

CARSON CITY BOARD OF SUPERVISORS
Minutes of the April 18, 1996, Meeting
Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, April 18, 1996, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 1 p.m.

PRESENT: Marv Teixeira Mayor
Greg Smith Supervisor, Ward 1
Janice Ayres Supervisor, Ward 2
Tom Tatro Supervisor, Ward 3
Kay Bennett Supervisor, Ward 4

STAFF PRESENT: John Berkich City Manager
Alan Glover Clerk-Recorder
Rod Banister Sheriff
Al Kramer Treasurer
Judie Fisher Personnel Manager
Jay Aldean Public Works Director
Basil "Butch" Moreto Purchasing & Contracts Director
Paul Lipparelli Deputy District Attorney
Jay Ahrens Deputy Utilities Director
Fred Schoenfeldt Sergeant
Katherine McLaughlin Recording Secretary
(B.O.S. 4/18/96 Tape 1-0001.5)

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, INVOCATION, PLEDGE OF ALLEGIANCE, ROLL CALL - Mayor Teixeira convened the meeting at 1 p.m. Rev. Bruce Henderson of the Airport Church of Christ gave the Invocation. Supervisor Tatro lead the Pledge of Allegiance. Roll call was taken. The entire Board was present constituting a quorum.

1. APPROVAL OF MINUTES - March 7 and 21, 1996 (1-0091.5) - Supervisor Tatro moved to approve. Supervisor Ayres seconded the motion. Motion carried 5-0.

2. SPECIAL PRESENTATION - Personnel Director Judie Fisher - **ACTION ON RETIREMENT RESOLUTION FOR LORETTA SZYMANSKI (1-0095.5)** - Supervisor Bennett moved to adopt Resolution No. 1996-R-18, RESOLUTION COMMENDING RETIREMENT FOR LORETTA SZYMANSKI, and read the entire Resolution into the record. Supervisor Ayres seconded the motion. Motion carried 5-0. Mayor Teixeira briefly explained his relationship with and knowledge of Ms. Szymanski over many years. He wished her success in her new endeavors. Ms. Szymanski indicated she had enjoyed working for the City.

CITIZEN COMMENTS (1-0166.5) - Virginia Orcutt expressed her concerns about the graffiti issue. Her survey had indicated there is a federal ordinance against selling spray cans to minors. K-Mart and Walmart have a register program which requires the salesperson to check for identification whenever spray paint is sold. This same requirement could be used to verify the buyer's age when procuring liquor, cigarettes, etc. She urged the Board to appeal to the parents to lock up their spray paint. She urged the Board to implement these control measures rather than adopt new laws. Sheriff Banister indicated the vandals had been arrested who had been involved with the graffiti incident. He also explained an ordinance he had obtained from Henderson's Police Department which makes it illegal for stores to sell or possess spray cans or markers to minors. The District Attorney's office is considering it. It was felt that the City's ordinance needed to be modified to be enforceable. He agreed that the stores need to lock up the items to keep them from being stolen. He agreed that there could be

some opposition from the retail stores, however, the total benefit to the community could make the change worthwhile. Supervisor Smith indicated he had raised this issue five or six years ago due to a Philadelphia ordinance. There had been a great deal of opposition at that time and expressed the hope that people are now aware of the problem and need. Sheriff Banister felt that the public was "tired of the situation" and would support the proposal. He felt that 95 percent of the current "tagging" problem was non-gang related.

(1-0258.5) L. W. Jenson explained his residential problem with dirt bikes, ATVs, and OHVs. He urged the Board to control the situation before someone is hurt. The vehicles have created a dust problem for the residents in addition to the noise problem. Accidental fires have also occurred in the area from the vehicles or riders. He urged the Board to post signs. Clarification indicated the site is on private property. Mayor Teixeira directed Mr. Berkich to contact the property owner and request the property be posted. This would allow the Sheriff's Department to respond.

Additional comments were solicited but none given.

3. LIQUOR AND ENTERTAINMENT BOARD MATTERS - Treasurer Al Kramer - Mayor Teixeira then recessed the Board of Supervisors session and immediately reconvened the hearing as the Liquor and Entertainment Board. The entire Board was present including Member Banister.

