

CARSON CITY BOARD OF SUPERVISORS
Minutes of the May 2, 1991, Meeting
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A regular session of the Carson City Board of Supervisors was held on Thursday May 2, 1991, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 9 a.m.

PRESENT: Tom Feticc Mayor Pro-Tem
Greg Smith Supervisor, Ward 1
Tom Tatro Supervisor, Ward 3
Kay Bennett Supervisor, Ward 4

STAFF PRESENT: John Berkich City Manager
Paul McGrath Sheriff
Ted P. Thornton Treasurer
Gary Kulikowski Internal Auditor
Judy Fisher Personnel Manager
Charles P. Cockerill Chief Deputy District Attorney
Katherine McLaughlin Recording Secretary
(B.O.S. 5/2/91 Tape 1-0015)

Mayor Pro-Tem Feticc called the meeting to order at 9:05 a.m. by reminding everyone of the sensitivity of the PATCOM microphone. Supervisor Smith lead the Pledge of Allegiance. First Baptist Church Pastor Ken DeLyser explained a Legislative proclamation declaring the first Thursday of May as a Day of Prayer in the State, a joint prayer meeting to be held at 12:15 p.m. on the Capitol steps, invited all to join, and gave the Invocation. Roll call was taken and a quorum was present although Mayor Teixeira was absent.

APPROVAL OF MINUTES - April 4, 8, 10, and 16, 1991 Sessions (1-0062) - Supervisor Tatro moved to approve the Minutes of April 4, 8, and 10, 1991. Supervisor Smith seconded the motion. Motion carried 4-0.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0069) - Richard Waiton, representing the Watch Dog Association, explained concern about the sale of the Courthouse and Fire Station 1 and the use of those funds without public approval. He felt that the City was bonded to the maximum that the residents could handle and that the public should be advised now if it was going to have to carry an additional bond for a new Courthouse. He then questioned the staffing and equipping of Fire Station 4 near the College. Mayor Pro-Tem Feticc explained that his comments on the sale were to be held for discussion later in the meeting. Supervisor Smith explained the funding for Fire Station 4. Mayor Pro-Tem Feticc directed the City Manager to report on this issue at the next meeting. Supervisor Smith expressed a desire to meet with Mr. Waiton privately and discuss his concerns further.

SPECIAL PRESENTATIONS - 1. PRESENTATION AND ACTION ON RESOLUTION OF COMMENDATION AT RETIREMENT OF TERRY ANN PERL (1-0260) - Personnel Manager Fisher introduced the request. Mayor Pro-Tem Feticc commended Ms. Perl on her tenure and retirement. Supervisor Tatro moved to adopt Resolution No. 1991-R-21, A RESOLUTION OF COMMENDATION, and read the Resolution into the record. Supervisor Bennett seconded the motion. Motion carried 4-0.

LIQUOR AND ENTERTAINMENT BOARD - Mayor Pro-Tem Feticc recessed the Board of Supervisors and immediately reconvened the session as the Liquor and Entertainment Board. A quorum was present including Member McGrath although Member Teixeira was absent.

2. TREASURER - Ted P. Thornton.

A. ACTION ON LIQUOR LICENSE FOR PATRICIA KUEHNAU AS MANAGER DOING BUSINESS AT LONG JOHN SILVERS LOCATED AT 1280 SOUTH CARSON STREET. (1-0335) - Ms. Kuehnau responded to Board questions concerning identification procedures for minors. Member Tatro moved that the Liquor and Entertainment Board approve Patricia Kuehnau as manager of Long John Silvers located at 1280 South Carson Street, fiscal impact \$75. Member Smith seconded the motion. Motion carried 4-0.

B. ACTION ON LIQUOR LICENSE FOR CHUEN LAU, A NEW PARTNER, DOING BUSINESS AS GENGHIS KHAN KITCHEN LOCATED AT 260 EAST WINNIE LANE (1-0415) - Mr. Lau responded through an interpreter concerning Nevada Liquor Laws. Mr. Lau was being added as a partner. The original owner would still be involved. Member Smith moved to approve the Liquor License for Chuen Lau, a new partner, for the business Genghis Khan Kitchen located at 260 East Winnie Lane. Member McGrath seconded the motion. Motion carried 5-0.

C. ACTION ON LIQUOR LICENSE FOR NANCY WARREN AND JOHN J. HARRIGAN, DOING BUSINESS AS HARRIGAN'S ROYAL ROOM, LOCATED AT 1930 NORTH CARSON STREET (1-0518) - Nancy Warren and John Harrigan responded to the Board questions on minor identification requirements and their experience. They were cautioned concerning the importance of this issue. Ms. Warren felt that minors who were illegally obtaining alcohol were between the ages of 18 and 21 and that the laws should be relaxed to allow them to obtain the only thing they are currently denied. Member Smith expressed the hope that these individuals may eventually be penalized for illegally obtaining the alcohol and his support for the Applicants. He then expressed a desire to eliminate the cost for requiring a second investigation when the applicants have a license in good standing at another location. This was agreed for the next meeting. Member Bennett moved that the Liquor and Entertainment Board approve a Liquor License for Nancy Warren and John Harrigan, doing business as Harrigan's Royal Room located at 1930 North Carson Street. Member McGrath seconded the motion. Motion carried 4-0.

