An Agenda Review and Workshop Session of the Carson City Board of Supervisors was held on Monday, March 2, 1987, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 4:00 p.m.

PRESENT: Dan Flammer Mayor

> E. M. "Doc" Scrivner Supervisor, Ward 4 Ron Swirczek Supervisor, Ward 1 Tom Fettic Supervisor, Ward 2 Supervisor, Ward 3 Marilee Chirila

STAFF PRESENT: L. H. Hamilton City Manager

Ted P. Thornton Clerk-Treasurer

Walt Sullivan Community Development Dir.

Public Works Director Dan O'Brien

Katherine McLaughlin (B.O.S. 3/2/87 The Chief Deputy Dist. Attorney

Recording Secretary

(B.O.S. 3/2/87 Tape 1-000 Side A)

NOTE - When "None" follows the heading, it means that the only discussion held was Mr. Hamilton's introductory comments. Items which do not have a heading identification letter or number are those matters shown on the Final Agenda but not the Tentative Agenda.

Mayor Flammer called the meeting to order at 4:05 p.m. Roll call was taken and a quorum was present.

Mayor Flammer then welcomed the Boy Scouts who were present and commended them on their interest in City government. He then turned the meeting over to Mr. Hamilton.

SCHEDULED ITEMS - JOINT MEETING WITH REDEVELOPMENT AUTHORITY AGENCY v. PRESENTATION CONCERNING THE REDEVELOPMENT PLAN - 7 P.M.

(1-019-A) Mr. Sullivan explained the purpose of the meeting and the request for Board direction on the plan.

- PETITIONS AND COMMUNICATIONS (1-037-A)
- LIQUOR AND ENTERTAINMENT BOARD MATTERS ATCHISON DOING BUSINESS AS E-K LIQUOR - 801 SOUTH CARSON STREET - None.

KYNETT (SILVER STATE MOTORSPORTS, INC.) - DOING BUSINESS AS SILVER STATE RACE WAY - 1210 RACE TRACK ROAD (1-046-A)

Discussion noted that the final Departmental reports had not been submitted. If the Board desires to approve this matter, the motion should be made subject to the outstanding reports. The License is not issued until all Departmental reports are returned indicating approval.

FARNWORTH - REQUEST TO ABANDON PUBLIC UTILITY EASEMENTS - OFF в.

ARTEMESIA ROAD - (1-066-A)

C. SOUTH CARSON MINI STORAGE, LTD. - REQUEST TO ABANDON PUBLIC UTILITY EASEMENTS - FRONTING HAYMIE CIRCLE

Discussion ensued concerning the Statutory requirement that the Board refer abandonment of public easements to the Planning Commission, which was felt to be redundant.

WATERS (SIERRA WELDING SUPPLY COMPANY) - REQUEST DEFERMENT OF CITATION AT 1475 HOT SPRINGS ROAD - (1-080-A) - None.

VII RESOLUTIONS - (1-083-A)

- A. APPROVAL OF LEASE WITH SHAHEEN FOR RETIRED SENIOR VOLUNTEER PROGRAM AND COOPERATIVE EXTENSION SERVICES Withdrawn.
- B. APPROVAL OF PRIVATE ATTORNEY FEES FOR SERPA VERSUS CARSON CITY: ET AL -(1-092-A)

Mr. Cockerill referred to District Attorney Waters' memo. Discussion ensued concerning whether the Board should fix the fees prior to having the work done. Mr. Waters' position hadbeen that he could contract the work but before payment is made, the Board fixes the fees. The difference in powers as defined within the Statutes was noted. Mr. Cockerill suggested that if the Board had any concern about the designated powers, the Members should contact Mr. Waters.

RESOLUTION OF CLAIM BY RALPH STEPHEN RUTLEDGE - (1-139-A)

Discussion noted that Mr. Waters would attend the Thursday Board meeting and Supervisor Chirila expressed a desire to talk with him on this matter.

- C. CLERK TREASURER (1-151-A)
 - 3. BUSINESS LICENSE REINSTATEMENTS None.
- 1. ACCEPTANCE OF BID TO SELL AIR INDUSTRIAL PARK PROPERTY PARCEL 72B AND 72C (1-159-A)

Discussion noted that there had been one bid on each property and that the correct bidding procedures had been followed.

2. Opening of bids to lease property at airport for fixed base operator – $(1\hbox{--}178\hbox{--}\mathrm{A})$

Mr. Hamilton explained that there currently are a wide variety of conditions for the FBO at the airport. If the Board approves the lease which results from this bid opening, it will be used to renegotiate the other leases. Hopefully, this will bring them all into line. David Small

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expressed his feeling that this had been the intent of the Rules and Regulations when originally adopted. The need for an airport manager was noted. Discussion noted the procedure was to open the sealed bids, accept oral bids, and, if desired, accept the highest bid, as well as the difference in the procedure for the other airport items on the Agenda. Concern was expressed that a guarantee not be made that the purchaser would have access to the airport. Clarification noted that this concern was related to the Industrial Airpark and not the FBO lease for the airport. The FBO lessee would have access as the site was located immediately adjacent to a runway.

ALLISON, MAC KENZIE, HARTMAN, SOUMBENIOTIS, AND RUSSELL, LTD. (DRAKE) - REQUEST FOR ASSIGNMENT OF LEASE AT AIRPORT FROM MOBILE ENTERPRISES TO L. F. TECHNOLOGIES - (1-278-A) None.

- D. PUBLIC WORKS DIRECTOR _ (1-281-A)
- 1. DEDICATION OF A PORTION OF RESEARCH WAY, A STORM DRAIN EASEMENT, AN ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT SHAHEEN
- 2. DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND COLONY HOMES P.U.D.
- 3. STATUS REPORT AND DISCUSSION OF CARSON CITY MUNICIPAL CODE 12.03 SEWER USE RATES (WINTER AVERAGING)

Discussion ensued concerning Item 5 on Page 2 of the Development Agreement. This item dealt with the Department's feeling that bonding should be in place prior to parcel map recordation. Mr. Tipple and his representatives feel this should not be a condition required before recordation. Reasons for the requirement were explained. This was a standard requirement placed on all developments. The developer maintains that the State real estate requirements protect the City from any problems in having the Public Works improvements developed. Contact with the State has indicated that this protection does not exist. The District Attorney's office supported the Public Works requirement that the improvements be either built or bonded.

Clarification of the winter averaging heading noted that the Board could direct staff to prepare an Ordinance for further consideration and that no formal action would be taken. The Board could study the matter further and reach a decision at a future time. The third alternative would continue the present policy.

FINANCIAL PARTICIPATION IN WATER AND SEWER MAIN EXTENSIONS - VALLEY BANK - 3700 NORTH CARSON STREET (1-385-A)

FINANCIAL PARTICIPATION IN WATER MAIN EXTENSION - ARCO AM/PM - 4190 SOUTH CARSON STREET

FINANCIAL PARTICIPATION IN WATER MAIN EXTENSION - BERNHARD - 2900 SOUTH

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CARSON STREET

Mr. O'Brien explained the Departmental policy which allowed him to enter into these agreements, however, the District Attorney's office felt that the Board should consider the merits of the extensions. Concern was expressed that financial capability is available for these extensions.

- E. COMMUNITY DEVELOPMENT DIRECTOR (1-405-A)
 - 1. PLANNING COMMISSION REFERRALS CONSENT MATTERS
- a. SPECIAL USE PERMIT U-86-25 GREGORY/BYRNE SHOW CAUSE HEARING ALLOW SINGLE FAMILY RESIDENCE IN COMMERCIAL DISTRICT ON RC 3300 AIRPORT ROAD
- b. VARIANCE V-87-1 AGNEW VERY FROM SETBACK REQUIREMENTS ON SF6000 901 THOMPSON STREET
- c. VARIANCE V-872-2 NEWBY VERY FROM FENCE HEIGHT AND SETBACK REQUIREMENTS ON SF21000 453 PASTURE DRIVE
- d. VARIANCE V-87-3 LUMOS/CAVOLICK VARY FROM LOT AREA AND SETBACK REQUIREMENTS ON TC NORTH SIDE OF GRAVES LANE, APPROXIMATELY 160 FEET WEST OF HOT SPRINGS ROAD
- e. VARIANCE V-87-4 J AND B DEVELOPMENT VARY FROM LOT AREA REQUIREMENTS ON MFG 606 SOUTH MINNESOTA STREET
- f. SPECIAL USE PERMIT U-87-2 LEPIRE EXPAND EXISTING RECREATIONAL VEHICLE PARK ON GC NORTHWEST CORNER OF U.S. 395 AND OLD CLEAR CREEK ROAD
- g. SPECIAL USE PERMIT U-87-4 LUMOS/CAVOLICK CONSTRUCT OFFICE BUILDING ON TC NORTH SIDE OF GRAVES LANE, APPROXIMATELY 160 FEET WEST OF HOT SPRINGS ROAD
- h. SPECIAL USE PERMIT U-87-3 STATE OF NEVADA, PUBLIC WORKS BOARD CONSTRUCT PUBLIC BUILDING ON P BLOCK BOUNDED BY EAST KING STREET, EAST MUSSER STREET, NORTH ROOP STREET, AND NORTH WALSH STREET
- i. SPECIAL USE PERMIT U-87-1 CARSON CITY CONSTRUCT CLUBHOUSE AT SHOTGUN RANGE ON CR NORTH SIDE OF ARROWHEAD DRIVE AND WEST OF EAGLE VALLEY GOLF COURSE II