A. ACTION ON A FULL BAR LIQUOR LICENSE FOR JANICE DAVIS, DOING BUSINESS AS THE ASSEMBLY ROOM (1-0322.5) - Janice Davis indicated she was leasing the facility, had worked in the liquor industry for 18 years, and was aware of the identification requirements. Member Banister noted the problems encountered at the establishment in the past. The last owners had improved the situation. He expressed the hope that she would continue to operate in this vein. The Sheriff's Department recommended approval. Member Smith moved to approve the request for a full bar Liquor License for Janice Davis, doing business as The Assembly Room at 408 South Carson Street, fiscal impact is \$200 per quarter, \$1,000 Origination New Fee, and a \$500 Investigation Fee. Member Ayres seconded the motion. Motion carried 6-0. Ms. Davis briefly noted her remodeling plans and invited the Board to visit.

B. ACTION ON A BEER AND WINE LICENSE FOR MARK DIAZ, PRESIDENT, AND PATRICIA DIAZ, SECRETARY-TREASURER OF M&P FOODS, INC., DING BUSINESS AS JUICY'S GIANT HAMBURGERS (1-0351.5) - Mark and Patty Diaz explained the change of ownership, intent to sell beer and wine, and knowledge about identification requirements. The Sheriff's Department recommended approval. Member Bennett moved to approve the request for a beer and wine license for Mark Diaz, President, and Patricia Diaz, Secretary-Treasurer, of M&P Foods, Inc., doing business as Juicy's Giant Hamburgers. Member Tatro seconded the motion. Motion carried 6-0.

C. ACTION ON A BEER AND WINE LICENSE FOR BRENDA BURNS, PRESIDENT OF BREGENE'S TRATTORIA AND PASTRY SHOP, INC. (1-0372.5) - Brenda Burns explained her application and her awareness of the Liquor Laws. Member Banister explained the Sheriff's Departmental concerns with business partner Eugene Pizzetta. There were no concerns regarding Ms. Burns' application. Sgt. Schoenfeldt further detailed the problems involving Mr. Pizzetta, a 49 percent minor partner. Ms. Burns responded by explaining her reasons for not filing amended corporation paperwork. She felt that this would be falsely stating the fact that Mr. Pizzetta was an active partner which is common knowledge in Carson City. She also expressed her knowledge of the fact that there is a General Manager with a criminal record who holds a full bar Liquor License in Carson City. Ms. Burns indicated she would be present during the hours of operation. Mr. Pizzetta would not be involved with the sale/service of beer and wine. Ms. Burns emphasized that she had never attempted to hide the fact that Mr. Pizzetta was a partner and involved in the operation. She requested the Board grant the license in her name and on her record. The restaurant and pastry shop would be open from 7 a.m. to 7 p.m. Monday through Saturday. Discussion indicated Mr. Pizzetta is not on probation and had served time for all of the convictions although he is on probation for failing to register a new address within three days. None of his prior convictions are drug or alcohol related. The beer and wine would be served with a meal. Member Smith commended her on

the changes which had been made to the shop's appearance. Discussion indicated there would not be a bar and that beer and wine would only be served with a meal. Ms. Burns indicated she was strongly opposed to drunks and would refuse to serve such individuals. She reiterated her knowledge of the identification requirements. Member Banister explained his problems with having Mr. Pizzetta named as a partner on a Business License and noted his recommendation of denial. Member Bennett explained her problems with the application even though it may provide the opportunity for Mr. Pizzetta to become a productive and meaningful member of the community. She was concerned with the message which would be sent to other applicants. She suggested a conditional license with a specific review period. Ms. Burns pointed out that the Board could suspend the license if a necessary. She expressed a willingness to have the license conditioned on her presence whenever the beer or wine are served. Chairperson Teixeira explained his personal knowledge of Ms. Burns and commended her on her integrity and honesty. He indicated that the issue was related to the nature of the business. He had no problem with her application which is as the primary principal partner. He felt that she had earned the right to do business in the community. He also understood the Sheriff's concerns. He, too, was concerned about the partner. Member Smith moved that the Board of Supervisors approve the request for a beer and wine license for Brenda Burns, President of Bregene's Trattoria and Pastry Shop, Inc., fiscal impact is \$150 per quarter, \$500 Origination Fee, and \$500 Investigation Fee with the following conditions that the license be reviewed after a period of six months and that the President of the Corporation be present at all times that liquor is served at the business for the six month period. Member Bennett seconded the motion. Member Smith amended his motion to be that the Liquor and Entertainment Board approve the request as indicated. Member Bennett continued her second. Discussion indicated that the six month review would provide the Board with an opportunity to review the operation and provide a level of comfort to the community and come back in six months when the Sheriff's Department could indicate that: there are still the original concerns, however, everything seems to be going fine with no problems; we have checked a couple of times, things are going well; or, there are some problems, Brenda is not there, we found this or that. It was not as important to him as it appeared to be to others. As a conditional license there would be a specified date when the license would have to be reviewed by the Board and be reconsidered. If everything is fine at that time, the Board could approve it and business could go on. The motion to approve the license as conditioned was voted by roll call with the following result: Member Smith - Yes; Member Ayres - No; Chairperson Teixeira - Yes; Member Tatro - Yes; Member Bennett - Yes; and Member Banister - No. Motion carried 4-2.

BOARD OF SUPERVISORS - There being no other matters for consideration as the Liquor and Entertainment Board, Chairperson Teixeira adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. The entire Board was present constituting a quorum.

4. CONSENT AGENDA

A. TREASURER

- i. ACTION ON REINSTATEMENT OF REVOKED BUSINESS LICENSES**
- ii. ACTION ON TREASURER'S REPORT FOR THE MONTH OF MARCH 1996**

B. PARKS AND RECREATION DIRECTOR

- i. ACTION ON APPROVAL OF COOPERATIVE AGREEMENT WITH THE CAPITAL CITY GUN CLUB FOR MATCHING FUNDS FOR THE PITTMAN-ROBERTSON HUNTER EDUCATION FEDERAL AID FUNDS FOR THE CARSON CITY TRAP RANGE**
- ii. ACTION ON APPROVAL OF COOPERATIVE AGREEMENT WITH THE NEVADA DIVISION OF WILDLIFE FOR PITTMAN-ROBERTSON HUNTER EDUCATION FEDERAL AID MATCHING FUNDS FOR THE CARSON CITY TRAP RANGE**

C. PERSONNEL MANAGER - ACTION ON REAPPOINTMENTS TO THE BOARD OF APPEALS UNIFORM BUILDING CODE

D. PURCHASING DIRECTOR - ACTION ON CONTRACT NO. 9596-196 - SOUTH LIFT STATION IMPROVEMENTS, ENGINEERING SERVICES, CONTRACT APPROVAL (1-0595.5) - None of the Items were pulled for discussion. Supervisor Ayres moved that the Board of Supervisors accept the Consent Agenda as presented. Supervisor Bennett seconded the motion. Motion carried 5-0.

5. TREASURER - Al Kramer - ORDINANCE - SECOND READING - ACTION ON BILL NO. 111 - AN ORDINANCE AMENDING CHAPTER 4.26 OF THE CARSON CITY MUNICIPAL CODE (OUTDOOR MUSIC FESTIVALS) TO ADD SECTION 4.26.075 AUTHORIZING CERTAIN EXEMPTIONS FROM THE CHAPTER REQUIREMENT FOR OUTDOOR MUSIC FESTIVALS SPONSORED BY PUBLIC AGENCIES, AND OTHER MATTERS PROPERLY RELATED THERETO (1-0609.5) - Supervisor Bennett moved to adopt on second reading Ordinance No. 1996-11, Bill No. 111, AN ORDINANCE AMENDING CHAPTER 4.26 OF THE CARSON CITY MUNICIPAL CODE (OUTDOOR MUSIC FESTIVALS) TO ADD SECTION 4.26.075 AUTHORIZING CERTAIN EXEMPTIONS FROM THE CHAPTER REQUIREMENT FOR OUTDOOR MUSIC FESTIVALS SPONSORED BY PUBLIC AGENCIES, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Motion carried 5-0.

6. CARSON-TAHOE HOSPITAL - Chief Operations Officer Ed Epperson - ACTION ON CARSON-TAHOE HOSPITAL PROPERTY ACQUISITION - PURCHASE OF PROPERTY LOCATED AT 1204 NORTH DIVISION STREET, CARSON CITY, NEVADA, APN 1-171-02 (1-0630.5) - Discussion clarified the location and number of residences involved in the acquisition. Mr. Epperson indicated he had a copy of the title insurance and preliminary title report. Supervisor Bennett moved that the Board of Supervisors approve the action of the Carson-Tahoe Hospital Property Acquisition to purchase property located at 1204 North Division Street, Carson City, Nevada, APN 1-171-02, and represented to the Board that the Finance Committee had reviewed the acquisition; there are funds available for the purchase, and it was approved by the Hospital Board of Trustees. Supervisor Smith seconded the motion. Motion was voted and carried 5-0.

7. UTILITY DIRECTOR - Deputy Utility Director Jay Ahrens

A. ORDINANCE - FIRST READING

i. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND STANTON PARK DEVELOPMENT, INC. (1-0665.5) - Supervisor Ayres moved that the Board introduce Bill 113 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND STANTON PARK DEVELOPMENT, INC., fiscal impact is \$31,900 which will be required for the sewer participation line item. Supervisor Tatro seconded the motion. Motion carried 5-0.

ii. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND SILVER OAK DEVELOPMENT COMPANY, A LIMITED PARTNERSHIP (1-00695.5) - Supervisor Ayres moved that the Board of Supervisors introduce Bill No. 114 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND SILVER OAK DEVELOPMENT COMPANY, A LIMITED PARTNERSHIP, fiscal impact is \$37,852.90, funding source if Account 520 - Eagle Valley Silver oak Production Source. Supervisor Bennett seconded the motion. Motion carried 5-0.

iii. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND STANTON PARK DEVELOPMENT, INC. (1-0722.5) - Discussion explained the fluoride problem with Well 44 which will be mixed with other water and safely used by the public. This is a normal practice and meets State requirements. Supervisor Tatro moved that the Board of Supervisors introduce Bill 115 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND STANTON PARK DEVELOPMENT, fiscal impact not to exceed \$115,745, funding source is Fund 520 - Well No. 44 Main Line. Supervisor Bennett seconded the motion. Motion carried 5-0.

B. ACTION ON THE AWARD OF A \$15,000 GRANT FROM THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION TO CARSON CITY TO FUND PUBLIC EDUCATION PROGRAM

REGARDING RECYCLING AND WASTE REDUCTION (1-0782.5) - Supervisor Bennett commended him on the program and the Carson Pride and Revitalization Program which begins next week. Supervisor Bennett moved that the Board approve and authorize the Mayor to sign the attached "Notice of Recycling-Waste Reduction Grant Award", "Program Assurances", and "Financial Assurances" forms, thereby accepting a \$15,000 grant from the Nevada Division of Environmental Protection to fund a public education program regarding recycling and waste reduction. Supervisor Tatro seconded the motion. Motion carried 5-0. Mr. Ahrens indicated that Ken Arnold had worked on this program and should be given credit for it.

C. ORDINANCE - SECOND READING - ACTION ON BILL NO. 112 - AN ORDINANCE AMENDING CHAPTER 12.01 OF THE CARSON CITY MUNICIPAL CODE BY AMENDING SECTION 12.01.030 SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES (1-0825.5) - Supervisor Smith moved to adopt on second reading Ordinance No. 1996-12, AN ORDINANCE AMENDING SECTION 12.01.030 OF THE CARSON CITY MUNICIPAL CODE REGARDING WATER CONNECTION CHARGES AND USE RATES AND OTHER MATTERS PROPERLY RELATED THERETO, there is no fiscal impact. Supervisors Ayres and Bennett seconded the motion. Motion carried 5-0.

8. PUBLIC WORKS DIRECTOR - Jay Aldean - ORDINANCES - FIRST READING

A. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND MTG INCORPORATED REGARDING APN 08-815-04 LOCATED AT 5100 GRUMMAN DRIVE, CARSON CITY, NEVADA (1-0843.5) - Discussion explained the location and the improvements within the vicinity. Supervisor Tatro moved that Board introduce Bill No. 116 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND MTG INCORPORATED, REGARDING ASSESSOR'S PARCEL NO. 08-815-04 LOCATED AT 5100 GRUMMAN DRIVE, CARSON CITY, NEVADA. Supervisor Ayres seconded the motion. Motion carried 5-0.

B. ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND SHAW CONSTRUCTION COMPANY REGARDING APN 08-816-46, LOCATED AT 5100 CONVAIR DRIVE, CARSON CITY, NEVADA (1-0899.5) - Supervisor Tatro moved that the Board introduce Bill No. 117 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND SHAW CONSTRUCTION COMPANY, REGARDING ASSESSOR'S PARCEL NO. 08-816-46 LOCATED AT 5100 CONVAIR DRIVE, CARSON CITY, NEVADA. Supervisor Ayres seconded the motion. Motion carried 5-0.

9. COMMUNITY DEVELOPMENT DIRECTOR - Senior Planner Sandra Danforth - ACTION ON S-95/96-6 - ACTION ON A TENTATIVE SUBDIVISION MAP REQUEST FROM BERNHARD FAMILY TRUST TO DEVELOP A 29-UNIT SUBDIVISION KNOWN AS HIDDEN MEADOW ESTATES ON APPROXIMATELY 27 ACRES OF LAND PRESENTLY ZONED SINGLE FAMILY 21,000 (SF21000), LOCATED ON THE EAST SIDE OF CARSON RIVER ROAD, ON THE SOUTH END OF BUZZY'S RANCH ROAD, APN 10-071-22 (1-0915.5) - Supervisor Bennett commended Mr. Bernhard on his willingness to provide public access along the Mexican Ditch. She also expressed the hope that other developers would follow his lead. Supervisor Smith moved that the Board of Supervisors approve S-95/96-6, a request from the Bernhard Family Trust to develop a 29-unit subdivision known as Hidden Valley Estates on approximately 27 Acres of land presently zoned Single Family 21,000, located on the east side of Carson River Road, on the south end of Buzzy's Ranch Road, APN 10-071-22, based on three findings and subject to 19 conditions of approval. Supervisor Smith seconded the motion. Discussion explained Mr. Bernhard's donation of the McCain railroad car to the State Railroad Museum. Supervisor Smith commended him on the project and packet. The motion to approve S-95/96-6 was voted and carried 5-0.

10. PARKS AND RECREATION DIRECTOR - Steve Kastens

A. ACTION ON RESOLUTION OF APPRECIATION FOR ANN NUNNEMAKER, SHADE TREE COUNCIL MEMBER (1-1035.5) - Pulled.

C. PRESENTATION OF TREE CITY USA AWARD TO CARSON CITY FOR SECOND YEAR (1-1038.5) - Nevada Division of Forestry Representative Susan Stead presented the award and commended the Shade Tree Council on its efforts. She explained the award and the four standards which must be achieved to receive the award. Discussion indicated there are seven other cities involved in the program statewide. Mayor Teixeira thanked her for the award which Shade Tree Council Chairperson Donna Kuester accepted. Chairperson Kuester also thanked her for the award. Discussion indicated another plaque would be placed on the perpetual award which hangs in the Sierra Room. No formal action was taken or required.

B. ACTION ON SHADE TREE COUNCIL REPORT ON ACHIEVEMENTS, CONCERNS AND FUTURE ACTIVITIES (1-1135.5) - Shade Tree Council Chairperson Donna Kuester reviewed the Council's report on its achievements, concerns and future activities. Copies of the Tree Selection Guide for Carson City were distributed to the Board. (A copy was not given to the Clerk.) The Board commended her on the booklet. Discussion indicated pruning information is available through the Cooperative Extension Office as well as at one of the Council's seminars. The funding was explained. Supervisor Bennett explained the Regional Transportation Commission's goal to consider Citywide beautification when designing streets and roads and development of standards for same. She encouraged the Council to work with Public Works on this endeavor. Chairperson Kuester invited the Board and community to attend the Arbor Day activities at the Lone Mountain Cemetery on April 26. She thanked the Board for its support. Mayor Teixeira and Supervisor Smith commended the Council on its endeavors. No formal action was taken or required.

D. ACTION ON REQUEST FROM CARSON CITY YOUTH SPORTS ASSOCIATION FOR ADDITIONAL RESIDENTIAL CONSTRUCTION TAX FUNDS FOR THE DEVELOPMENT OF T-BALL FIELDS AT GOVERNOR'S FIELD (1-1275.5) - Demand for additional fields was outlined by Mr. Kastens. The "Quality of Life" tax initiative includes funding for irrigation and additional improvements for these fields. If this effort is not successful, future RCT monies may be requested. The City Parks' watering truck will be used on the site for dust control. Supervisor Ayres questioned the feelings which would be created by opening the allocations for this project and not the others. Mr. Kastens noted his recommendation to the Commission when the decision had been made to reserve this year's allocations had been to grant small projects funding. The Little League had submitted a application for some of the funding. He felt that the circumstances warranted special consideration. Mayor Teixeira also noted that this will complete a previously funded project. He felt that such projects should be completed when a financial shortfall occurs. Other projects will be considered if a similar situation arises. Supervisor Smith moved that the Board of Supervisors approve the request by the Carson City Youth Sports Association for an additional \$15,000 in Residential Construction Tax funds for the development of T-Ball Fields at Governors Field, fiscal impact is \$15,000, and the funding source will be the Residential Construction Tax. Supervisor Bennett seconded the motion. Motion carried 5-0.

BREAK: A five minute recess was declared at 2:25 p.m. When the meeting reconvened at 2:30 p.m. the entire Board was present constituting a quorum.

11. PERSONNEL DIRECTOR - Judie Fischer - ACTION ON APPOINTMENT TO THE GOLF COURSE ADVISORY BOARD (1-1382.5) - The Board interviewed the following applicants: Dinty Moore, (1-1661.5) Robert Theobald, (1-1779.5) Duane Dimmit, (1902.5) Michael Becker, and (1-2082.5) Michael Dunn. Applicants not present were Colleen Stockton and Wes Myers. Applicant Richard Morgan had withdrawn. Dinty Moore read a prepared statement into the record requesting his appointment as a member of the legitimately established Eagle Valley Mixed Golf Club to the Committee. (A copy of his statement was distributed to the Clerk and Board.) The applicants responded to questions concerning reasons for applying, rating of the present facility and its level of service, his personal agenda for the facility, opinion on the RFP process currently underway, whether or not he held a punch card or seasonal pass, and the current fee structure. Mayor Teixeira thanked each for applying. Supervisor Smith explained his reasons for suggesting the consideration of an RFP once competition

occurs. He requested assurances from Mr. Moore that he would consider all issues with an open mind and fairly. Mr. Moore felt that the golf course was fiscally sound and questioned the need for another fee increase. He felt that the last increase was not warranted. (1-2004.5) Supervisor Bennett expressed the need for the appointee to be unbiased and open-minded. Mr. Becker felt that as the Committee should be comprised of diverse individuals who need to consider all the issues, one individual's bias would be overcome by the others.

(2-1202.5) The Board Members then listed a his/her selection for appointment to the Committee. Supervisor Smith left the room after voicing his selection--5:25 p.m. (A quorum was still present.) Supervisor Tatro moved to appoint Michael Dunn to the Golf Course Advisory Committee to fill out the remainder of the vacant term which will expire in March 1997. Supervisor Bennett seconded the motion. Motion carried 4-0.

12. REDEVELOPMENT AUTHORITY (1-2265.5) - Mayor Teixeira then recessed the Board of Supervisors session and passed the gavel to Redevelopment Chairperson Tom Tatro. For Minutes of the Redevelopment Authority, see its folder. Following adjournment of the Redevelopment Authority, Chairperson Tatro passed the gavel to Mayor Teixeira who reconvened the Board of Supervisors. (During this transfer, Supervisor Ayres returned. Supervisor Bennett was still out of the room.) A quorum was present as noted.

13. FINANCE AND REDEVELOPMENT DIRECTOR - Mary Walker

B. ACTION ON CARSON CITY REDEVELOPMENT AUTHORITY RESOLUTION ESTABLISHING PUBLIC PURPOSE TO REDEVELOP AND REHABILITATE PROPERTY AT 716 NORTH CARSON STREET, COMMONLY KNOWN AS THE GOLDEN SPIKE AND AUTHORIZING REDEVELOPMENT STAFF TO SOLICIT PROPOSALS FOR THE REDEVELOPMENT OF THAT PROPERTY; AND C. ACTION ON CARSON CITY REDEVELOPMENT AUTHORITY RESOLUTION ESTABLISHING PUBLIC PURPOSE TO REDEVELOP AND REHABILITATE PROPERTY AT 302 NORTH CARSON STREET, COMMONLY KNOWN AS THE LUCKY SPUR AND AUTHORIZE REDEVELOPMENT STAFF TO SOLICIT PROPOSALS FOR THE REDEVELOPMENT OF THAT PROPERTY (2-0637.5) - No action was required on these items at this time. (Supervisor Bennett returned during discussion on the need for no action to be taken on these items. A quorum was present as previously indicated.)

A. ACTION ON FINAL DESIGN OF THE CARSON STREET BEAUTIFICATION PROJECT (2-0642.5) - Supervisor Smith moved that the Board of Supervisors approve the final design of the Carson Street Beautification Project. Supervisors Ayres and Tatro seconded the motion. Motion carried 5-0.