E. ACTION ON LIQUOR LICENSE FOR ANTONIO VELEZ RAMIREZ, DOING BUSINESS AS GUADALAJARA DE NOCHE LOCATED AT 3439 NORTH CARSON STREET (1-0675) - Antonio and Stacy Ramirez responded to the Board questions on his bartending experience. Member Bennett stressed the Board's position on the sale of liquor to minors. Member Smith moved that the Board approve the Liquor License for Antonio Velez Ramirez for his business Guadalajara De Noche located at 3439 North Carson Street. Member Tatro seconded the motion. Motion carried 5-0.

Vice Chairperson Feticc adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. A quorum was present although Mayor Teixeira was absent as noted.

ORDINANCE, RESOLUTIONS, AND OTHER ITEMS (1-0740)

3. DISTRICT ATTORNEY - Charles P. Cockerill - DISCUSSION AND POSSIBLE ACTION ON THE AGREEMENT BETWEEN CARSON CITY AND THE STATE OF NEVADA REGARDING THE PURCHASE OF STEWART STREET FIREHOUSE SITE AND THE SALE OF THE CITY'S COURTHOUSE AND FIRE STATION NO. 1. - The draft agreements were reviewed. Mr. Cockerill noted the proposal to include a payment plan in the agreement and procedures for the sale. Mr. Berkich outlined the hope that the letter of agreement with comments be returned to the State and completed before the next meeting. Discussion ensued with staff concerning the desire to include a payment plan if the State does not fund the purchase of the Courthouse and Fire Station and the purchase price of State property for the new Fire Station. Comments stressed that the acquisition of the State land would not affect the Bond. Bond Counsel's opinion on this issue was discussed at length by staff and Jennifer Stern. Clause No. 6 allows the State to have final authority over the City's architect and Fire Station design. The Board felt that the City should commit to a plan which would complement the State Capitol Complex. Mr. Cockerill suggested that the State be allowed to have a representative on the architect selection committee. Mr. Berkich noted that Bob Ferrari and Pam Wilcox had been asked to be on the committee.

(1-1497) In response to Mr. Waiton's questions, Mr. Cockerill explained the payment program, minimum and maximum amounts which had been established and varied according to amount of land needed, and the reasons the total amount of land needed could not be determined at this time. Mr. Waiton felt that the public should have been told the actual cost of the facility and the need to stay within the \$2.2 million bond. Southwest Reno had a fire station which had cost \$978,000. Supervisor Tatro explained the reasons a cost, design, and architect had not been

included in the bond question. Mr. Waiton continued to stress his feeling that the public had been misled.

(1-1705) May Ruth French noted that she also represents the Watch Dog Association. She cited a Reno facility that had cost \$1.3 million and the amenities included with it. She felt that the bond issue had been misrepresented and that the funds now being required for the purchase of the Fire Station site should be used for the relocation of the Courthouse or other items.

Mr. Berkich then explained the criteria utilized in establishing the \$2.2 million bond need. His comments stressed that only the necessary facility would be constructed and nothing more. Mayor Pro-Tem Feticc urged the public to attend all the meetings on the facility.

No formal action was taken on this item.

4. TREASURER - Ted P. Thornton and Bond Counsel Jennifer Stern.

A. ORDINANCE - FIRST READING - ACTION ON ADOPTION OF AN ORDINANCE ON FIRST READING AUTHORIZING THE SALE OF \$2,200,000 FIRE PROTECTION GENERAL OBLIGATION BONDS (1-1957) - Bids are to be opened on Thursday, May 16, at 8:30 a.m. in the Treasurer's office. The bonds are bank qualified. Discussion noted that the Bond Ordinance would be considered in two meetings rather than as an emergency. The four cent commitment could repay the bond in 15 years. The savings incurred with the 15 year repayment schedule was noted. Supervisor Smith read a statement of protest into the record concerning the change in procedure from the normal bonding process. He felt that as the issue was not being handled as an emergency, which would require a 4-0 vote, his veto power was being effectively canceled. He, therefore, felt that he was left no other recourse than to abstain from the issue. In response to Supervisor Tatro's question concerning legality of Supervisor Smith's position, Mr. Cockerill responded in the negative. Supervisor Tatro then moved that the Board introduce and approve on first reading Bill No. 121, AN ORDINANCE DESIGNATED BY THE SHORT TITLE "FIRE PROTECTION BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE BY CARSON CITY OF ITS FULLY REGISTERED GENERAL OBLIGATION (LIMITED TAX) FIRE PROTECTION BONDS, SERIES JUNE 1, 1991, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,200,000; PROVIDING THE FORMS, TERMS AND CONDITION OF THE BONDS, THE MANNER AND TERMS OF THEIR ISSUANCE, THE MANNER OF THEIR EXECUTION, THE METHOD OF PAYING THEM, THE SECURITY THEREFOR AND PROVIDING FOR THE SALE THEREOF; PROVIDING FOR THE LEVY AND COLLECTION OF ANNUAL GENERAL (AD VALOREM) TAXES FOR THE PAYMENT OF THE BONDS; PROVIDING OTHER DETAILS CONCERNING THE BONDS; RATIFYING ACTION PREVIOUSLY TAKEN BY THE CITY AND ITS OFFICERS; BY DECLARING THAT THIS ORDINANCE PERTAINS TO THE SALE, ISSUANCE AND PAYMENT OF THE BONDS; AND PROVIDING THE EFFECTIVE DATE THEREOF. Supervisor Bennett seconded the motion. Clarification noted for Mr. Waiton that the interest would not be known until the bids are opened. The motion to introduce and approve Bill No. 121 was voted by roll call with the following result: Bennett - Yes; Smith - Abstain; Tatro - Yes; and Mayor Pro-Tem Feticc - Yes. Following discussion between Supervisor Smith and Mr. Cockerill concerning his need to vote, Supervisor Smith voted Naye. Motion carried 3-1. Mr. Cockerill then explained his reasons for his counsel.

BREAK: At 10:15 a.m. a ten minute recess was taken. When the meeting reconvened a quorum was present as noted.

B. OTHER MATTERS (1-2285)

i. ACTION ON AFFIDAVIT OF DELINQUENT NOTICE MAILING FOR REAL PROPERTY TAXES - Mr. Thornton read the Affidavit into the record. Action was not required or taken by the Board.

ii. ACTION ON TREASURER'S FINANCIAL REPORT FOR THE MONTH OF MARCH 1991 (1-2230) - The favorable condition of the bond market was noted. Supervisor Tatro moved that the Board accept the Treasurer's Financial Report as submitted for the Month of March 1991. Supervisor Bennett seconded the motion. Motion carried 4-0.

5. PURCHASING AGENT - Assistant John Iratcabal.

A. ACTION ON CONTRACT 9091-238 - DECLARATION OF VEHICLES AS SURPLUS FOR DISPOSAL (1-2381) - Mr. Iratcabal stated for the record that all of the vehicles being disposed of were in fact in poor condition, inoperable, or were very, very, tired. They would be auctioned on the 18th. Supervisor Smith moved that the Board declare the vehicles on the attached listing as surplus and authorize the Purchasing Agent to dispose of said vehicles. Supervisor Bennett seconded the motion. Motion carried 4-0.

B. ACTION ON CONTRACT 9091-266 - CONTEL/CARSON CITY SPECIAL INSPECTION AGREEMENT (1-2448) - Discussion noted the Board desire to have the fiscal impact on the front page of the Board Action Request. The purpose of the cable, its proposed location, and purpose of the inspector. Supervisor Tatro moved that the Board approve the Purchasing Agent's recommendation and authorize the Mayor to sign the agreement with Contel for a Special Inspector for the construction of the Fiber Optic Cable System through Carson City, Contract 9091-266, funding source 101-332, Fiscal Impact is \$22,000 to be reimbursed by Contel. Supervisor Bennett seconded the motion. Motion carried 4-0.

C. ACTION ON CONTRACT 9091-264 - CONTEL FIBER OPTIC CABLE SPECIAL INSPECTOR (1-2577) - Supervisor Tatro moved that the Board approve the request for Contract Approval and authorize the Mayor to sign the agreement, Contract 9091-264, with Lumos and Associates, fiscal impact is \$22,000, funding source the last contract which was just approved. Supervisor Bennett seconded the motion. Motion carried 4-0.

6. INTERNAL AUDITOR - Gary Kulikowski - **ACTION ON CHECK DISBURSEMENT REGISTER FOR THE MONTH OF MARCH 1991 (1-2622)** - Mr. Kulikowski explained his review, testing, and the two exceptions. Supervisor Bennett moved that the Board approve the March 1991 Check Disbursement Register subject to the results of the Internal Auditor's examination. Supervisor Smith seconded the motion. Motion carried 4-0.

7. SHERIFF - Paul McGrath - **ACTION ON RESOLUTION TO ESTABLISH ACCOUNTS FOR PROCEEDS OF SALE OF FORFEITED PROPERTIES (1-2820)** - Discussion noted the purpose, the quarterly accounting process, and Mr. Kulikowski's review and recommendation. Clarification noted the District Attorney's fee for services was being set at \$50. (2-0065) Supervisor Smith moved that the Board adopt Resolution No. 1991-R-21, A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF AN ACCOUNT FOR PROCEEDS FROM THE SALE OF FORFEITED PROPERTY AS AUTHORIZED BY NRS 179.1187. Supervisor Bennett seconded the motion. Motion carried 4-0.

9. PARKS AND RECREATION DIRECTOR - Steve Kastens.

A. ACTION ON AGREEMENT BETWEEN CARSON CITY AND CARSON CITY CONVENTION AND VISITOR'S BUREAU REGARDING BONDED DEBT AT CENTENNIAL PARK (2-0080) - The bond and need to have an official written agreement were explained. Supervisor Tatro moved that the Board authorize the Mayor to sign the agreement between Carson City and the Carson City Convention and Visitors Bureau regarding bonded debt at Centennial Park, fiscal impact \$100,000. Supervisor Bennett seconded the motion. Motion carried 4-0.

B. ACTION ON PARKS AND RECREATION COMMISSION RECOMMENDATION TO

INCREASE FEES FOR THE AQUATIC FACILITY (2-0128) - Following Mr. Kasten's introduction, Supervisor Tatro's concern about the rate increase given the Senior Fees versus the Junior Fees was discussed. Discussion noted staff's original proposal and the ad hoc committee's recommendation. Parks and Recreation Commission Chairperson Pete Livermore explained his reasons for creating the ad hoc committee, issues it considered, and reasons for feeling that the fees proposed were fair and equitable. Supervisor Bennett felt that the suggested fees should be adopted and modified if a problem arose later. Comments also noted the potential for parents to use the pool as "cheap babysitters". Supervisor Smith's comments expressed the feeling that the committee had served a useful purpose and that the Resolution was compromise. Mr. Waiton explained his feeling that a Charlie Fowler had left the underprivileged children some money for the swimming pool. No one had been contacted about this endowment. Supervisor Tatro moved that the Board of Supervisors adopt Resolution No. 1991-R-22, A RESOLUTION INCREASING THE FEES AT THE CARSON CITY AQUATIC FACILITY with two changes in the resolution that being that the regular rate for the monthly pass be changed to \$18 for 0 to 54 year olds and the three month pass be changed to \$30 for 0 to 54 year olds, fiscal impact approximately \$17,000. When a second was not made, Mayor Pro-Tem Feticc ruled the motion dead. Supervisor Smith then moved that the Board adopt Resolution No. 1991-R-22, A RESOLUTION INCREASING FEES AT THE CARSON CITY AQUATIC FACILITY as proposed. Supervisor Bennett seconded the motion. Motion carried 4-0. Discussion noted the fees would be effective June 1.

8. CLERK-RECORDER - Kiyoshi Nishikawa

A. ACTION ON RESOLUTION AUTHORIZING THE DESTRUCTION OF ORIGINAL RECORDS - PUBLIC WORKS MISCELLANEOUS SITE FILES LISTING NO. 1 (2-0803) - Supervisor Tatro moved that the Board adopt Resolution No. 1991-R-23, A RESOLUTION AUTHORIZING DESTRUCTION OF ORIGINAL RECORDS for Public Works, based on the listing included in the staff report. Supervisor Bennett seconded the motion. Motion carried 4-0.

B. ACTION ON RESOLUTION AUTHORIZING THE DESTRUCTION OF ORIGINAL RECORDS - PUBLIC WORKS MISCELLANEOUS SITE FILES LISTING NO. 2 (2-0831) - Supervisor Tatro moved that the Board adopt Resolution No. 1991-R-24, A RESOLUTION AUTHORIZING DESTRUCTION OF ORIGINAL RECORDS for Public Works based on the listing included in the staff report. Supervisor Bennett seconded the motion. Motion carried 4-0.

C. ACTION ON RESOLUTION AUTHORIZING THE DESTRUCTION OF ORIGINAL RECORDS - PUBLIC WORKS MISCELLANEOUS SITE FILES LISTING NO. 3 (2-0841) - Supervisor Tatro moved that the Board adopt Resolution No. 1991-R-25, A RESOLUTION AUTHORIZING THE DESTRUCTION OF ORIGINAL RECORDS for public works based on the listing included in the staff report. Supervisor Bennett seconded the motion. Motion carried 4-0.

D. ACTION ON RESOLUTION AUTHORIZING THE DESTRUCTION OF ORIGINAL RECORDS - PUBLIC WORKS MISCELLANEOUS SITE FILES LISTING NO. 4, 1982 AND 1983 APWA MISCELLANEOUS FILES; AND, 1971, 1973, AND 1984 EXCAVATION PERMITS (2-0846) - Supervisor Tatro moved that the Board adopt Resolution No. 1991-R-26, A RESOLUTION AUTHORIZING THE DESTRUCTION OF ORIGINAL RECORDS for Public Works for the listing included in the staff report. Supervisor Bennett seconded the motion. Motion carried 4-0.

10. COMMUNITY DEVELOPMENT DIRECTOR - Walt Sullivan and Principal Planner Rob Joiner - ORDINANCE - FIRST READING - ACTION ON A-90/91-1 - REGARDING AN APPLICATION FROM JEANETTE BONALDI (CURRENT RAGE) TO AMEND THE CARSON CITY MUNICIPAL CODE TITLE 18, SECTION 18.06.156 (ZONING) TO ALLOW MASSAGE THERAPY AS A NECESSARY USE IN RESIDENTIAL COMMERCIAL ZONING DISTRICTS (2-0865) - Discussion ensued concerning the requested Code modification, about the precedence, and control over such services. Supervisor Smith explained his knowledge of the business and his support for the modification. Supervisor Tatro moved that the Board

introduce on first reading Bill No. 122, AN ORDINANCE AMENDING SECTION 18.06.156 AND ADDING SECTION 18.03.414 OF THE CARSON CITY MUNICIPAL CODE RELATING TO MASSAGE THERAPY, FULL SERVICE BEAUTY SALONS, ACCESSORY PERMITTED USES, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 4-0.

BREAK: At 11:15 a.m. a five minute recess was taken. When the meeting reconvened at 11:20 a.m. a quorum of the Board was present as noted previously.

11. PUBLIC WORKS DIRECTOR - Dan O'Brien.

A. ACTION ON AMENDMENTS TO THE DEVELOPMENT AGREEMENTS FOR LEWIS HOMES OF NEVADA FOR UNITS 5-C, 5-D/6-A, 6-C, AND 6-D (2-1020) - Discussion noted the improved market and the Developer's awareness of the Growth Management restrictions when the original Agreements were signed. Supervisor Bennett moved to approve Amendment No. 1 to the Lewis Homes of Nevada Development Agreement for Units 5C and authorize the Mayor to sign same. Supervisor Tatro seconded the motion. Motion carried 4-0.

Supervisor Bennett moved that the Board approve Amendment No. 1 to the Lewis Homes of Nevada Development Agreement for Unit 5-D/6-A and authorize the Mayor to sign same. Supervisor Tatro seconded the motion. Motion carried 4-0.

Supervisor Bennett moved that the Board approve Amendment No. 1 to the Lewis Homes of Nevada Development Agreement for Unit 6-B and authorize the Mayor to sign same. Supervisor Tatro seconded the motion. Motion carried 4-0.

Supervisor Bennett moved that the Board approve Amendment No. 1 to the Lewis Homes of Nevada Development Agreement for Unit 6-C and authorize the Mayor to sign same. Supervisor Tatro seconded the motion. Motion carried 4-0.

Supervisor Bennett moved that the Board approve Amendment No. 1 to the Lewis Homes of Nevada Development Agreement for Unit 6-D and authorize the Mayor to sign same. Supervisor Tatro seconded the motion. Motion carried 4-0.

Clarification noted that the Amendment for Unit 6-B had not been agendized and would be reconsidered at the next meeting.

B. ACTION ON ENCROACHMENT PERMIT AGREEMENT WITH CONTEL OF NEVADA, INC., FOR PLACING AND PERMANENTLY MAINTAINING A FIBER OPTIC CABLE IN PUBLIC RIGHT-OF-WAY (2-1210) - Discussion noted that if the V and T is developed, this line would be located on the opposite of Curry. Supervisor Tatro moved that the Board authorize the Public Works Department to enter into an encroachment permit agreement with Contel of Nevada, Inc., placing a permanently maintained fiber optic cable in various public rights-of-ways in Carson City with a fiscal impact of \$1588.68 the first year and \$1236.79 for succeeding years. Supervisor Bennett seconded the motion. Motion carried 4-0.

C. ORDINANCE - SECOND READING - ACTION ON BILL NO. 120 - AN ORDINANCE AND DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND WILLIAM J. AND LOUISE M. GONI (2-1302) - Supervisor Tatro moved that the Board adopt on second reading Ordinance No. 1991-21, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND WILLIAM J. AND LOUISE GONI REGARDING ASSESSOR'S PARCEL NO. 8-821-13 LOCATED IN GONI CANYON ESTATES SUBDIVISION, PARCEL A, CARSON CITY NEVADA, FOR WATERLINE CONSTRUCTION and approval to execute the Development Agreement. Supervisor Smith seconded the motion. Motion carried 4-0.

D. REGIONAL TRANSPORTATION COMMISSION ITEM - ACTION ON FINAL PAYMENT TO CONTRACT NO. 8990-188 FOR CONSTRUCTION OF EAST GRAVES LANE IMPROVEMENTS (2-1335) - Supervisor Bennett explained the RTC recommendation. Supervisor Bennett moved that the Board approve the release of Final Payment on Contract No. 8990-188, East Graves Lane Improvements, to Eagle Valley Construction Company in the amount of \$73,433.29, fiscal impact final payment of \$73,433.29 which is held in a retention fund for authorization to release, funding source RTC 250-250. Supervisor Smith seconded the motion. Motion carried 4-0.

E. UTILITY DIVISION MANAGER - Dorthy Timian-Palmer - ACTION ON THE WATER UTILITY DIVISION'S FIRE HYDRANT USAGE POLICY (2-1407) - Procedures to prohibit contamination of the potable water source and when windy days increase the water demands were explained. Supervisor Bennett moved that the Board adopt the Water Utility Division's Fire Hydrant Usage Policy. Supervisor Smith seconded the motion. Motion carried 4-0.

COMMUNICATIONS FROM EMPLOYEE ASSOCIATIONS - None.

COMMUNICATIONS/ISSUES REGARDING OTHER ENTITIES - HOSPITAL, SCHOOLS, BOARDS, COMMITTEES, COMMISSION'S AGENCIES, ETC. - None.

12. CITY MANAGER REPORTS, RESOLUTIONS, AND BOARD DIRECTIVES (2-1565)

A. DISCUSSION AND POSSIBLE ACTION REGARDING A PAYMENT PROGRAM FOR UTILITY CONNECTION FEES - Public comments concerning the need for a payment program for the residents in the New Empire area where the sewerline is being extended and the payment program offered by the City for the Northeast Carson Special Assessment District were noted. Policy direction and criteria needs were outlined. Supervisor Tatro did not feel that a developer should be allowed to obtain a loan from the City, however, in developed residential areas where a benefit could be gained by the City from the connection, it may be beneficial for the City to make a loan. Problems with the Northeast Carson Special Assessment District collections were noted. Supervisor Bennett supported the program in concept, however, requested a more detailed comparison of the districts. Mayor Pro-Tem Feticc pointed out that there was a difference between the New Empire area and the Northeast Carson Special Assessment District in that the Assessment District was forced to connect or lose their homes. The New Empire area can connect when they desire or the current system fails. Ms. Timian-Palmer also noted the requests to have the connection fee reduced due to their income levels if the fee could not be waived completely. Federal regulations mandating equal treatment among all users were noted. The costs incurred by the residents for abatement of their present systems would also have to be considered. Mr. Berkich suggested the new computer program be utilized to bill monthly and due to the construction date, this program would force a change in the goals and objectives priorities and would take a significant amount of staff involvement. Supervisor Smith moved that the Board direct staff to proceed in developing the program for utility connections. Supervisor Bennett seconded the motion. Supervisor Tatro requested an ordinance not to be submitted until after the Board has had an opportunity to discuss key issues. Supervisor Smith explained that this was his intent and reasons for directing the staff to proceed to develop the program along the lines indicated. He felt the Board should give additional direction once the key issues are established. Supervisor Smith then withdrew the motion and Supervisor Bennett withdrew her second. Supervisor Smith then moved that the Board direct staff to develop a study or report concerning the water connection payment plan and sewer connection payment plan. Supervisor Tatro seconded the motion. Mayor Pro-Tem Feticc stressed that the Board Members should understand that the issues would require a lot of staff time. The motion was then voted and carried 4-0.

B. STATUS REPORTS REGARDING:

i. PAYMENT PROGRAM FOR LATCH KEY SUMMER PROGRAM (2-2352) - The "easy pay" program was outlined. Supervisor Tatro commended the staff on its efforts.

ii. CITY AGREEMENT WITH KLEINFELDER, INC., FOR A SOLID WASTE MANAGEMENT PLAN (2-2420) - Meetings have been continued and include Kennedy, Jenks, Shelton. Report should be available in four to six weeks.

iii. INTEREST FREE LOANS FOR RENTAL UNITS - No change.

iv. CITY STAFF INTERPRETERS AND HISPANIC COMMUNITY - A report is being prepared. Robin Williams-Auer explained her involvement with the Como Street residents and a Spanish/English class she is teaching. Her class is open to anyone. Discrimination practices were cited.

v. STUDY OF THE PROCEDURES FOR THE TAKING OF PURCHASE DISCOUNTS - No change.

vi. CONSTRUCTION OF DOWNTOWN SUPER PARKING LOT (2-2455) - Details of the agreement with the Savings and Loan are still being resolved.

vii. CITY COLLECTION POLICIES AND PROCEDURES - No report was given.

No formal action was taken nor required on any of these items.

BREAK: At 12:05 p.m. a lunch recess was taken. When the meeting reconvened at 1:30 p.m. a quorum was present although Mayor Teixeira was absent as noted previously.

13. REDEVELOPMENT AUTHORITY - Mayor Pro-Tem Feticc recessed the Board of Supervisors session and immediately convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder for this date. Following adjournment of the Redevelopment Authority, Mayor Pro-Tem Feticc reconvened the Board of Supervisors. A quorum was present as noted.

14. BOARD OF SUPERVISORS

A. DISCUSSION AND POSSIBLE ACTION REGARDING ABANDONMENT OF THIRD STREET AND OTHER STREETS FOR THE CREATION OF PARKING AREAS

B. DISCUSSION AND POSSIBLE ACTION REGARDING EXTENDING ONE-WAY TRAFFIC FLOWS ON SPEAR, THIRD, CAROLINE, AND FOURTH STREETS TO CREATE ADDITIONAL PARKING (3-1045) - Discussion noted further action at this time was not necessary on these items. (See Redevelopment Authority Minutes of this date.)

C. DISCUSSION AND POSSIBLE ACTION REGARDING 1991 LEGISLATIVE MATTERS (4-1035) - None.

D. MAYOR TEIXEIRA - None.

E. SUPERVISOR SMITH - DISCUSSION AND POSSIBLE ACTION REGARDING CONDITIONS AT THE EAGLE VALLEY GOLF COURSES - Supervisor Smith explained his concern about the Golf Courses' conditions and distributed photographs illustrating several areas of concern. (The photographs were given to the Clerk at the end of the meeting.) A copy of his comments were distributed to the Board and Clerk. His comments indicated his feeling that the present Golf Course Superintendent lacked the knowledge and skill to maintain the facilities. An advertisement for Augusta National Golf Course was displayed as an example of the conditions which should be maintained. Mayor Pro-Tem Feticc directed a short recess be taken so that Deputy City Manager Sorenson and Golf Course Superintendent Kunkle could have copies of Supervisor Smith's statement.

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BREAK: At 2:15 p.m. a five minute recess was taken. When the meeting reconvened at 2:20 p.m. a quorum of the Board was present.

Supervisor Bennett then stated that she had been hearing the same comments and concerns for the last six or seven months.

Mr. Berkich then explained his decision to assign Mr. Sorenson to oversee the courses. Mr. Sorenson then noted various questions and his efforts to recruit experts to evaluate the various turf problems. On May 7 State University of Reno Agriculture experts would tour the course, conduct tests, and report back to him on the course and corrective actions. On May 17 the U.S. Golfing Association will send their specialist to perform a maintenance audit. With these two reports, he and the Golf Course Advisory Board could make recommendations to the Board and staff to correct the situation. He also felt that a long range plan for the course needed to be established and pursued. Due to the tournaments now scheduled and the tourist attraction created by the courses concern was expressed by the Board that this would take too long. It was suggested that an expert from Dayton or Washoe County be retained to study the course immediately. Comments indicated the feeling was that the situation was a crisis and may require closing.

(3-1755) Phil Martin expressed his feeling that the present Pro could not be blamed for the condition of the courses. The problem was an accumulation of excessive play. He also felt there was a major lack of communication among the Golf Pro and Players and the Golf Superintendent, a lack of maintenance records and repair, a lack of maintenance staff meetings and scheduling. Tournament time commences Sunday. The alternatives were to: 1. Leave things as they currently are and hope that by some miracle nature will rejuvenate the courses; 2. Privatize the maintenance; 3. Make Mr. Bushman in charge of all activities including personnel issues; or 4. Bring the PGA experts to establish the maintenance priorities and goals and make these recommendations standard operating procedures. He felt that there was a loss of greens on the west course due to frost freezing. Mr. Martin felt that if the fourth alternative is selected that a golfer should be retained to attend all staff meetings and report direct to the Board on a bi-monthly basis as a maintenance analyst. He stressed the importance of keeping the courses open and operating in the black.

(3-2205) Bob Tobias expressed his feeling that the Board had allowed conditions to exist for a long period of time of which are criminal to the courses. He then presented a copy of the 1987 - 72 page RFP for a maintenance contractor on the courses and the goals and objectives from 1984. If the city had maintained the same schedules mandated in the RFP and under the objectives, the courses would be in prime shape. He felt the conditions and the courses were a cumulation of neglect, lack of knowledge, or "just plain stubbornness". USGA experts had been there not long ago and had made recommendations in an October 26, 1989, letter. Mr Kunkle had made a report to the Advisory Board on the reasons and conditions at course which had ignored all of the October 1989 recommendations. He then expressed his feeling that the greens should be cut short for faster play which the Course Superintendent was unwilling to do. He cited other examples of items which he felt needed to be addressed and were recommended by USGA but had not been accomplished as part of regular maintenance. His concerns about the failure to meet EPA requirements and utilize the Advisory Board's recommendations were also expressed. He also expressed concern about the Golf Superintendent's attitude.

(3-2753) Gary Sheerin expressed his feeling that the condition of the courses was a result of increased play and the weather and stressed the need to address the situation quickly. He felt that Mr. Sorenson and the Advisory Board had been working together and would be beneficial. Although he could support the staff's recommendation to bring in outside consultants, he felt the local experts should be brought in immediately. If one of the local experts are brought in, a need to establish a chain of command at the courses was also indicated. He urged the Board to keep the courses open if at all possible. If necessary, prohibit the use of carts on the east course for a while. This decision, however, should be left to Mr. Kunkle and Mr. Bushman. He urged the Board to consider the overall chain of command and privatizing maintenance. He did not feel that the current equipment used for "plugging" the course was adequate and suggested that this be evaluated as one of the long-term issues. Mr. Sheerin's involvement with the Golf Course Advisory Committee was noted. (4-0005) Discussion ensued between Mr. Sheerin and Supervisor Bennett concerning the role of the Committee and its effectiveness. Mr. Sheerin agreed to

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analyze the Committee's functions in order to establish a means of addressing issues without the current delays and frustrations.

(4-0121) Miles Sherman expressed his support for Mr. Kunkle and his staff. He felt that the question was not the current staff but the lack of adequate staffing numbers. He felt that the number of players combined with pumping problems last fall had created the current damage. He urged the Board to authorize additional staff and give Mr. Kunkle the power to determine when and how much play should be allowed on the course.

(4-0245) Don Tatro urged the Board to keep the courses open due to the tournaments he had scheduled and the tourism generated from them. The cooperation he had from the Golf Pro had been fantastic. He, however, had not dealt with the maintenance portion of the courses. All comments he had received on the courses had been positive. He then displayed a promotional advertisement his firm was using to promote the course and Carson City. He was given the photographs of the course which Supervisor Smith had taken. Supervisor Bennett thanked him for coming and for his promotional efforts. She then stressed that she was not wishing to close the courses unless it was the only avenue left.

(4-0362) Valda Fortney questioned Mr. Sorenson's business and administrative experience. She then explained her knowledge of the reasons behind the temporary greens at 1 and 3 which had been vandalized last fall. She acknowledged the poor condition of the course at the present time. She suggested that play be started later in the mornings to give the course a longer resting period and allow maintenance a longer period to address the problems. Watering and trap problems were explained. She, too, felt that the staff was inadequately manned but had the knowledge to maintain the facility. She questioned the reasons for having the course maintenance crew maintain the driving range without reimbursement. She, too, felt there were communications problems between the maintenance crew and the pro and his crew. Weather conditions had also been detrimental to the course. The heavy January and February play was also detrimental. She felt that if the courses had been designed by Arnold Palmer similar to the Dayton course, its condition would be acceptable.

(4-0512) Golf Pro Gary Bushman outlined the present revenue status and play. He felt the current problem was an accumulative result and that there was not a communication problem between himself and the maintenance staff. He is responsible for the maintenance of the driving range. He urged the Board to take remedial action to provide a short fix due to the tournament scheduled Sunday. He supported the recommendation that one of the locals be brought in while awaiting the other results. He also supported additional staff. Supervisor Smith suggested Sid Saliman from Dayton, who has the needed expertise, be retained for immediate action. He also clarified his comments concerning poor maintenance to include the potential lack of adequate staff or overload. He was willing to consider the staffing level. Mr. Bushman stressed that there were no communication problems and that he had been meeting weekly with Mr. Sorenson. If there is a problem, it is with implementation and could be due to understaffing. He did not feel that the course needed to be closed but temporary greens were needed. Mr. Kunkle agreed with his comments concerning the temporary greens. He also felt that aerofying the course may help improve it temporarily. Mayor Pro-Tem Fetic directed that Mr. Berkich and Mr. Sorenson proceed with their program as outlined, that the various temporary solutions which had been suggested be considered, and to keep the course open. Mr. Sorenson agreed to evaluate the suggestion on prohibiting carts on the east course. He also agreed to report to the Board at its next regularly scheduled meeting and provide copies of all reports as they occur.

Discussion among the Board and staff indicated that a motion was not required at this time. If the contract for an outside consultant is more than \$10,000, Board approval would be sought. Clarification indicated that Mr. Sorenson was to bring in an outside consultant and that he should determine whether there is or is not a communication problem. Supervisor Smith also requested that the assessment include opening the course at 8 a.m. if it would provide additional maintenance opportunities. Mayor Pro-Tem Fetic requested that the report be a comprehensive evaluation of the maintenance, communications, and other concerns indicated today.

No formal action was taken by the Board.

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BREAK: At 3:30 p.m. a ten minute recess was taken. When the meeting reconvened at 3:40 p.m., a quorum of the Board was present as noted.

Mayor Pro-Tem Feticc recessed the Board of Supervisors and immediately reconvened the session as the Liquor and Entertainment Board. A quorum was present although Member McGrath and Chairperson Teixeira were absent.

2. D. ACTION ON LIQUOR LICENSE FOR PATRICK N. OLSON AND AARMI B. OLSON, DOING BUSINESS AS BONANZA RESTAURANT AND SALOON LOCATED AT 3700 NORTH CARSON STREET - CONTINUED (1-0645) - Member Bennett moved that the Board continue the request for a Liquor License for the Bonanza Restaurant. Supervisor Smith seconded the motion. Motion carried 4-0.

There being no other matters for consideration by the Liquor and Entertainment Board, Vice Chairperson Feticc adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Board of Supervisors. A quorum was present as noted.

14. H. SUPERVISOR BENNETT (4-0925) - Noted the success of the CPR program. Will report in detail at the next meeting on the joint TRPA and NTRPA legislative issue requesting an oversight committee to analyze TRPA.

G. SUPERVISOR TATRO (4-0957) - None.

F. MAYOR PRO-TEM FETTIC (4-0961) - The Subconservancy District will be meeting with the Legislature to provide a status report. Douglas County remains reluctant to approve the Bodie Dam site until its Master Plan is completed, which should be in 12 to 18 months. Without a commitment or decision on the Bodie Dam program, Carson City's representatives were reluctant to continue the three cent tax on its citizens. The Chairperson, Mr. Swirczek, and Mr. Rackley were going to meet and discuss these issues, methods of keeping the District functioning, and the funding necessary for that purpose. He would have to attend the District's budget session on the 16th at 7 p.m., which is also the next Board meeting.

There being no other matters for discussion and as Item 15 - Ordinance - First Reading - Z-90/91-8 Rezone 4.5 Acres on the south side of Kings Canyon Road for Kings Canyon Partnership had been pulled at the Applicant's request, Supervisor Tatro moved to adjourn. Supervisor Smith seconded the motion. Motion carried 4-0. Mayor Pro-Tem Feticc adjourned the meeting at 3:45 p.m.

The Minutes of the May 2, 1991, Carson City Board of Supervisors meeting

ARE SO APPROVED ON June 20, 1991.

/s/ _____
Marv Teixeira, Mayor

/s/ _____
Kiyoshi Nishikawa, Clerk-Recorder