The feeling was expressed that the shotgun range should be relocated because of its vicinity to the golf course. Mr. Sullivan explained that the Parks and Recreation had reviewed the proposal and evaluated the distance. It was felt that shotgun loads could not carry to the course. He felt that the Club was aware of the fact that as the surrounding area develops, the club will have to be relocated. Discussion indicated the

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desire to see the Club have an overseer check the loads and supervise all activities. Mr. Cockerill noted that if the Board had concerns, the item could be pulled for further discussion. It was also noted that Parks and Recreation Director Steve Kastens and the original designer, John Hancock, could respond to questions on the load limits and carrying range. Supervisor Chirila requested the District Attorney's office prepare an opinion concerning the liability factors concerned and the need for a hold harmless clause.

2. PLANNING COMMISSION REFERRALS - REVIEW AND APPEAL MATTERS

a. CHANGE OF LAND USE Z-86-13 - BORST/CARSON CITY - REZONE APPROXIMATELY 7.5 ACRES FROM SF1A to GC - WEST SIDE OF OAK STREET, BETWEEN CLEAR CREEK AVENUE AND CLEARBVIEW DRIVE - (1-655-A)

Mr. Sullivan explained that the original request had considered only one parcel. At the Board's direction, the area under consideration was expanded. After receiving considerable testimony on the southern portion, the Planning Commission voted 7-0 to maintain its current zoning. The Planning Commission then voted 5-2 to maintain the status quo on the northern portion.

- b. MISCELLANEOUS M-86-20 BORST ABANDON PORTION OF PUBLIC RIGHT-OF-WAY KNOWN AS OVERLAND STREET BETWEEN U.S. 395 AND OAK STREET
- c. MISCELLANEOUS M-87-2 CROWELL (MORTON THIOKOL) ABANDON PORTION OF PUBLIC RIGHT-OF-WAY KNOWN AS INDUSTRIAL PARK DRIVE BETWEEN KANSAS STREET AND FAIRVIEW DRIVE (1-009-B)

Mr. Sullivan explained the location, the request for abandonment, and staff's recommendation on b. Although inquiries had been received by his office, no one was present to speak against the proposal at the Planning Commission meeting. Jim Benson's concerns were addressed through the alternate routes. Ted Berrum had reviewed the procedure and had no problems with the alternate routes.

- Mr. O'Brien distributed a list of conditions for approval of the Morton Thiokol abandonment. He felt that Public Works could support the request if the City maintained a public utility easement. Reasons for retaining a public utility easement and Morton Thiokol's proposed expansion plan were explained. The explanation included security requirements placed on Morton Thiokol due to its Federal contracts.
- a. CHANGE OF LAND USE Z-86-13 BORST/CARSON CITY REZONE APPROXIMATELY 7.5 ACRES FROM SF1A TO GC WEST SIDE OF OAK STREET, BETWEEN CLEAR CREEK AVENUE AND CLEARVIEW DRIVE (1-050-B)

Supervisor Swirczek requested Mr. Sullivan contact him on this item.

d. GROWTH MANAGEMENT GM-87-1 - CONSIDERATION OF ALLOTMENT

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ALLOCATIONS - (1-089-B) - None.

e. AMENDMENT A-87-1 - CARSON CITY MUNICIPAL CODE TITLE 18 - PROPOSED MODIFICATIONS RELATIVE TO LANDSCAPING REQUIREMENTS - Withdrawn.

Supervisor Chirila requested Mr. Sullivan contact her concerning the Growth Management proposal, Item 7.d.

VIII. ORDINANCES - SECOND READING

A. CARSON CITY MUNICIPAL CODE 7.13.030 - PROVIDE FOR RESERVE ANIMAL CONTROL OFFICERS - (1-091-B)

Supervisor Scrivner requested staff contact him on this item.

- B. CARSON CITY MUNICIPAL CODE 17.36-030 MODIFICATIONS RELATIVE TO DRAINAGE REQUIREMENTS (1-093-B) None.
- C. CHANGE OF LAND USE Z-86-15 AND RESOLUTION OF INTENT HENSON/AGLIETTI REZONE APPROXIMATELY .2 ACRES FROM MFA TO RV SOUTH OF WEST FIFTH STREET, BETWEEN NEVADA STREET AND SOUTH DIVISION STREET PLANNING COMMISSION APPROVED 5-0 None.
- D. CARSON CITY MUNICIPAL CODE CHAPTER 11 MODIFICATIONS RELATIVE TO CLARIFICATION OF STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AND CARSON CITY MUNICIPAL CODE PROVISIONS None.
- IX. ORDINANCES _ SECOND READING (1-095-B)
- A. BILL NO.____ CARSON CITY MUNICIPAL CODE 11.12.060 MODIFICATIONS RELATIVE TO DRIVEWAY ENCROACHMENTS None.
- B. BILL NO._____ CARSON CITY MUNICIPAL CODE TITLE 10 MODIFICATIONS RELATIVE TO PARKING CITATIONS, PROVIDING PROCEDURES FOR ENFORCEMENT, AND SPECIFYING BAIL AMOUNTS FOR CERTAIN VIOLATIONS None.
- X. CITY MANAGER REPORTS AND BOARD DIRECTIVES (1-103-B)
- A. ADOPTION OF POLICY FOR ROUTINE, MONTHLY SPLIT (DAY/EVENING) BOARD MEETINGS

Mr. Hamilton had been working on a policy to split the Board meetings into day sessions for routine matters and evening meetings for items of public concern. He requested the item be pulled as he had not completed the policy due to his involvement in the budget hearings. He felt that it would be on the following Agenda.

- B. APPROVAL OF PUBLICATION OF THE AGENDA FOR BOARD OF SUPERVISORS MEETINGS (1-118-B) None.
- IX. A. BILL NO.____ CARSON CITY MUNICIPAL CODE 11.12.060 -

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MODIFICATIONS RELATIVE TO DRIVEWAY ENCROACHMENTS - Cont.

Clarification indicate this Item had been pulled due to the court hearing.

FUTURE BOARD MEETING DATES

March 6 and 7 had been scheduled for goal setting dates. A special meeting was scheduled for March 12 for approval of the tentative budget. Mr. Hamilton noted that the tentative budget could be considered the city's final budget if the Board desires. In actuality it is a tentative budget which would in all probability be revised several times before the final budget is adopted. Also, if the Board desires to continue the hearing on the tentative budget, it could do so. He felt that the budget information would be provided as soon as possible.

Discussion ensued concerning the goal setting session and what the Board would be doing. Supervisor Scrivner explained his commitments which may prohibit his attendance. Mayor Flammer reminded the Board that Mr. Neus had requested a resume from each. Mr. Hamilton explained his reasons for feeling that this would be a positive exercise for the Board and staff. The Board expressed the hope that this would assist in establishing a sound basis for a good working relationship for the future.

There being no other items for discussion, Supervisor Chirila moved to adjourn the meeting. Supervisor Swirczek seconded the motion. Motion was voted and carried 5-0. Mayor Flammer then declared the meeting adjourned at 5:20 p.m.

No formal action was taken on any of the items. A tape recording of the proceedings is on file in the Clerk-Treasurer's Office. This tape is available for review and inspection during normal business hours.

The Minutes of the March 2, 1987, Agenda Review and Work Session of the Carson City Board of Supervisors

	ARE SO APPROVED OI	N5/7, 1987.
	Dan Flammer, Mayor	r
ATTEST:		
/s/	rk-Treasurer	

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