D. ACTION ON APPLICATION TO REMOVE UNCOLLECTIBLE ACCOUNTS RECEIVABLE FROM THE RECORDS OF THE AMBULANCE FUND (2-0648.5) - Senior Accountant Charles Greer and Ms. Walker explained the reasons for removing these accounts. The ambulance enterprise fund absorbs the cost related to the write-off. The accounts will continue to be worked by a collection agency until it is determined that they cannot be collected. Supervisor Bennett explained her concern as the General Fund subsidizes the Ambulance Account due to the fact that the services costs are higher than the revenues generated. Other businesses and enterprise funds, including the hospital, do not have the luxury of writing off such costs. Ms. Walker indicated that the hospital incurs the same expense and write-offs, however, was not sure of the procedure followed to do so. She emphasized that the City's ambulance collection rate is approximately 72 percent, which is better than the majority of the hospitals', which normally is in the 60 percent range. Mr. Berkich also indicated the collection efforts would be continued. It is an accounting decision to remove the accounts from the books and recommended by the external auditors--Kafoury Armstrong. The City's accounting policy also supports the request. Reasons for doing it at this time of the year were explained by Ms. Walker. Supervisor Tatro moved that the Board approve an application to remove uncollectible accounts receivable from the records of the Ambulance Fund in the amount of \$142,983.88. Supervisor Ayres seconded the motion. Motion carried 5-0.

16. CITY MANAGER - John Berkich - **ACTION TO APPROVE THE EARLY SEPARATION INCENTIVE POLICY (2-0745.5)** - Discussion among the Board, Mr. Berkich, and Ms. Walker explained the

waiver for rehire in the same classification. Supervisor Ayres suggested the employee not be eligible for rehire even as a consultant. This will be a one time only program and is not an on-going program. Mr. Berkich agreed that the program could be reintroduced at a future date if desired. If the program became on-going, the City would lose its ability to generate a savings which occurs within one to five years. When it is done on an on-going basis, it also becomes an employee benefit which is costly. The goal is not to downsize the work force. It is a voluntary program. Mr. Lipparelli explained the program restrictions and the appeal program. Mr. Berkich emphasized the goal of having the program be revenue neutral and that all costs would be recovered within 12 months of the date of separation. Mr. Lipparelli felt that the program restrictions would provide the necessary guidelines and eliminate potential grievances. The Union Representatives had been included on the team and were aware of the proposal from its inception. It was hoped that this participation had provided the Unions with an opportunity to voice objections and eliminated opposition. This does not guarantee that a challenge would not occur. Mr. Berkich reviewed the benefit restriction and caps. (Copies of the eligibility for benefit program and list of the eligible number of potential employees by Association and tenure was distributed to the Board and Clerk.) Mr. Berkich introduced and commended the team on its efforts.

(2-0992.5) Jim Powell indicated his representation of the Classified Fire Fighters Association and for Bob Schreihans of the Fire Fighters Association and explained their endorsements. He explained the clause which would allow an employee to return at a different or lower classification. This will enable the City to retain or obtain professional services during times of dire need, i.e., financial crunches.

Additional public comments were solicited but none given.

Supervisor Bennett moved that the Board of Supervisors approve the early separation incentive policy with the changes as submitted by Mr. Lipparelli. Supervisors Ayres and Tatro seconded the motion. Motion carried 5-0.

