Board. Efforts are being made to complete the landscaping. Mr. Ahrens affirmed the plan to withhold recording until the infrastructure improvements are completed and approved and a maintenance bond is in place. Discussion indicated the infrastructure improvements have been 98 percent completed. The ordinance mandates either complete improvements or a bond before the lots can be created and sold. Supervisor Plank moved that the Board of Supervisors approve S-95/96-2(F-4), a final subdivision map request from Landmark Homes and Development, Inc., for Northridge Subdivision, Phase 4, consisting of 26 single family residential lots within a portion of APN 2-101-69 on property zoned Single Family 6,000 (SF6000) located north of Northridge Drive, south and west of the Carson City Freeway right-of-way and east of Ridgecrest Drive based on the original findings and conditions of approval, provided the Parks and Recreation Department requirements as part of the Development Agreement have been met to the satisfaction of the Parks and Recreation Department. Following a request for an amendment, Supervisor Plank amended his motion to include and that the map shall not be recorded until the infrastructure improvements have been completed. Supervisor Livermore seconded the motion. Motion carried 5-0.

There being no other matters for consideration, Supervisor Plank moved to adjourn. Mayor Masayko seconded

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the motion. Motion carried 5-0. Mayor Masayko adjourned the meeting at 4:50 p.m.

The Minutes of the June 3, 1999, Carson City Board of Supervisors meeting

1999.

ARE SO APPROVED ON \_\_\_\_\_,

\_\_\_\_\_

Ray Masayko, Mayor

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder