



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: August 2, 2018

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Presentation: A report from Jessica Barlow Daniels, Executive Director / Principal of the Carson Montessori School providing a one year update on efforts to relocate the school, currently located in the limited industrial zoning district at 2263 Mouton Drive and 2211 Mouton Drive, APNs 008-815-01 and 008-815-05. (reference MISC-17-057)

Staff Summary: At its meeting of July 20, 2017, the Board of Supervisors approved MISC-17-057, an appeal of the Planning Commission's denial of a Special Use Permit for the expansion of a non-conforming use, a school, on property zoned limited industrial. In approving the appeal, the Board required that the applicant report to the Board in one year to provide an update on efforts to relocate the school. This presentation is occurring to fulfill this requirement.

Agenda Action: Other/Presentation

Time Requested: 30 minutes

Proposed Motion

None

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of July 20, 2017, the Board of Supervisors approved MISC-17-057, an appeal of the Planning Commission's denial of a Special Use Permit for the expansion of a non-conforming use, a school, on property zoned Limited Industrial. In approving the appeal, the Board required that the applicant report to the Board in one year to provide an update on efforts to relocate the school. The minutes of the Board's July 20, 2017 meeting are attached.

Background/Issues & Analysis

In 2006, the school lawfully established at 2263 Mouton Drive. In 2007, the zoning code was amended to prohibit schools in the Limited Industrial zoning district. With the zoning code amendment, the school is a non-conforming use. In 2017, the school obtained a Special Use Permit to expand the non-conforming use to adjacent property located at 2211 Mouton Drive.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.080 (Special Use Permits), CCMC 18.04.030 (Nonconforming Uses), CCMC 18.04.145 (Limited Industrial).

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

n/a

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



Carson Montessori School

2263 Mouton Drive
Carson City, NV 89706
Phone: (775) 887-9500
Fax: (775) 887-9502

July 13, 2018

Carson City Supervisors
Carson City Planning Department
Carson City, NV 89706

This letter is written to request approximately 20 minutes of time, on the Agenda, at the August 2, 2018 Board of Supervisors meeting. The request is to fulfill one of the requirements placed on the Special Use Permit for Carson Montessori School, which was approved in July, 2017 and issued in February, 2018. The requirement stated: The Executive Director/Principal of Carson Montessori is to report back to the Carson City Board of Supervisors the progress that has been made to relocate Carson Montessori since the Carson City Board of Supervisors approved, for a period of two years, a Special Use Permit.

Carson Montessori will cover the following items:

- *CMCS will show the steps it took to bring the site at 2211 Mouton Drive up to an E OCCUPANCY rating, which is necessary for a SCHOOL to obtain a SUP. CMCS will clarify that these requirements and up-grades are necessary for any building that Carson Montessori should occupy.
- *CMCS will discuss the progress made to date to find a new site for the school.
- *CMCS will give an over-view of year two of the SUP.
- *CMCS will outline how the Board of Supervisors can help CMCS move forward through year two to best benefit the educational system and the community of Carson City.

As per protocol, this request is being submitted through the Carson City Planning Commission. Thank you for your help to accommodate our request. We welcome the opportunity to discuss the particulars that will help and ensure that Carson Montessori continues to thrive.

Sincerely,

Jessica Barlow Daniels, Ed.S., NBCT
Executive Director/Principal, Carson Montessori

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17. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17(A) POSSIBLE ACTION TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DENIAL OF A SPECIAL USE PERMIT (SUP-17-033) FOR THE EXPANSION OF A NON-CONFORMING USE, A SCHOOL, ON PROPERTY ZONED LIMITED INDUSTRIAL, LOCATED AT 2211 MOUTON DRIVE, APN 008-815-10 (9:15:53) - Mayor Crowell introduced this item, opened the public hearing, and entertained disclosures. Supervisor Abowd read a prepared disclosure statement into the record, and advised that she would abstain from discussion and action on this item. Planning Manager Hope Sullivan reviewed the agenda materials in conjunction with displayed slides, and responded to questions of clarification.

(9:29:38) Attorney Ryan Russell, representing Carson Montessori Charter School, introduced Principal Jessica Daniels. At Mr. Russell's request, the citizens present in the meeting room in support of Carson Montessori School waved to the Board. Mr. Russell acknowledged the diligence of the Planning Division staff and the Planning Commission. He advised of having continued to work with Planning Division staff "to see if we can come up with a proposal that would meet everybody's needs." He advised that he was prepared to respond to the two findings that weren't able to be made; "they are subjectively able to be made."

Mr. Russell pointed out that "when we established the school there, it was allowed. Whether the statute or the ordinance was inadvertently inclusive of schools or not, it was the law and we complied with it. And so, what we would like to do is let you know that it's never been the intention of Montessori to be permanently in that location. We know that we have to find a permanent location and we have been trying. But we also know time is now of the essence and that the time for expedience and diligence is at hand. And so what we would like to see you do is approve a two-year special use permit with the conditions listed by staff and with the further condition that Montessori work diligently with Carson City staff to secure an additional location that could provide a joint a use between the City and the school. In doing that, we are certainly willing to report back to the Board, on either an annual or a bi-annual or even a quarterly basis, on the progress of pursuing that; with the understanding that we need to provide a concrete plan within that two-year period about when and where we're going to relocate ... to find a permanent, more appropriate location for the school; that we comply with all of the ... safety concerns and all of the concerns of Planning staff and the City.

"If the Board is interested in that and believes that's a workable solution to put a limited time frame, and I understand that our letter asked for a five-year permit but I've worked with staff and I've had discussions about this issue and understand that that's too long of a time frame. And so we are willing to put the proposal on the table that we limit it to two years with direction to work diligently with staff to find a new spot. If you're interested and the Board is inclined to agree that that's a workable solution, then we are happy to rest our presentation at this time. And ... I would like to ... allow you to discuss but reserve the right, before you submit it to public comment, to continue our presentation if that proposal does not seem like a workable solution."

Mayor Crowell thanked Mr. Russell for complimenting the Planning staff and the Planning Commission. Mayor Crowell expressed understanding "that it's a new parcel adjacent to the existing one ... I start to think, ... okay, we put a school in there lawfully. We didn't expect it to move necessarily and we didn't expect it just to not grow. So ... in one sense, I ... appreciate the idea that we could maybe make a Solomon's decision ... to say ... we know this is an industrial area. We know that schools are now

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precluded in that area ... and ... I also know ... that they've been trying to ... find places to move to. ... If we could have their commitment that ... this is not going to delay. We understand what you're trying to do. They understand ... that we have rules and regulations and no matter how good the school is, ... performance like that is not a part of why special use permits are granted. ... you can't find that in the special use code and ... for a reason ... If we measure special use permits based on the success or lack of success of a business, that's a slippery slope that I don't think any of us here want to go down. But I do understand that there are some unique circumstances to this that ... maybe in this one instance, we take a look at giving them an opportunity to ... come back in six months or a year with an executable plan of how they're going to proceed to move out of the industrial area ... and then give them two years to do that. But ... we'd like to know, within the next six months or a year, we want to know concretely that you're actually doing something and not just hoping that another two years down the road, we'll ask for another extension of time. That's just to set up the discussion."

Supervisor Bonkowski expressed the understanding that the school has "literally been looking for a new site for over ten years. I think now is the time to make it the highest priority because we now have a dilemma in front of us and we can try to make the best decision for everybody involved or we can read the Code literally. And the only way that I can move from reading the Code literally is if I have some assurances that this is going to be the highest priority for the school. Even ... two years may be a little longer than I'd like to see. ... I'd be more comfortable with one year to come up with an executable plan and then possibly an additional year to secure a site and maybe start construction or acquire a lease or purchase; mainly because I need to see that the school is actually moving forward and my concern ... is what happens if, two years from now, ... you come back and say, 'Well, we're this close. We just need a little more time.' You've put us in a very bad situation at that point. So that's my concern.

"Originally, I didn't think that we would be able to find finding #5 in the affirmative, but based on what staff is telling me now, a nonconforming use could potentially be expanded into an adjacent parcel which I did not believe to be true previously. So, I think that we have enough room in the Code to be able to come to a solution here. But I need some really tight assurances to be able to do that."

Supervisor Bagwell expressed agreement "with a two-year but I'd like to see that we have a quarterly report that shows us the progress ... I think we need to be very clear in the instruction on this ..." In response to a question, Mayor Crowell clarified the direction of the discussion. Supervisor Bagwell stated, "... not all properties in Carson City are easy to fit into the peg that our Code is and so you can look at the same thing we did with the Ormsby House. We had to look at a ... case-by-case basis for non-conforming or odd issues or odd sizes of lots. ... we're continually trying to do the best for the community at all times. And ... I think the school has done a great job. It was a legal use. Unfortunately, ... it isn't any longer so I think I two-year deal is about what we can support."

Supervisor Barrette reviewed details relative to the Ormsby House. He expressed agreement that "the five year was a bit long and that the two year probably will work. Again with the kind of checks periodically ... Unlike my colleagues here, the problem that we face is this is a matter of law and law, of course, can be subjective as well as objective. But this isn't particularly wholly subjective. ... I can go along with the two-year but the chairman of the Planning Commission is a professional planner and, as I understand it, he was one of the four who voted that this be denied. So I have to take a hard line down the road in that two-year period too."

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Mayor Crowell entertained public comment. (9:44:00) Cary Kaifesh advised that he owns the buildings to the east of the subject property. He further advised that he has “been told for the last eight years that they would be moving. Now, how this affects me is, number one, my property values have gone down. Number two, traffic problems. We do have large trucks coming in.” In response to a question, Mr. Kaifesh provided his property address. “I’m right on the corner. Their parking lot ... is adjacent to mine and then I have a second building just to the south that ... I have a tenant in. I’ll tell you how they feel. They don’t even use the parking areas anymore behind their building because of the problems with the kids and the balls, running over, hitting their cars and trucks. I turned in a lease agreement to them two months ago for them to renew it. Now, these people have been there 18 years. And I don’t think they’re going to renew it. They pay their bills but I don’t think they’re going to renew it. In fact, I’m meeting with the vice president of the company this evening ... and I’m sure I’m going to have to bend way over to accommodate him. Now, ... I’ve been told for approximately eight years that they’d be moving. Now, if they were a private corporation and they had to move, it doesn’t take eight years so that tells me that they management of the school is extremely poor or ill-equipped or not capable of management.

“Now, when I moved and built those buildings, I was one of the first people in that area. I came from southern California and I was asked by the City of Carson if I’d be interested in moving up here ... There were four companies that moved from Escondido. The largest one was a company called Micromanipulator and we all moved up here within a year for the same ... reasons that I’m facing now. We all left the same general industrial area because of special use permits. And if you go back down and look where we came from and, in a general terminology, slums don’t make people. People make slums. In other words, by decisions, inappropriate for the necessity of operating an industrial area, for some reason, a lot of cities and counties think ... we can just put anything in there. It’s an industrial area. And it doesn’t work that way. Drive around the industrial area now. When I moved up here, you couldn’t get an industrial building. I’d be willing to bet you 35 percent of them are empty for rent, for sale, for lease. There’s a reason. It’s because of what the City has done.

“I’m extremely unhappy with what I’ve been faced with in the last 15 years of being in Carson City. Now, the remarks it doesn’t seem to be too busy. Why don’t you come there about 3:00 in the afternoon? If I’m gone and taking care of a customer some place, I can’t even sometimes get into my parking lot and I’ve had to pay additional charges, when I’ve had equipment delivered on flat beds, because they couldn’t get into my buildings and they’d come back and then I have to pay additional charges for them to deliver or come back at 5:30 or whatever. Quite frankly, I think eight years is enough and you’re talking about an expansion. Obviously, ... I’m for education. I’m for education like you wouldn’t believe because everything I do in my company is math and science. And, as far as I’m concerned, I can show you by our applications, I’ve got more morons applying for jobs now than I’ve ever seen, being in business for 40 years. So I am for education and I understand they can’t be kicked out now. But, after eight years of being told ... we’re going to be moving out, we just can’t find a place.

“When I decided to leave southern California, it took me exactly 30 days to arrange for my employees to be moved up here, my equipment, get rid of the building, rent a building, start building a building. The whole process took 30 days. So there’s no excuse for this eight years going on. Now, I can understand your extension, but two years is way too long. I mean, I’ve seen this before. I was in Anaheim before Escondido on a street called Greta Lane. You’re welcome to go look at Greta Lane now. It’s nothing but a bunch of garbage trucks and this was one of the better industrial areas in Anaheim at that time. I’ve seen this happen so many times. You keep putting things off, keep extending, keep going on and on. It’s not

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right and I can see the extension, but one year. It doesn't take that long to do a job. If the people who are running that school don't have ... the capabilities or talents to run it, get somebody else in there who can. It doesn't take that much effort to go find another building. Excuses are cheap and it's the lazy way of getting out of a responsibility."

In response to a series of questions, Mr. Kaifesh advised that the name of his business is MTG and that he has seven employees. He manufactures precision measuring instruments and does precision grinding. Mayor Crowell expressed appreciation for Mr. Kaifesh's comments. In response to a further question, Mr. Kaifesh advised that "the facility that they're trying to rent ... right now, fifteen years ago everyone of those was filled. Guess why they're not filled now? We have a school with parking and traffic issues three times a day. The garage that you were talking about earlier, it was called Harris's Garage. I knew the man real well. He died a couple years ago of cancer and it sat empty and now another, I believe a young fella went in there and rented it out and there is a church in there. And that meets Code. I looked and there's nothing we can do about it but, you know, there's five cubicles right there that aren't available and one lot. And then there's a facility behind a blue building that used to be Harold's facility. He used to build race engines and so forth. Some of those are empty now." Mr. Kaifesh responded to questions of clarification, and stated, "... there are several people out here and I know them very well. One is the owner of Circuit Function. The other one is SpecLite. And ... what gets me is these are investments in our future. We don't have the taxpayers coming up to us and going, 'Hey, you've got to retire. You put in 20, 25, 30 years with us and the taxpayers will pay your retirement.' These ... businesses that we work 60 to 80 hours a week all our life for and these businesses that we have, these are our supposed retirements. Now, I'm going on 71. I'd like to see how many people who work for the city, county, state, or federal government who are still working at 71 years old. They're all on retirement. ... There are a ... lot more people in private industry who have worked for these buildings and businesses as their retirement. And you know ... the owners or the managers are still ultimately responsible for those businesses. And you know what I was told when I got trouble by the government, it's your responsibility to get it done. And you do it. And you do it in a timely manner. You take care of businesses and, in summation, I just think that two years is too ... long." Supervisor Bagwell pointed out that the entire school will be moving. Mr. Kaifesh noted the importance of sufficient motivation. "It's very simple. This isn't magic. There is no magic involved here."

(9:57:51) Rick Clemmens introduced himself as President and Owner of SpecLite, "a defense / aerospace contractor happily employed in Carson City for the last 30 years." Mr. Clemmens described the location of his business and an additional parcel he owns. "... we came up here and we played by the rules. We built by the rules. And we've provided off-site, off-street parking so that we never impeded or restricted our neighbors or the public. So we planned for our future by purchasing the two acres just to the east and we plan on abiding by all the rules. And that's what we like. We just like to play by the rules. And it's not a matter of schools or their quality. I've heard that they're a great school. If I had kids, I'd want them to go there. ... it's just not feasible to increase the load factor of the traffic. It's a traffic thing. It impedes our business. It restricts our business. If you need to know, just go in the mornings or in the afternoons and it restricts our business, just normal everyday business for businesses several hours a day. And, if you're a thoughtful minded parent, you wouldn't want to mix 80,000 pound 18-wheelers with 50 pound kids. There's no restrictions from keeping kids from wandering out in the street. Personally, I've had to slam on the brakes a couple of times because a ball bounces across the street and, invariably, ten seconds

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later, there's a six or a eight-year-old running after the ball. It just doesn't mix. It was planned for industrial area and kids ... they're great but they need to be protected. There's plenty of other places that they can relocate to and, regardless of your decisions of the expansion, it's just not a safe place. It's just public safety right now.

"I've been accosted by several ... patrons of the school. When I asked them to vacate the obstructions to my company, they've actually blocked off my main entrance. They leave trash on my property and the only reason I'm a nice neighbor and allowing the school patrons to park illegally on my property is because, if I don't, that Mouton Drive is a complete quagmire and stagnation of traffic. ... And so I've done my part ... legally by providing all of my employees off-street parking. The school has abandoned that good deed by abandoning their off-street parking and turning it into a playground that's enlarging the problem with traffic. And ... the patrons are parking illegally onto my property, thus creating a liability for my property. We have to pick up the trash constantly and it's an impedance to our growth. ... I can only imagine what will happen if I actually start improving the two acres on the north side of Mouton. It's going to restrict that already-constricted area even more and it's just not a tenable position right now. We can't allow the expansion of it. The existence, we can't do anything about it, but it's ... just not a planned expansion for the school. We planned for ours. We abide by the rules and that's what we expect our neighbors to do. We don't impede or restrict our neighbors. They shouldn't impede or restrict our business and that's exactly what they're doing. Just travel out at 3:00 in the afternoon or 8:00 in the morning and it's a quagmire. It's complete chaos. So, we uphold the Planning [Commission's] decision for denial for the expansion."

In response to a question, Mr. Clemmens advised that he has over 50 employees and has been in business for 48 years. He has no plan to retire. "We make defense-related aerospace bearings. We have defense contracts, DXA-1, which is the highest-rated contracts there are. ... we don't make a delivery because of the traffic flow and the delivery and the arrival of raw materials, components, and equipment, it delays the shipment of our desperately-needed product to the U.S. military. So it does cause a problem for our company. We can work around it. Like I say, we've been a good neighbor by allowing the ... school patrons to park illegally, trash my property, destroy the property, accost me many times. And I just kinda knuckle under and the school has taken over ... Just go out in the afternoon when school's out or when school begins. It's complete chaos."

In response to a further question, Mr. Clemmens stated that "the stop light" ... at Arrowhead and Goni ... "is the traffic. Right now, the traffic, that's the thing. There is no traffic. It's actually just a stagnated group of hundreds of cars for hours a day that impedes. So you don't need a stop sign. You're stopped. It doesn't take a stop sign to say stop when you're already stuck in traffic and ... I've been complaining with out-of-state truckers that say, 'Hey, I didn't know I was at a school zone' ... They can't make the turns, they can't make the deliveries, they abandon their ... approach to deliver until after hours. It costs my people and myself extra time just to accommodate all the gridlock that we have. So, regardless of the expansion, we need to do something ... right now because if there was an unfortunate accident, first responders, emergency vehicles can get to the general vicinity very quickly. And then, at certain times of the day, they would not be able to respond. It would take ten, fifteen minutes to get the last hundred yards just because there's so much gridlock." Mayor Crowell thanked Mr. Clemmens.

In response to a question, Mr. Clemmens advised of having been told that the school would be moving by "the other city council meeting that we went to when we first ... that was several years ago so that was the

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implied intention; that it was just a temporary, interim place until they could find their home. ... I think they're a great school but it's just not ... it doesn't fit." Mayor Crowell thanked Mr. Clemmens for bringing his business to Carson City.

Mayor Crowell entertained additional public comment and, when none was forthcoming, invited Mr. Russell back to the meeting table. Mr. Russell noted the letters, in the agenda materials, from several neighboring property owners in support of the subject application. Mr. Russell reiterated the proposal to "in that two-year time frame, be required to work with staff to put a concrete, executable plan for relocation of the entire school. I would want to be clear that that plan would require execution of contracts and, if they are ... construction contracts, ... they would include commencement and completion dates and so ... that is the direction that we would like to see is to have those contracts in place within that time."

In response to a question, Mr. Russell advised that there is no zoning in Carson City which specifically allows for a school. "Because of the type of school Montessori is, the location that we've been looking for has very specific parameters that has been difficult to find. ... while Jessica would tell you that they've been working very hard to find a new location, there are several concrete ideas that are coming forward now and that is coupled with Montessori's understanding that they can't get the perfect building because they need to honor this two-year commitment and so they're going to have to compromise and fit themselves into somewhere different." In response to a further question, Mr. Russell explained that "if we are unable to continue the expanded use, ... the school would continue to lawfully exist where it is as we look for the property. And ... we ... need to make this our highest priority but, if we are not in the area that we have expanded use, we're also going to have to secure transportation for state-mandated testing and alternative computer lab which is obviously going to take time away from our efforts to secure ... a new location. But the goal has always been and ... is now, more than ever, to find a new site for the school and what I like about the proposal that's on the table is it would not only continue the strong relationship that the school has with Planning staff and the City Manager, it would actually heighten it by requiring us to work with them to find a new location."

Mayor Crowell entertained additional public comment and, when none was forthcoming, discussion of the Board members. Following extensive discussion among the Board members, Planning Division staff, Mr. Russell, and Ms. Daniels, Mayor Crowell proposed the following motion: to grant a special use permit for two years for the expansion area of the school with the condition that they would return to the Board, within one year from today's date or thereabouts, with an update of where they are on moving the whole school, not just the expansion area; and with the understanding that all the conditions of approval are complied with. At Mayor Crowell's request, Ms. Sullivan read the revised conditions of approval into the record. "The staff proposal for new wording on [condition of approval] number 3, is 'the use may not commence until all necessary permits are obtained and improvements made.' And modification to [condition of approval] number 12 would be to add the wording 'or an accommodation adequate to comply with applicable building codes.'" **Mayor Crowell moved to approve a two-year special use permit conditioned upon coming back to the Board with an update of where they are on moving the entire school; that all the conditions of approval of the staff, before the Planning Commission, are complied with, with the exception of items 3 and 12, which were just stated on the record by Ms. Sullivan; and the special use permit expires at the end of two years. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, noted the difficulty of the decision. "We are a small community and we need to work together, but we also need to be sensitive to what we're doing with our neighbors ..." Mayor Crowell called for a vote on the pending motion.

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RESULT:	Approved [4 - 0 - 1]
MOVER:	Mayor Robert Crowell
SECOND:	Supervisor John Barrette
AYES:	Mayor Robert Crowell, Supervisors Barrette, Bonkowski, Bagwell
NAYS:	None
ABSENT:	None
ABSTAIN:	Supervisor Karen Abowd

Mr. Russell thanked the Board, and Mayor Crowell recessed the meeting at 10:38 a.m. Mayor Crowell reconvened the meeting at 10:54 a.m.

17(B) POSSIBLE ACTION TO CONSIDER A REPORT ON THE CITY'S MOTEL INSPECTION PROGRAM, AND TO PROVIDE DIRECTION TO STAFF REGARDING POSSIBLE CODE AMENDMENTS OR OTHER CODE ENFORCEMENT ACTIONS TO BRING EXISTING MOTELS INTO COMPLIANCE WITH HEALTH AND PUBLIC SAFETY REQUIREMENTS (10:54:46) - Mayor Crowell introduced this item. Community Development Director Lee Plemel provided background information, and reviewed the agenda materials in conjunction with displayed slides. Mr. Plemel, Human Services Division Manager Mary Jane Ostrander, Visitors Bureau Executive Director Joel Dunn, and Mr. Marano responded to questions of clarification, and discussion followed.

Mayor Crowell entertained public comment. (11:30:43) Robert Kent introduced himself as a managing member of the Warren Inn and the Evergreen Plaza. Mr. Kent stated, "This is real simple. You need a code enforcement officer. We just finally got one. ... In fact, she gave me a citation for a cracked staircase and I fixed it. But that will start cleaning up all this stuff. She needs to have the power to give a citation, give us a reasonable period of time to fix it, and go on. I'm the front line for a lot of mentally ill and elderly. I'm probably at 70 percent over 70 years of age with severe strict incomes. The Warren is quiet as a mouse. You probably all know that. The police are never there because my average age there ... is 77. So I'm blessed. The dailies in Carson City, for these kind of properties, do not work. I think the police will back me up on this. All you attract is ... drug addicts ... and ... then the nonsense starts. I bought the Rand. Anybody remember that one? And the Rand was so bad, the police ... told me it's where they train their rookie cops. And we changed the name to the Silver State, put dignity into the rooms. We can't provide daily maid service. Gambling is gone in this town. You're now putting gambling in strip centers ... but coming here to live in a motel for a day or two or three to gamble is ... gone. ... And the death to these little motels is going to be when the bypass opens.

"I wasn't here when you ... were working on the bypass. That bypass goes, I think that we're going to be dinosaurs if we don't reinvent ourselves. I think we need a committee. No one's ever approached me ... I think I'm doing pretty well as far as fixing them up but we need a committee. Before you ... jump on a bunch of stuff, some of the facts are wrong. I'm completely full. I'm not 70 percent. I'm ... completely full because I'm \$19 a day. Where do you live, on a fixed income of \$1,300 a month, on \$19 a day? They want safety, they want quiet, they don't want drugs.