15. DISTRICT ATTORNEY - Paul Lipparelli - ACTION TO DIRECT STAFF ON THE METHOD TO BE USED FOR THE SALE OF 2621 NORTHGATE LANE (2-1025.5) - Discussion explained that this option would allow the highest bidder to acquire the property. The property will be appraised and that figure will be used as the base price. Both sealed and oral bids will be requested. No bid could be accepted which is lower than the appraised value. The request for Board direction was based on the need to obtain this appraisal before a resolution could be drafted. It was also felt that by the time the appraisal is completed, staff will know the amount of space which will be needed for the Departments which will remain in the Complex. Mayor Teixeira noted that this would allow the City to establish a lease for this area within the bid and sale documents. If the bids are rejected, a different sales procedure could be determined. Mr. Lipparelli agreed that both the sale by auction and direction on selecting a different sales procedure could be agendized for the same meeting. This procedure would also establish the market value and its salability. The downside of the procedure may be the requirement that the bidder be considered qualified. This may mandate imposition of various conditions including requiring a deposit or financial statements. Mayor Teixeira supported requiring a deposit of \$100,000. Mr. Lipparelli indicated this requirement is included in the draft resolution. Discussion also indicated the City could elect to carry the paper if a 25 percent down payment is made and the payoff period is within the ten year statutory restriction. Mr. Berkich indicated the City needed the 25 percent down payment for the Bank of America building. Mr. Lipparelli requested the Board review the draft resolution and let him know if any additions/deletions should be made and the figures which should be added in the blanks. Mr. Berkich also pointed out that the broker's fee would be saved if this process is successful. Mayor Teixeira also indicated the need to determine the advantages which advertising would provide. Mr. Berkich indicated that if the auction process fails, the property could be listed with a broker, however, it could not be listed with multiple brokers. Supervisor Tatro moved to direct staff to prepare a resolution to declare the City's intent to sell property at 2621 Northgate using Option No. 1 as contained on the staff report to sell the property at public auction according to NRS 244.281.1.a. Supervisor Ayres seconded the motion. Motion carried 5-0.

17. BOARD OF SUPERVISORS

B. ACTION ON APPOINTMENT OF REPRESENTATIVE FOR SUPERVISOR BENNETT AT THE TAHOE REGIONAL PLANNING AGENCY MEETING ON APRIL 24, 1996 (2-1232.5) - Supervisor Bennett moved that the Board of Supervisors appoint Miss Alice Baldrica to represent the Board of Supervisors at the April 24 meeting of the Tahoe Regional Planning Agency due to her necessity of being out of town. Supervisor Ayres seconded the motion. Motion carried 4-0.

A. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (2-1245.5) - Supervisor Ayres reported on the Carson City Senior Center Advisory Committee meeting concerning the sub-acute hospital program. Parking problems has caused the program to be re-evaluated. The Center's fund-raising activities for its Meals-On-Wheels Program were also noted. Meetings concerning the V&T Railroad Commission and its executive steering committee were briefly outlined. Mayor Teixeira explained the Nevada Day Committee's April 16th meeting which had voted 7-1 to recommend that the Legislature make Nevada Day a three-day weekend. This would make it on the last Saturday of October with the State holiday being on the Friday before. The caveats are that Mayor Teixeira, within 60 days, place \$20,000 in annual pledges with the Nevada Day Committee to support the program and that Carson City file the legislation with the Nevada Association of Counties and obtain support from the 17 other Counties. Once this is obtained the legislation will be taken to the Legislature and push made for an early adoption date. This would make October 25, 1997, Nevada Day with the holiday being October 24th. Justification for this change was explained and included the need for participation in the parade from other Counties and school districts. It will also provide the need financial support, tourist trade, and celebration of its statehood in the Capitol. Mayor Teixeira stressed the point that the benefits were not purely economical. Current activities will be expanded and maintained for family participation. Contributors were solicited for pledges. Comments on the proposal were to be made to the City Manager's office. Supervisor Tatro did not have a report. Supervisor Bennett then expressed her regret at the Carson-Tahoe Hospital Board of Trustees' decision to not appoint anyone to fill its vacancy until after the filing deadline. Reasons for this decision were noted. As a member of the Hospital Board of Trustees she apologized to Mr. Elorreaga for the misunderstanding which arose from the Trustees' action. She distributed copies of the Board Chairperson's press release to the Board of Supervisors and Clerk. (A copy is included in the file.) She noted that the media had failed to print this release. Her personal attempts to contact Mr. Elorreaga have been unsuccessful. The Hospital Board will consider at its next meeting a policy for filling any future vacancies to avoid such a reoccurrence. This policy is to be adopted as part of the By-Laws. She then expressed her pride in being a member of the Board of Trustees and its endeavors to represent the community. She urged Mr. Elorreaga to reconsider his withdrawal and refile and be elected. She was certain he would be a valuable and most welcome member of the Trustees.

There being no other matters for consideration, Supervisor Ayres moved to adjourn. Mayor Teixeira seconded the motion. Motion carried unanimously and Mayor Teixeira adjourned the meeting at 5:40 p.m.

The Minutes of the April 18, 1996, Carson City Board of Supervisors meeting

A R E S O A P P R O V E D

ON _____ June 20 _____, 1996.

_____/s/_____

Marv Teixeira, Mayor

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder