A regular meeting of the Carson City Board of Supervisors was held on Thursday, February 4, 1988, at the Community Center Sierra Room, 851 East Williams Street, Carson City, Nevada, beginning at 9 a.m.

PRESENT:	Dan Flammer E.M "Doc" Scrivner Ron Swirczek Tom Fettic Marilee Chirila	Mayor Supervisor, Ward 4 Supervisor, Ward 1 Supervisor, Ward 2 Supervisor, Ward 3
STAFF PRESENT:	L. H. Hamilton Alan Glover Paul McGrath Ted P. Thornton Gary Kulikowski Michael Rody Mary Walker Steve Kastens Ron Wilson Charles P. Cockerill Katherine McLaughlin (B.O.S. 2/4/88 Tape 1-0003)	City Manager Clerk-Recorder Sheriff Treasurer Internal Auditor Deputy City Manager Finance Director Parks and Recreation Director Purchasing Agent Chief Deputy District Attorney Recording Secretary

Mayor Flammer called the meeting to order by leading the Pledge of Allegiance. Roll call was taken and a quorum was present although Supervisor Chirila was absent.

IV. APPROVAL OF MINUTES - June 15, 1987 (1-0018) - Supervisor Fettic moved to approve the Minutes of June 15, 1987, as presented. Supervisor Swirczek seconded the motion. Motion was voted and carried 4-0.

ANNOUNCEMENTS - Mayor Flammer reminded those present that Governor's Walk would be heard at 7 p.m.

AGENDA MODIFICATIONS - Mr. Hamilton explained a request to remove Item XI. C. - Tourism Authority Board - Review and action on Appointment of Citizen-At-Large Member.

Mayor Flammer then recessed the Board of Supervisors Session and immediately reconvened the hearing as the Liquor and Entertainment Board. A quorum was present including Sheriff McGrath.

V. PETITIONS AND COMMUNICATIONS - LIQUOR AND ENTERTAINMENT BOARD MATTERS -HANSEN - DOING BUSINESS AS MAY'S AM-PM - 1017 NORTH CARSON STREET (1-0055) -Harris A. and Tessie B. Hansen entered their names into the record. Member McGrath noted that the Sheriff's investigation was favorable. The Hansens explained the ARCO identification program. Member Fettic to approve the Liquor License for Harris A. and Tessie B. Hansen, doing business as May's AM-PM at 1017 North Carson Street, Carson City, Nevada. Member Scrivner seconded the motion. Motion was voted and carried 5-0.

Chairperson Flammer then adjourned the Liquor and Entertainment Board and

immediately reconvened the Board of Supervisors. A quorum was present as noted.

VI. CITIZENS COMMENTS - Continued until later in the meeting.

VII. RESOLUTIONS (1-0105)

A. JUDGES GRIFFIN AND FONDI, ET A. - REVIEW AND ACTION ON REQUEST TO PROCEED WITH THE REQUEST FOR PROPOSAL PROCESS FOR A PUBLIC SAFETY COMPLEX - Continued.

B. TREASURER - REVIEW AND ACTION ON REFUND OF TAX MONIES AND REMOVAL FROM REAL PROPERTY TAX ROLLS OF CERTAIN PARCELS ACQUIRED BY STATE DEPARTMENT OF TRANSPORTATION FOR US 395 BYPASS (1-0125) - Treasurer Ted Thornton explained the request to refund tax monies collected on parcels which the State had purchased for the 395 Bypass, the funds available for such State purchases, and the request to delete the parcels from the tax rolls including those parcels which had not been prepaid. Clarification noted that the State was apparently purchasing vacant land at this time. If the State purchases improved property, the building may be rented even though it must be removed from from the tax rolls. (During this explanation, Supervisor Swirczek stepped from the room. A quorum was present.) Clarification also noted that title had been transferred to the State on all of the parcels involved in the request. Supervisor Fettic then moved to approve the refunds as presented by the City Treasurer in the amount of \$1,361.47 and to remove the listed parcels from the property tax list for 1987-88. Supervisor Scrivner seconded the motion. Motion was voted and carried 3-0.

C. PARKS AND RECREATION DIRECTOR (1-0260)

1. REVIEW AND ACTION ON RECREATION AND PUBLIC PURPOSE APPLICATIONS FOR:

a. 40 ACRES IN EASTERN CARSON CITY - Parks and Recreation Director Steve Kastens explained the location and proposed High Sierra Radio Control Club use of the parcel. If the City obtains the parcel under the Recreation Public Purposes Act, BLM will not require a fee for the Club to use it. Mr. Kastens supported the use and request due to the feeling that having the Club under the auspices of his Department would be advantageous to both. (During his introduction, Supervisor Chirila arrived--9:17 a.m. A quorum was still present.)

(1-0328) Bob Brogan explained that the Club had been using the site for seven or eight years. The fee had been \$100 a year, however, BLM's re-evaluation of the fee increased it to over \$800 a year. Such funding is not possible. BLM recommended the City acquire the land under an RPP. As there would be no fee required for the City to obtain and control the site, none would be charged to the Club. The Club would be required to maintain and support the facility. If the acquisition is successful a written agreement would be entered with the Club similar to all the other recreational club contracts. Supervisor Scrivner requested the contract include a provision whereby any maintenance costs incurred by the City would be charged back to the Club. Discussion noted Mr. Brogan's letter indicating the Club would maintain the

area and the Academy of Model Aeronautics would include the City in the insurance policy, which is for \$1 million. (During this discussion, Supervisor Swirczek returned. A quorum was present.)

Supervisor Fettic moved to approve Parks and Recreation Director Steve Kastens submittal of a Public Purpose application to the Bureau of Land Management for 40 acres in eastern Carson City which is designated as Township 15 North, R27 East, Section 6, NW1/ NW1/4. Supervisor Scrivner seconded the motion. Motion was voted and carried 5-0.

c. 78.32 ACRES IN NORTH CENTRAL CARSON CITY (1-0457) - Mr. Kastens used an aerial map to show the site and explained its purpose was to provide a park in that area. A portion of the site is within the clear zone. Development of this section would not be recommended. Low impact development may be proposed at some future time. Supervisor Fettic moved to approve Parks and Recreation Director Steve Kastens submittal of a Public Purpose application to the Bureau of Land Management for 78.32 acres in north central Carson City which is identified as the West 1/2 Lot 2 Northwest 1/4 Section 4 Township 15 North Range 20 East and East 1/2 Lot 2 Northeast 1/4 Section 5 Township 15 North Range 20 East Meridian MDM. Supervisor Scrivner seconded the motion. Motion was voted and carried 5-0.

2. REVIEW AND ACTION CONCERNING DISPOSITION OF THE EXHIBITION TENT (1-0537) - (During Mr. Kastens introduction, Supervisor Swirczek stepped from the room-- 9:28 a.m. A quorum was present.) Mr. Kastens explained the tent, its purpose, wind problems, construction of an exhibit building at Fugi Park, and apparent lack of need for the tent. A letter of interest to purchase the tent was noted. Tourism had requested staff determine a sale price. Mr. Kastens solicited authorization to pursue this request. Supervisor Scrivner explained the direction given by Tourism and their request that the proceeds be split 50-50. Supervisor Scrivner moved to authorize staff to go to bid on the tent. Supervisor Fettic seconded the motion. Motion was voted and carried 4-0.

D. PURCHASING AGENT (1-0675)

1. REVIEW AND ACTION ON CONTRACT 8788-66 - SOUTH EDMONDS PARK DESIGN AND CONSTRUCTION MANAGEMENT AGREEMENT (1-0748) - Purchasing Agent Ron Wilson explained previous Board direction on this matter which included the "zero cost, zero revenue, ownership at the end of ten years agreement". Penalty clauses were explained. Supervisor Fettic moved that the Board accept and approve the attached agreement between Jerry Baker Sales and Carson City as represented by the Purchasing Agent. Supervisor Scrivner seconded the motion. Clarification noted that the District Attorney's office had reviewed the contract. Motion was noted and carried 3-1 with Supervisor Chirila voting Naye due to her feeling that the proposal had been improperly presented. Mr. Cockerill noted that the proposal was legal as presented and consistent with State and local purchasing laws. Discussion indicated that Supervisor Chirila felt that although it may be legal, it was improper if considered subjectively.

2. REVIEW AND ACTION ON CONTRACT 8788-66 - SOUTH EDMONDS PARK DESIGN AND CONSTRUCTION MANAGEMENT AGREEMENT (1-0748) - Mr. Wilson explained the Board direction on the Edmonds Park master plan and the selection process. The estimated cost was \$54,000 with the consultant's cost at 6.9 percent of the total completed project amount, which is \$775,000. The project was to be phased due to funding. The Board was requested to review page 27 of the supporting documentation which Mr. Wilson read into the record. Estimates indicated the total engineering fee would be less than six percent and in the neighborhood of \$45,000. Section 13.222 indicated the design development cost would be 16 percent of the total fees while the construction development costs would 25 percent, the bidding negotiation costs would be five percent, and the construction phase five percent of the total fees for the total project. (Supervisor Chirila then stepped from the A quorum was still present.) Mr. Kastens noted that funding was room. available from the bond. Supervisor Fettic moved to approve Contract 8788-00066, South Edmonds Park design Contract and Construction Management Agreement at a figure not to exceed \$54,000 at a rate of 6.96 percent Supervisor Scrivner seconded the motion. Motion was voted and maximum. carried 3-0.

BREAK: At 9:40 a.m. a five minute recess was called. When the meeting reconvened at 9:45 a.m. the entire Board was present, constituting a quorum.

A. JUDGES GRIFFIN AND FONDI, ET AL. - REVIEW AND ACTION ON REQUEST VII. TO PROCEED WITH THE REQUEST FOR PROPOSAL PROCESS FOR A PUBLIC SAFETY COMPLEX (1-0917) - Mr. Hamilton began the discussion by explaining the need for a public safety complex, the request to seek "RFP's", and to place a bond question on the ballot. Previous studies would need to be updated. Judge Fondi explained the need to determine the amount before seeking electorate approval. Finance Director Mary Walker explained funding could come from the Capital Acquisition Account. A cost estimate could not be made at this time. Sheriff McGrath and Judge Fondi explained the need for larger facilities, present facility problems, lack of access to the public for the Various Departments and handicapped facilities, and safety concerns for both employees, the public, inmates, jurors, defendants, etc. Judge Fondi also expressed his feeling that money could be saved by consolidating the Public Safety Departments. Each Board member expressed their belief that the request was valid. Clarification also noted that the Capital Acquisition Fund could also be used to meet some of the immediate needs if an emergency arose at the jail. Reasons to include the Fire Department were explained. Clarification also indicated that the entire Capital Acquisition Account of \$140,000 would not be needed for this study.

(1-1760) Treasurer Ted Thornton noted the need to proceed rapidly in order to meet the deadlines for the November ballot.

(1-1800) Dick Waiton explained his knowledge and role on the Carson City Fire Advisory Board and its recommendation that the Courthouse be retrofitted with fire safety equipment. As a member of the State Handicapped Board he had also recommended that the Board make handicapped improvements to the Courthouse. While acknowledging that the Clerk's office had been accommodating to any handicapped individual's request, he felt that the

situation should be corrected.

Supervisor Fettic moved to direct the City Manager and staff to proceed with the request for proposals for a Public Safety Complex and report back to the Board at the earliest possible time. Supervisor Scrivner seconded the motion. Discussion indicated that it would take at least 30 days before a request for proposals could be made. Bidding would take a minimum of 30 additional days. As a cost estimate could not be made, Supervisor Fettic did not amend his motion. The motion to authorize staff to proceed with the request for proposals for a Public Safety Complex and report back as soon as possible was voted and carried 5-0.

XI. BOARD OF SUPERVISOR RESOLUTIONS, REPORTS AND PROCLAMATIONS

SUPERVISOR SCRIVNER - REVIEW AND ACTION ON POLICY CONCERNING D. CLOSURE OF PUBLIC SAFETY FIRE STATION FACILITIES (1-1916) - Discussion ensued concerning the overtime costs and minimum manning requirements for the Fire Department. A commitment made during the budget hearings when four additional fireman were hired was that the overtime would be reduced. Procedural changes had also been implemented by the Department which reduced the overtime. The salaries for firemen, engineers, etc., when called back for a 24 hour overtime shift and staffing requirements were explained. Legal concerns related to Statutory requirements mandating the budget be adhered to were expressed. Supervisor Scrivner expressed his feeling that employees were abusing the vacation and sick leave privileges. He urged the staff members so involved to "manage" the situation and for the Board members to stay out of a management job. Mr Hamilton noted management's attempts to address the situation and acknowledged the seriousness of the problem. He requested additional time to work with some of the Board and staff to correct this situation with a report back as directed by the Board. Supervisor Scrivner expressed his feeling that the Board members should not be involved in this process. Discussion indicated the feeling that a special meeting on this matter had been scheduled for February 17. Supervisor Swirczek explained NRS 354.626 and a meeting with Supervisor Chirila, Mr. Hamilton, Fire Chief Bernie Sease, Assistant Fire Chief Ted Berrum, and President of the Firemen's Association Stacy Gioni. Future budget overages would be presented to the Board. He felt the real question was one of the Board's policy on public safety rather than the overtime cost. He urged consideration of a special meeting to address this question. The pieces of this question should be culminated by the 17th. Supervisor Scrivner expressed his support for "emergency public safety" items but was extremely concerned with the administration's fiscal management. If steps are not taken to correct the situation, a request would be made for supplemental funding beyond reason which had not been created by an emergency. Justifiable support should be indicated by management. Supervisor Swirczek expounded on his reasons for needing to complete the pieces before a fire station is closed. Supervisor Scrivner expressed his feeling that the closure had been for one-and-a-half days and had not been the detriment of the entire City. He felt that an evaluation of the reasons for responding to a call, the type of equipment "rolled" for a call, the number of calls, etc., should be made before a special meeting is held. He urged the Board to allow staff time to "manage" and correct the situation without interference.

Supervisor Swirczek expanded on his reasons for feeling a public forum was where these items should be discussed. Supervisor Chirila expressed her feeling that facts and figures were necessary to address the situation. She then expressed her feeling that the Board should address the should address the situation due to the public's concern about safety due to the closure of the station. For over a year Fire Station 3 had been repeatedly closed for It is time that the Board, the public, the safety the same reason. officials, etc., meet and discuss the issue in an open forum. From this forum a Board determination could be made concerning whether there is a management problem related to fiscal or human resources. (3 - 0001)Supervisor Scrivner urged that such a forum address all the Departments and not be restricted to the Fire Department. Mayor Flammer expressed his feeling that Supervisor Scrivner's concern had been created by Fire Chief Sease's comments that Fire Station 3 could be closed without jeopardizing the public's safety and would reduce the overtime when minimum manning standards could not be maintained at straight time. The facts and figures should be readily available at the Board's request. He did not feel that it should be necessary to continue the discussion to another meeting. Clarification indicated that Fire Station 3 had not been closed as was indicated as an alternative one year ago. Discussion indicated the feeling that the Department's overtime was above and beyond normal expectations. Therefore, the Board needed to establish a policy to approve such overtime or consider The need for a meeting was apparent although the items of alternatives. discussion were numerous. Supervisor Fettic's concern was that Fire Station 3 would be closed before the special meeting. Supervisor Scrivner reiterated his position that the Board was interfering with management's rights. Supervisor Swirczek expressed his feeling that the Board should address the closure of Fire Station No. 3 before the 17th. Supervisor Swirczek then moved to have a meeting on February 17th as discussed with the item being to review and act on a policy concerning closure of Public Safety Fire Station Facilities and due to the feeling that the other Public Safety Departments should be discussed suggested a separate special meeting for them. He clarified the motion to be for an evening meeting. Supervisor Chirila seconded the motion to be for an evening meeting. Supervisor Chirila seconded the motion. Supervisor Scrivner stated he would not be present on that date. Discussion noted that the Grand Jury was scheduled for the 16th. Supervisor Swirczek amended his motion to have the meeting on the 16th and reschedule the Grand Jury meeting for another date. Discussion ensued concerning the schedule. Supervisor Swirczek amended his motion to schedule the meeting for 7 p.m. Further discussion occurred on the schedule. Supervisor Chirila explained her reasons for seconding the motion and continued her second. Supervisor Scrivner expressed his feeling that the Grand Jury recommendations on the Senior Center should also be heard the same evening. Discussion ensued concerning this suggestion and questions which should be addressed about the fire station closure. Supervisor Swirczek restated the motion to have a public meeting at 7 p.m. on February 16 for an agenda item to review and act on a policy concerning closure of Public Safety Fire Station facilities and included the stipulation that the Grand Jury recommendations and staff recommendations concerning the Senior Citizens Center be rescheduled to another date. Supervisor Chirila continued her The motion was voted by roll call with the following result: second. Scrivner - No; Fettic - Yes; Swirczek - Yes; Chirila - Yes; and Mayor Flammer - Yes. Motion carried 4-1.

(2-0628) Supervisor Swirczek explained that the Fire Department was not over its budget on all line items and that transfers could be made between line items and moved that there would be no closure of fire stations between now and the February 16th public meeting. Supervisor Fettic seconded the motion. Clarification by Ms. Walker supported Supervisor Swirczek's statement that the Fire Department budget was not in a total deficit position. Mr. Berrum agreed that steps would be taken to keep the budget in line for the next 15 days unless an emergency occurred. Supervisor Scrivner expressed his concern that the matter could not be controlled at this point. Mr. Berrum explained minimum manning and the feeling that it would require minimal overtime between the present date and the 17th. The motion to keep Fire Station 3 open until the public hearing on February 16th was voted by roll call with the following result: Fettic - Yes; Scrivner - No; Swirczek - Aye; Chirila -Yes; and Mayor Flammer - No due to his feeling that the Board was rescinding a policy even though the time between was only 12 days, he would support the motion if the Fire Department would guarantee that there would be no overtime or call back without catastrophic reasons not just a 'sore throat', however, this was not what Mr. Berrum had said. Motion carried 3-2.

BREAK: A fifteen minute recess was called at 11:10 a.m. When the meeting reconvened at 11:25 a.m. a quorum was present although Supervisor Swirczek was not present.

E. PUBLIC WORKS DIRECTOR (1-0792)

1. REVIEW AND ACTION ON PARKING ENFORCEMENT STUDY AD HOC COMMITTEE APPOINTMENTS - Mr. Hamilton explained the lack of applications for the Committee, the District Attorney's recommendation that the Committee be established by Resolution, and the Appropriate motion to do so. Concern was expressed about the lack of interest. Supervisor Scrivner agreed to contact a casino owner if staff did not. Mr. Hamilton felt that staff could do so if that is the Board's desire.

(2-0919) Mr. Hamilton explained for Mr. Waiton that the lack of applications were in the citizen and downtown business areas. Mr Wairon felt that citizens were not interested in being on the Committee due to a feeling that it would not do any good. He objected to "picking" citizens rather than soliciting applications. Mr. Hamilton felt that the problem could be due to a lack of awareness. Mr. Waiton felt that his contacts were not interested in the Committee.

Supervisor Fettic moved to direct the District Attorney to prepare the proper Resolution concerning the Ad Hoc Study Committee for the Downtown Parking Meter Enforcement Enforcement Program. Supervisor Scrivner seconded the motion. Motion was voted and carried 4-0.

2. STATUS REPORT (INFORMATIONAL ONLY):

a. PUBLIC NUISANCE ABATEMENT AT 5307 CENTER DRIVE (APN 0009-235-02, PASSIEUX/LOBBEE) (2-1030) - Public Works Director Dan O'Brien explained that inoperative vehicles were still being stored on the site. A number of vehicles had been removed. Further legal remedies would be

pursued.

PUBLIC NUISANCE ABATEMENT AT 2387 SNEDDON WAY (APN 008b. 175-04, BROWN) (2-1064) - Mr. O'brien distributed pictures of the site and explained the clearing which had occurred. (During his explanation Supervisor Swirczek returned--11:35 a.m. A quorum was present as noted.) Mr. O'Brien felt that it would take a minimum of three weeks for City crews to remove all of the material. Salvageable material is being kept at the City yard. The other material is being taken to the landfill. The disposition of the salvageable material is being discussed with the District Attorney's office. His comments noted that "Early in the day a lot of the stuff looks good. By the end of the day, all of it is junk." Clarification noted that the hope was that the salvageable material could be used to defray some of the cost. Mr. Brown would be responsible for all costs incurred including salaries and equipment. Attempts would be made to hold the costs down. If there is no advantage to the City to salvage any of the material, then the procedure will be faster. Safety concerns were explained.

F. COMMUNITY DEVELOPMENT DIRECTOR (2-1226)

1. PLANNING COMMISSION REFERRALS - CONSENT MATTERS - None.

a. PARKING AND SAGEBRUSH SUBDIVISION

1. VARIANCE V-87/88-5 -PARKER - VARY FROM MINIMUM LOT SIZE, LOT WIDTH, AND SIDE YARD SETBACKS ON MFD NORTH OF BROADLEAF LANE -PLANNING COMMISSION APPROVED 3-1

2. SUBDIVISION S-87/88-2 - PARKER (SAGEBRUSH SUBDIVISION) - TENTATIVE SUBDIVISION MAP ON SF6000 AND MFD - NORTH OF BROADLEAF LANE - PLANNING COMMISSION APPROVED 3-1 - The applicant had requested the matters be withdrawn due to a personal emergency.

E. 3. DISCUSSION AND POSSIBLE ACTION ON PROPOSED ORDINANCE MODIFICATION TO CARSON CITY MUNICIPAL CODE SECTION 12.01.210 RELATIVE TO **DETERMINING PARTICIPATION RATES FOR WATER LINE EXTENSION** (2-1252) - Mr. O'Brien explained the proposed ordinance which would reimburse a developer for a pro-rata share of the cost for extending utilities. The ordinance was being prepared by the District Attorney's office. Supervisor Fettic explained the need to extend the utilities to Broadleaf along Highway 395 and his support for the proposal. Mr. O'Brien cited the need to extend the water line to Fugi Park. Mayor Flammer directed the District Attorney's Office prepare the Ordinance.

G. DEPUTY CITY MANAGER (2-1355)

2. AIRPORT ADVISORY BOARD - REVIEW AND ACTION ON APPOINTMENT OF MEMBER - Deputy City Manager Micheal Rody explained that the Board had not reached a consensus on one recommendation, revived the qualification of the three individuals who were presented for consideration by the Committee, and staff's recommendation, e.g., Steven Lewis, Steve Knight, and John D. Turner.

Qualifications of these applicatants and the group represented by the present members, e.g., pilots, FBO's, etc., were discussed. Supervisor Fettic explained his reasons for nominating Steven W. Lewis and moved to nominate him to the Airport Advisory Board. A second was not made and the motion died. Mr. Lewis' position at Cubix was discussed.

(2-1598) Scott Shelby, Hangar Seven President, noted that his mother Gretchen Redwine had been asked to resign due to a conflict of interest. He questioned reasons for disqualification and expressed his feeling that many of the other applicants did not have an interest.

Supervisor Chirila expressed support for his comments and moved to nominate Steve Knight to fill the vacancy. Supervisor Fettic seconded the motion. Motion was voted and carried 5-0.

G. 1. REVIEW AND ACTION ON AGREEMENT BETWEEN CUBIX AND EL AERO FOR A SUBCONTRACT TO PROVIDE FBO SERVICES ON CUBIX PARCEL AT THE AIRPORT (2-1655) - Mr. Rody explained previous Board direction, the Airport Advisory Board's recommendation, Attorney Jack Shaw's concerns, his response, and the agreement. Discussion indicated Supervisor Swirczek's feeling that the site should have been opened for bids as the contract time frame for construction of the building had been extended for two years when the original contract was assigned to Cubix. In order to meet this deadline the plans would have to be in Public Works within two months. Mr. Hamilton explained that the lease could not have been placed on the marker due to the assignment clause. At the time of the assignment was considered, Cubix had expressed a willingness to begin construction within 90 days if two other sites were obtained. These sites were not acquired, therefore, Cubix was not willing to fulfill this verbal commitment.

(2-2063) Bill Crowell, Attorney representing Cubix, explained the Drake assignment, which occurred prior to Mentor's lease. Purportedly no representations had been made at the time of the Drake assignment. At the time Mentor's lease was approved, as part of its bid. Cubix had indicated a willingness to begin construction on both properties within 90 days. As the lease was granted to Cubix, this offer was withdrawn.

(2-2120) Deputy District Attorney Bob Auer read from the March 5, 1987, Board of Supervisor Minutes related to the lease assignment from Mobile to Cubix. The minutes indicated that Cubix representative Ron Law agreed to fulfill the conditions of the lease. The only issue at that time was whether Cubix had the financial ability to assume the lease, which the Board decided it did, therefore, had and granted the assignment. "Mr. Law explained that L/F Technology had several other operations and could financially complete the agreement's requirements. He was willing to provide a status report on the building in one year. The building will be a quality facility which will make the residents proud to have the firm associated with the airport. Mr. Law agreed to the stipulation that the Board require periodic reports to verify compliance with the agreement." The Board then moved to approve the assignment subject to the terms of the original lease. Supervisor Scrivner expressed concern that the same problems associated with Mobile did not reoccur. Mr. Auer felt that the two year requirement began when the Board

approve the assignment as the Minutes did not indicate a change in the date.

Mr. Rody then continued with Mr. Shaw's concerns, his response, and the contract explanations. Supervisor Scrivner questioned the use of a mobile truck to supply fuel to "all" airport locations.

Mr. Crowell explained that fuel tankers are parked on Cubix's property for a portion of time and respond to calls to the aircraft's location. Carson-Tahoe Aviation provides a similar service. The airport rules prohibit one FBO from fueling at another FBO's property. The contract will not invalidate this rule. Supervisor Scrivner felt that the contract should stipulate that if called, fuel could be provided to all airport sites. Mr. Crowell agreed if the same stipulation was required of all the other FBO's. Clarification noted that permanent fuel dispensing facilities must be stored underground. All airports have mobile fuel vehicles.

(2-2758) Bill Shaw explained that he was representing Mr. and Mrs. Redwine and that his comments were not intended as a competitor. Competition is good for everyone although the Redwines would like to have a monopoly. Concerning the lease, he felt that Section V provided for a list of services with which compliance had not occurred. Section VII allowed for the termination of the lease if services are discontinued, if there is a failure to maintain the property, or maintain the Airport Rules and Regulations. Paragraph 11 allows lease assignments of portions of the services but not all of them. Paragraph 15 requires successors of the lease to guarantee performance. Another Section indicates that the holder "may" seek Board approval to subcontract portions of the obligations. Airport Rules and Regulations provide broader considerations for discussion of a lease than the assigner's financial responsibility, which he read. Under these requirements, he felt that one site's permanent fuel facility should not be considered another site's, and that the utilities should be provided to the facility and not through the (3-0059) Further, subcontracting all the services was City's source. violation of the lease. If all the services are not subcontracted, then Cubix is in violation of the requirement that all services be provided as Based upon these items, he recommended termination of the lease as listed. Mr. Law had agreed to comply with all the terms of the original lease when the assignment was authorized. This had not occurred. Further, compliance with the lease would not occur if all or only a portion of the services are contracted, therefore, termination of the lease should be authorized. He also expressed his feeling that Cubix was an excellent business which should not be in the FBO business. He proposed having L/F technology or Cubix finance the operation under another lease arrangement with a firm/group who would get "their hands dirty" with the day to day operations.

Mr. Crowell responded by expressing his feeling that the firm was not in default and that the proceeding comments were a breach of the City's guarantee to "the right of quiet enjoyment of the premises". According to his interpretation the only matter for discussion was the requirement that a facility be constructed as provided in 19.02.020(4), which he read into the record. The present building is 1200 square feet. The Rules and Regulations require a minimum maintenance building of 1600 square feet which will be constructed as agreed upon with a one year status report.

Mr. Auer responded by indicating that "clear cut language" was not in the lease indicating that all the services must be provided starting with the first day of operation. It is a long term 30 year lease. A review of the original records may indicate the intent to require immediate implementation of all services. Concern was expressed that discussion on terminating the lease had not been agendized. Clarification indicated that the District Attorney's office was not prepared to advise the Board on terminating the lease without additional research.

Mr. Rody clarified the record to indicate that a lease assignment was not proposed but rather a sub-contract.

Mr. Hamilton expressed his feeling that it was not feasible for the Board to authorize a FBO lease with a clause to construct a facility and require the operator to commence all the services immediately. From a common sense approach, therefore, he felt that time limits were incorporated for the building construction and to provide the services. Mayor Flammer felt that if this time period is acknowledged, the question should then be one of whether Cubix was maintaining a schedule of compliance. Mr Rody agreed that they were up-to-date with the requirements and explained that the building plans would be submitted within 30 days.

(3-0445) Mr. Shaw reiterated his position that Cubix had taken over an existing contract which was delinquent. He felt that nothing had occurred during the eleven months of operation by Cubix except more promises. Mr. Hamilton explained that Mobile was delinquent, however, Cubix had made commitments to comply with the contract within two years. Under the lease subcontracting is allowed. Regardless of the explanations provided by Mr. Hamilton, Mr. Shaw continued to express his feeling that the contract should be voided.

Supervisor Scrivner expressed his feeling that the Ordinances should be tightened to address these problems. Supervisor Chirila suggested the matter be continued to allow the District Attorney time review the concerns. Clarification indicated that the Airport Board had recommended approving the sub-contract. Mr. Rody expressed his feeling that the proposal was an attempt to meet some of the contract conditions.

Mr. Crowell responded to Supervisor Chirila's question concerning the Airport Board's considerations by noting that Mr. Shaw had also attended that meeting but had not made any comments. Mr. Shaw responded by noting that it had been determined that a quorum was not present. Therefore, action could not be taken and he did not wish to take the Board's time. Mr. Rody explained that there had been three members present constituting a quorum and that the vote had been two for with one abstention. Clarification noted that the action was a "informal recommendation". The District Attorney's office was not present and the question on whether action could be taken on a 2-0-1 vote was not resolved.

Mr. Cockerill explained that the Committee had made a recommendation that a quorum was present, noted that Mr. Rody had indicated the terms were being complied with, and that Mr. Shaw's request was to have the Board direct the District Attorney's office commence breach of contract proceedings, for which

the item had not been agendized. He was not prepared at this time to indicate whether there had been full compliance with the terms of the lease. Clarification indicated that id the sublease is approved and the lease is later determined to be faulty, then both contracts would be void. Mr. Auer then explained that his review of the subcontract had been predicated on its being an attempt to comply with the terms of the original contract and that as such the subcontract had been approved. Mr. Hamilton expressed his willingness to seek the District Attorney's opinion on whether Cubix is in violation of the original contract if the subcontract is approved today. Ιf Cubix is in violation of the original contract, then the matter will be brought to the Board's attention and, if the Board terminates the contract, the subcontract would also be terminated. Mr. Auer explained that legal steps to terminate the lease provide time to correct the deficiencies. This had not occurred.

Supervisor Scrivner moved to deny the subcontract for the FBO services between Cubix and El Aero until such time as all the questions are answered. A second was not made and the motion died.

Further discussion ensued concerning the intent to comply with the conditions of the original lease via the subcontract. Supervisor Fettic then suggested that all of the contracts at the airport be reviewed in an attempt to verify that all were in compliance. Mr. Rody noted that this was being done. Supervisor Scrivner expounded on his reasons for feeling that the subcontract should be denied at this time. Clarification noted that El Aero had paid for the building permit and for the improvements. Supervisor Swirczek questioned Cubix's investment if El Aero had been making the improvements. Supervisor Chirila expounded on her reasons for feeling that the matter should be continued until some questions are answered. Mayor Flammer urged the Board to approve the subcontract based upon legal counsel's and Mr. Hamilton's Supervisor Fettic explained his feeling that discussion was statements. centered around a second purpose and that the District Attorney's opinion that proper action could be taken on the agendized item, Mr. Rody's recommendation and responses to the questions, the indication that Mr. Hamilton felt the Board could address the matter, and his concern regarding whether the Board would continue to fail to take action whenever allegations Staff was presently researching the allegations. are made. Mr. Rody explained that several meetings had been held concerning Cubix's failure to comply with the contract, that Cubix had indicated that they were taking steps to conform with the lease, that plans, specifications, and strategies have been drafted to implement the services.

Supervisor Chirila then stated her desire to do what was best for the community and get something done at the airport and moved to approve the subcontract for FBO services between Cubix and El Aero with the following directives to the District Attorney's office and the City Manager's office--discussion ensued concerning what was desired of them--subject to Mr. Crowell's clients not being in breach of the original contract and to determine whether L/F Technologies or Cubix is in compliance with the original lease; if it is determined that they are in compliance, then the subcontract would stand; if they are not in compliance, the proper procedure will be implemented to allow them to cure the noncompliance or, if indicated that is not cured, to terminate the lease. Mr. Auer noted that the matter

would be returned to the Board for further discussion. Supervisor Fettic seconded the motion.

BREAK: At Mr. Cockerill's request for an opportunity to discuss the matter with Mr. Crowell, a ten minute recess was called at 1:05 p.m. When the meeting reconvened at 1:15 p.m., the entire Board was present constituting a quorum.

Mr. Cockerill explained that Mr. Crowell was willing to stipulate that the document before the Board would be amended to reflect stipulation included in the motion if it is adopted by the Board. Mr. Crowell stated that his clients did not have a problem with the requirement that the subcontract would be conditioned upon Cubix being in good standing on its lease. They would welcome an opportunity to rebut any opposition.

The motion to approve the subcontract subject to the requirement that the District Attorney's and City Manager's offices determine whether Cubix is in compliance with its lease terms and, if not, appropriate steps were directed to be taken to cure the deficiencies or terminate the lease was voted by roll call with the following result; Ayes - Scrivner, Chirila, Fettic, Swirczek, and Mayor Flammer. Nayes - None. Motion carried unanimously and so ordered.

Discussion noted that all the airport contracts were being reviewed as part of the master plan study. This review should be completed within three months.

F. 2. b. SUBDIVISION S-87/88-1 - LONG (LONG RANCH ESTATES) -TENTATIVE SUBDIVISION MAP ON SF12000 AND CR - SOUTH SIDE OF KINGS CANYON ROAD, APPROXIMATELY 1/4 MILE WEST ORMSBY BOULEVARD - PLANNING COMMISSION APPROVED 4-0 (3-1283) - Following his introduction, Mayor Flammer left the meeting--1:15 p.m. (A quorum was still present. Mayor Pro-Tem Scrivner took the gavel.) Deputy Community Development Director--Planning Eric Toll explained the parcel map ordinance requiring a tentative map be submitted when a second parcel map is to be recorded on a parcel and the Planning Commission's recommendation. By use of a map explained the location of the Conservation Reserve portion of the parcel. The proposal would restrict any further development within that CR portion. Mr. O'Brien explained the requirement that complete working drawings would be submitted to Public Works addressing the drainage, streets, traffic, etc., prior to development under the parcel map process. When this is completed and certified, it would be submitted to the Board prior to construction.

Resource Concepts Representative Pete Anderson explained that the map addresses the City and State concerns. The yellow line would be a fuel break to address wildfires. The proposal was for Single Family one acre residences.

Mr. and Mrs. Longs' Executor Attorney Shaw explained the need to raise estate taxes and the proposal even though the zoning was SF12000. There would be 17 one acre lots on the 56 acres. The proposal would be to connect to the City water system but have individual septic tanks. The plan did not include the steep portion of the hill. (During this discussion Mayor Flammer returned--

1:25 p.m.) If necessary, Mr. Shaw indicated that they would provide water for the development which would go into the City system. He also noted that not all of the conditions/terms had been determined at this time. This would take several more months of discussions. Further clarification noted that the Long Ranch held between 750 and 800 acre feet of water rights. Supervisor Chirila expressed a desire to have one of the conditions indicate that the developer may be required to provide water reserves at the time of development which would be considered by the Board later in the process. Mr. Shaw acknowledged that he was familiar with the eight conditions required by the Planning Commission.

Supervisor Swirczek then moved to approve S-87/88-01 for William Jac Shaw, Executor, to subdivide nine parcels at Long Ranch Estates on property zoned Single Family 1 Acre and Conservation Reserve at Assessor's Parcel No. 7-321-04 on Kings Canyon Road east (west) of Carson Junior High School subject to the findings and conditions approved by the Planning Commission. Supervisor Fettic seconded the motion. Motion was voted and carried 5-0.

Mayor Pro-Tem Scrivner returned the gavel to Mayor Flammer.

VII. ORDINANCES - FIRST READING - None.

VIII. ORDINANCES - SECOND READING - None.

X. CITY MANAGER RESOLUTIONS, REPORTS, AND BOARD DIRECTIVES (3-1698)

- Following Mr. Hamilton's introduction, Supervisor Swirczek explained his reasons for bringing the matter to the Board. This included the need to define what was expected of the Golf Course Manager and the chain of command from the Golf Course Manager to the City Manager with disagreements to be presented to the Board of Supervisors. Mr Hamilton noted for the record that through continuing discussion with Mr. Duncan this chain of command had been established, his duties and responsibilities had been determined, and procedures and policies which were to be followed were outlined. Golf Course Manager Tom Duncan agreed that he was not aware of these matters and his willingness to abide by them in the future. He also indicated the feeling that it was "all part of a learning experience". Supervisor Fettic expressed his feeling that it had not been an attempt to circumvent the procedures. Supervisor Scrivner expressed his hope that the two would work together for the benefit of the courses. Clarification by Supervisor Swirczek indicated that Mr. Duncan would work through Purchasing as did other Departments. Personnel Officer Judie Fisher agreed to correct this portion of the job description. Both Mr. Hamilton and Mr. Duncan agreed to the change. Supervisor Swirczek moved to approve the job description for the golf course manager as presented and prepared by Judie Fisher. Supervisor Scrivner seconded the motion. Supervisor Swirczek continued his motion to include being subject to the change regarding where overall responsibility of purchasing is concerned. Supervisor Scrivner continued his second. Motion was voted and carried 5-0.

B. ACTION ON REQUEST FOR PROPOSALS FOR A CLUBHOUSE FACILITY AT EAGLE VALLEY GOLF COURSE (3-1988) - Continued due to Mr. Sheerin's questions and the need for additional research.

XI. BOARD OF SUPERVISORS RESOLUTIONS, REPORTS, AND PROCLAMATIONS (3-2030)

A. BOARD OF EQUALIZATION - CONFIRMATION OF CHAIRMAN JAMES N. MADSEN AND VICE CHAIRMAN CLIFFORD D. WELCH - Supervisor Swirczek moved to approve the confirmation of the officers of the Carson City Board of Equalization James N. Madsen as Chairman and Vice Chairman Clifford D. Welch. Supervisor Fettic seconded the motion. Motion was voted and carried 5-0.

HISTORIC ARCHITECTURE REVIEW COMMITTEE - REVIEW ACTION ON FUNDING в. AGREEMENT BETWEEN CARSON CITY AND NATIONAL PARK SERVICE THROUGH STATE OFFICE OF HISTORIC PRESERVATION AND ARCHEOLOGY FOR TRAINING AND EDUCATION PROJECT (NO. 32-87-20080-B<CLG-1>) AND SURVEY AND PLANNING PROJECT (NO. 32-87-20081<CLG-1>) (3-2060) - Mr. Toll explained the purpose of this request was to obtain funding for updating the handouts. The plan would have the printing done in house; however, a consultant would prepare the brochure for printing. The local match would be provided by staff time and services. The City would not have to provide any cash. Mr. Rody had reviewed the grant. Accurate records of staff time and services would be maintained. Either Mr. Sullivan or Mr. Toll would sign any claims. Supervisor Fettic moved to approve the funding agreement between Carson City and the National Park Service through the State Office of Historic Preservation and Archeology for funding a certified local government grant and authorize the Mayor to execute said agreement. Supervisor Scrivner seconded the motion. Motion was voted and carried 5-0.

C. TOURISM AUTHORITY BOARD - REVIEW AND ACTION ON APPOINTMENT OF CITIZEN-AT-LARGE MEMBER (3-2151) - Pulled.

D. MAYOR FLAMMER - None.

SUPERVISOR SWIRCZEK - REVIEW AND ACTION ON POLICY CONCERNING CLOSURE OF PUBLIC SAFETY FIRE STATION FACILITIES (3-2170) - This matter had been discussed earlier.

Supervisor Swirczek then noted a media report concerning EDA grants. He explained telephone contacts with the Inspector General's Washington, D.C., and Seattle offices indicating that his questions would be acted upon. Discussion indicated that several West Coast EDA grants and program had been under investigation due to a statement made by former Regional Director Robert Hill before Supervisor Swirczek's request was made.

SUPERVISOR FETTIC, CHIRILA, AND SCRIVNER - None.

XII. CITIZEN COMMENTS - None.

XIII. DESIGNATION OF FUTURE MEETING DATES AND TIMES - Discussed earlier. Mayor Flammer reminded the Board of the 7 p.m. session and advised that he would be absent due to other Board functions.

XIV. PERSONNEL SESSIONS - None.

BREAK: At 1:45 p.m. a recess was called. When the meeting reconvened at 7

p.m. the following Board Members were present: Supervisors Swirczek, Fettic, and Chirila and Mayor Pro-Tem Scrivner. Staff present included City Manager L. H. Hamilton, Clerk-Recorder Alan Glover, Deputy City Manager Michael Rody, Community Development Director Walt Sullivan, Deputy Community Development Director-Planning Eric Toll, Deputy District Attorney Bob Auer, and Recording Secretary Katherine McLaughlin. (3-2347)

"GOVERNOR'S WALK" - PUBLIC HEARING AND POSSIBLE ACTION TO SELECT XIV. ALTERNATIVES FOR IMPROVEMENTS AND LAND USE CHANGES CONCERNING ROBINSON STREET - Mayor Pro-Tem Scrivner called the meeting to order by explaining the purpose of the hearing and procedures to be followed. Mr. Sullivan explained the staff's report, considerations provided in the alternatives, the public hearings, and the Planning Commission's role and recommendation to maintain the status quo for Robinson Street, to direct staff and the Redevelopment Authority to establish a single comprehensive effort to revitalize the downtown area, with staff supporting development along Carson and Curry Streets and branching out from this core area, freezing present zoning district until the revitalization plan is completed or the core area is adopted, and direction to the staff to commence preparation of a downtown core area element of the master plan to consolidate required policies, capital improvements, and land use programs into one ready to implement program, which would be completed by the end of Fiscal Year 1989 if not sooner. The limited funding, the term "pull marketing", and staff's recommendation that the core area be developed first rather than Robinson and the Planning Commission"s roles in this issue.

Supervisor Swirczek than expressed his concern that, while this was a good program, little had been done in the core area since 1980 and that the recommendation had changed little since that time. He felt that the time was right for a new approach as the "Museum to Mansion" would attract tourists and provide further incentive for development in the downtown area. Mr. Sullivan felt that the recommendation was a clear indication that implementation would be undertaken as the "study" time had been completed. This would establish the downtown area before the Bypass is completed. He commended Ms. Chesney for her plan and expressed his feeling that her project may be developed at some time in the future. He urged commitment toward beginning a comprehensive downtown revitalization program by both the Board and Businesses. Mr. Toll also expressed his feeling that the time was right for implementation of the numerous studies and plans to occur. This would create Carson City as a designation point before the Bypass is built. He felt that a work program and cost estimate could be completed in two or three years and implementation of the program within seven years. Carson City could then market itself as a designation point. He urged a united front to accomplish this.

Supervisor Chirila expressed the feeling which had been indicated by her contacts that the downtown area "needed to be cleaned up". She felt that zoning needed to be addressed and expressed the desire to have a phased development program which pulled together the various fractions. She felt that "Governor's Walk" was the best idea that had been put forth in many years. She could not support the proposal to begin with Curry Street. She stressed her desire to have the Board control the project and reasons to

phase it.

(4-0010) Mr. Sullivan responded by explaining the need to determine the number and varied groups, their goals, collate their activities, and determine which plans should be implemented and when, citing examples of activities and immediate benefits. He felt that there had been a lack of involvement with the businessmen. The project would be implemented in accordance with the phases deemed immediate by these contacts. This may require placing a referendum on the ballot or through the public hearing process. Funding had not yet been addressed, however, should consider costs, benefits, and impacts of the various programs including the tax increment funding, capital improvements within the City budget, etc. It may be necessary to provide incentives to draw businesses to the area.

Supervisor Scrivner expressed his feeling that the Redevelopment District and its tax base should fund the project.

Supervisor Swirczek then explained his feeling that the testimony given at Redevelopment and Planning Commission hearings had been to provide a vision and provide immediate help for the area without destroying the history found He then read from Jane Chesney's statement entitled in the District. "Economic Development in the Urban Center" which established a historical "walk" from the Museum to the Mansion and its objectives. The proposal Immediately stimulate private investment and development in the urban would: center by creating low cost, highly visible, and uniquely impressive residential tourist retail corridor to actively lead people from Museum to Mansion; and immediately stimulate long-term comprehensive planning for an interesting diverse and three-dimensional urban core as а credible designation for residents and tourist in which historic resources can exist in productive harmony with the requirements of the present and future generations. Methods of accomplishing this last goal were explained by generations. Additional objectives were: reading other portions of the proposal. Creatively link together history, culture, casinos, and activities which will excite private investment, overall preservation, new building, and a solid cash flow of primary dollars to strengthen the economic base of the community now and in the future; utilize all of Carson City's historic and human resources to build a vital and viable urban center for the general welfare of the 37,000 residents, and to increase City revenue from tourism and economic development to relieve the growing pressure on property taxes now and in the future; quickly improve the visual image and marketing image of Carson City, the State Capitol of Nevada, with the implementation of an elegant and stately Governor's Walk from Museum to Mansion with the appropriate location, streetscape, setting and structures to proudly reflect the intended dignity of the name "Governor's Walk".

(4-0358) Francis Brook began by expressing her feeling that the City could no longer afford to wait until something happens in the downtown area, citing several developments in Douglas County and Sparks to support her contention. She felt that Ms. Chesney's Museum to Mansion plan would be the beginning of a redevelopment program in the downtown area. She explained the public hearings on this proposal and questioned the delay in implementing the concept. She gave each of the Board members a copy of a map (none to the Clerk) and explained her belief that it was springboard for improvements in

the District. Her explanation included developments in other cities.

Supervisor Chirila then expressed her feeling that Ms. Chesney's concept Ms. Brooks would restrict the type of business uses in the District. supported this proposal as it would provide "trolley car" tours from other parking locations around the City who could be "dropped" into the downtown This would make the downtown area pedestrian traffic core area to walk. only. The parking problem was then explained. She explained that there are only four blocks in the District which is not RO zoned. Supervisor Fettic expressed his feeling that the parking problem would have to be addressed if the zoning is changed in that area. Ms. Brooks then expressed her feeling that Robinson Street residents had "not won out in the Governor's Walk Flap". She then read into the record a petition she had circulated supporting Ms. Chesney's proposal and signed by the majority of the 19 property owners on The "shadow effect" changing the zoning would have on the Robinson. surrounding area was felt to be benefit the District.

(4-0986) Dennis Saenz, Bliss Mansion resident, expressed his support for Ms. Brooks comments based on his belief that until a stronger economic base is established, the downtown area could not be restored. He urged steps be taken to do something now.

(4-1003) Chairperson of the Historical Commission and Vice Chairperson of the Historical Architect Review Committee David Johnson explained the direction taken by the Historical Commission to support the Planning Commission's recommendation that no change be made in the District zoning on West Robinson Street. To change it would create a cancerous growth on the remaining residential area. He urged the Board to take steps to rehabilitate and redevelop the commercial district rather than develop additional commercial zones.

Supervisor Chirila read from the Redevelopment Plan for the Carson City Redevelopment Project No. 1, which was revised January 9, 1986, and specifically Section 700, which urged the revision of zoning if necessary within the District to accomplish the end goals. She felt that Robinson Street could be the potential starting point for improving the deteriorating District. Mr. Johnson explained his feeling that if the zoning is changed within the District, the District would lose its historic resource while allowing a very short term, limited economic benefit to a few individuals. He felt that the purpose if the redevelopment district was to rebuild the existing commercial district rather than destroy or change the residential district.

Supervisor Swirczek noted the different visions presented by Mr. Johnson and Ms. Chesney and his feeling that Ms. Chesney's concept may be the needed emphasis to enhance the area. He supported the concept of mixing the uses as other communities had successfully done. Mr. Johnson responded by expressing his feeling that once boutiques, tea shops, art galleries, etc., are allowed to encroach into a historical area, the characteristics of the district are changed. Purportedly, the most effective "rehab" programs allowing such encroachments are in the warehousing and commercial districts. Residential areas which had been changed to store fronts have not been successful attempts to bring people back into the downtown areas.

Supervisor Swirczek suggested that a united effort be taken to obtain from several east coast areas information on their rehabilitation programs, which Mr. Johnson stated had already provided to the Redevelopment Authority. Mr. Johnson suggested it be from communities similar to Carson City's economic base, history, and size. Supervisor Swirczek urged that it be a "good cross section" rather than a limited approach. Mr. Johnson agreed to work with Supervisor Swirczek, however, explained that this would not change the Historic Commission's nor his position on the Robinson Street issue.

Discussion noted that Redevelopment and the consultant supported improving the downtown core area beginning with parking.

(4-1556) Clarence Ike explained his opposition to the proposal as it "whittles away" at he historic zone. He did not feel that the concept would be the tourist draw claimed due to inclement weather and the lack of other items of interest for the tourists to visit. He felt that the parking problem should be addressed first as without it little change would occur. He suggested having a 7-Eleven at the corner of King and Mountain which would improve the tax base and do a thriving business due to the close proximity of three schools. He then explained the feeling that the governmental activities of the City draw a lot of people who should be encouraged to stay over night or have seminars here. Supervisor Swirczek noted that there are suggestions in the works for improving the parking situation. "Governor's Walk" was not to be the ultimate answer to the problem but rather one of several attempts, citing the golf course, casinos, etc. as other tourist attractions. Discussion ensued concerning the number of businesses which have left the downtown area. Supervisor Swirczek noted the need to provide an incentive to attract the business to the downtown area and questioned whether the parking could do it. Mr. Ike then explained the Chamber of Commerce's self-quided tour of the historic district and questioned where all those signs had disappeared.

(4-1895) Mike Spears explained his opposition to the concept as it would "cut the heart out of the District". He was restoring the building at 603 Robinson. He felt that there was adequate foot traffic and tourists in the vicinity. Allowing further encroachment into the District would necessitate extensive remodeling and eventually removal of many of the old buildings. Successful programs in Truckee and Sausalito had retained the commercial core in the downtown area.

(4-1975) Tom Baker explained comments made by a speaker from the State Historical Society expressing the need for Carson City to save its historic district as it was one of the few remaining historic districts on the State. He urged the Board to preserve the City's history. Tourism had attempted to attract visitors by advertising "Come see the other Nevada" and "Come see historic Carson City". While supporting preservation of the downtown area, he also urged the Board to take steps to improve that area, provide offstreet parking, and noted the horse drawn buggy rides given by "Hoof Beats". The "sale" of the Museum, Railroad, and historic homes would attract visitors. Discussion indicated the need to address the Carson Street core before Robinson Street. Supervisor Swirczek stressed that the concept of the proposal was to preserve the City's history. He questioned the kind of incentives necessary to obtain business support for the changes on Carson and

Curry Streets. Mr. Baker felt that the City had performed/acquired enough studies which never were implemented. He felt that the time is right for the business people to unite and cause something to occur in the downtown area. Supervisor Swirczek expressed his feeling that the Board should set the environment and the businessmen should provide the leading force. Clarification noted that Mr. Baker had no quarrel with either the Planning Commission's first recommendation of no change or second recommendation to enhance the residential district with physical improvements to the streetscape with retained existing land use zoning.

BREAK: At 8:35 p.m. a ten minute recess was called. When the meeting reconvened at 8:45 p.m. a quorum was present as originally noted.

Mayor Pro-Tem then requested a show of hands in support--three individuals-and the remaining were opposed--approximately 50 or 60 individuals--to the concept.

(4-2517) Truett Loftin explained his dedication to seeing improvements made to the downtown area. Ms. Chesney's concept was creative and had required a lot of work, however, he felt it was the "cart before the horse" approach. He felt the main street should be made attractive and inviting. The Board could remove the parking matters as a first step and limit it to two hour parking. Tax incentive credits could be used to bring businesses to the area particularly if they are passed on to the tenants. He suggested an "Alan Ladd Hardware Store" and the type of changes made in Jackson and Auburn, California. Signs need to announce the fact that the traveler is entering the State Capitol. Even the State Tourism video fails to point this fact out Supervisor Fettic explained the establishment of an ad hoc to its viewers. committee to consider the parking meter issues and the original purpose of meters. If the meters remain and the Board dedicated those funds for parking in the downtown area, the Redevelopment Authority could use those monies to underwrite a bond to start acquiring property for parking. Mr. Loftin explained the Jackson, California, parking problem as an indication that if the businesses are there, people will walk to the stores. He also urged the Board to establish a master plan for the downtown area so that all the individuals could pull together and make it happen.

Supervisor Fettic then commended Mr. Loftin on his Kit Carson project. Mr. Loftin explained that this was one of his attempts to attract tourists.

Mr. Loftin then explained the business/shopping competition found and major motivation behind changes in Jackson in response to Supervisor Swirczek's questions.

(4-2985) Hank Thomas, the Yerington House owner, expressed his feeling that the majority of the individuals involved in the District were opposed to the concept. The proponents would gain from the rezoning to the detriment of the historic district. He urged consideration of the number of historical homes along Robinson in opposition to the number of "old" houses. He urged the Board to concentrate on Curry Street and off-street parking. He then expressed his feeling that the streets around the Nugget should be abandoned in return for the parking lot on Carson Street. Under a lease back proposal, the Nugget could then construct a multi-storied parking garage with the

bottom floor or two being used as public parking. He supported having the businesses lease this parking with the revenue being used for other parking and improvements in the area. He offered to serve on a committee to review the options including his willingness to spend his own money to resolve the (5-0019) Supervisor Swirczek expressed his feeling that it was a matter. multifaceted problem which should be approached from several angles at the Mr. Thomas responded by again expressing his feeling that same time. discussion with the Nugget should be undertaken concerning abandoning some streets which the Nugget needed in exchange for the valet parking lot on Carson Street. Under his proposal, the Nugget could construct a multistoried parking facility and lease back a portion for the City use. This portion would be rented to the business on a pro rata basis. He then volunteered to serve on a committee to do this. Supervisor Swirczek expressed his reluctance to have everything tied to a parking problem when there were other items which needed to be addressed as well. He expounded on his reasons for feeling that a multifaceted approach was needed.

Supervisor Fettic explained that several of Mr. Thomas' suggestions were being studied at this time. Supervisor Chirila then noted that there were vacancies on the ad hoc parking committee and solicited volunteers. Mr. Thomas immediately offered his services.

(5-0196) Norine Humphreys expressed her opposition to the proposal due to her feeling that the present zoning should be maintained as it presently is and the need to change the core's initial negative visual impact. This included changing the speed limit, cleaning up the area, adding businesses, having people walk the streets, and elimination of the 395 Highway traffic. She supported the By-pass for this reason. With additional parking, she felt that the business and shoppers would return to the downtown area.

(5 - 0292)John Copoulos, Historical Architectural Review Committee Chairperson, expressed his feeling that the District was a valuable one of a kind asset. He urged the Board to hold the line on further encroachment of the residential district and maintain the original downtown business core. Supervisor Swirczek suggested that without the R/O zoning many of the historical homes would not have been restored. Mr. Copoulos expressed his feeling that when businesses encroach into an area, the original historical character of that area is lost. Supervisor Swirczek expressed a willingness to meet with Mr. Copoulos and review the Federal guidelines regarding land uses and designations for facades and its funding criteria. (5-0427) Milt Manoukian expressed his feeling that, while the Board should take some action to improve the downtown business core, he could not understand how expanding this core by 50 percent would benefit the City. He also felt that the avalanche of opposition to this proposal should be considered by the Board. He urged the Board to carefully evaluate the staff's and Planning Commission's reports as well as the lack of adequate parking. He felt that before the change is made the Board should: deal with the master plan amendment, zoning code amendment, change of land use, special use permits, a traffic study, a street reconstruction review, consideration of the adequacy of the water and sewer facilities within the district, parking lots, and sign regulations. Reasons for considering these items prior to approving the zoning change were expounded. He felt that members of the opposition would be willing to support a tax increase if the entire City was included in the

district as all of the City had problems. He urged the Board to consider the alternatives to this proposal otherwise additional problems would be created by the proposal.

Supervisor Swirczek responded by expressing his feeling that many studies had been performed and discussed over the years with no real action occurring. Chesney had presented a program which could create change in the Ms. specified area of the Mansion to Museum. The Board was responding to her concept and would begin by evaluating the problems Mr. Manoukian had pointed out and considering the alternatives noted by the staff report. This meeting was the beginning of the process. Discussion between Mr. Manoukian and Supervisor Swirczek ensued on this point and why the Robinson area should be Mayor Pro-Tem Scrivner pointed out the overwhelming the first project. opposition to the concept which had been presented by the area's residents. Mr. Manoukian then expressed his feeling that the hearings had presented several good proposals, however, rezoning had not been one of them. He again expressed his support for a special assessment for cleanup, water and sewer improvements, street lighting, etc., if done Citywide. He felt that until these issues have been addressed, any other action would be premature.

Supervisor Fettic then expressed his feeling that a bed and breakfast concept presented to the Board approximately three years ago may have had some merits, however, regardless of the restrictions applied to a commercial zone, additional encroachments would occur. He noted that there had been a constant stream of requests within the historic district and questioned whether the district would be strong enough to survive such requests. Any changes would eventually lead to the district's demise. The present request was a case of having the "cart before the horse". He, therefore, recommended efforts be directed to Carson and Curry Streets and that things were beginning to happen which would create a positive change in the district, specifically the business group about which Mr. Loftin had spoken. Supervisor Fettic then moved to accept the proposal as presented by staff, that being the incorporation of recommendations 1, 2, 3, and 4. Supervisor Chirila seconded the motion and commended the audience for its remarks and attendance. She explained her reason for seconding the motion as being based on the comments which had been made, however, felt that something needed to be done. She supported staff's recommendation that a phased program be developed as well as the need to develop a downtown element to the master Supervisor Fettic then commended staff on the report. plan. Discussion noted that the downtown element to the master plan would be completed by the end of fiscal year 1989. Mr. Toll expressed his feeling that staff meet this goal and that the element would be ready for the process of implementation to begin. Mr. Sullivan agreed that the plan would be ready in 18 months. For clarification of the record, Supervisor Fettic amended his motion to include the staff's recommendations as being : 1. Accept the "no project" alternative presented in the December Staff report prepared for the Planning Commission. The "no project" alternative means that Robinson Street will not be assigned the highest priority for redevelopment efforts, monies, or improvements. Ιt also means that the Master Plan land use designation and the existing zoning districts would remain in effect at present. As an alternative, the Board may wish to consider the "enhanced streetscape" (alternative 2) as part of an overall beautification of the core area. --with Supervisor Fettic noting the lack of ability to forecast what would occur 15 years from today--2. Staff

further recommends that the Board of Supervisor assign a high priority in terms on long range planning and policy direction towards the revitalization of the downtown plan, recommendations from community, civic, and business groups, the Redevelopment Authority, and others to generate a single comprehensive effort to revitalize downtown Carson City. Staff would recommend that the emphasis be assigned to improve the appearance and commercial usage of Carson and Curry Streets, and then systematically develop outward from the core area. 3. Staff recommendation that existing zoning districts be "locked" or "frozen" until the revitalization plan is completed or a specific core area zoning district be adopted. 4. And finally, staff seeks direction to commence preparation of a Downtown Core Area element for the master plan to consolidate the required policy, capital improvements, and land use programs into one ready-to-implement program. It would be staff's goal to complete this element by the end of fiscal 1989. The motion was then voted by roll call with the following result: Ayes - Fettic, Chirila, Swrirczek - after expressing his feeling that Ms. Chesney should be credited with bringing forth a written proposal which had forced staff to commit to making something happen within 18 months and causing the community to provide input from which something good will occur and commended Ms. Chesney and requested any other individuals with proposals bring them in in writing so that action could be taken on them; and Mayor Pro-Tem Scrivner. Naves -None. Motion carried 4-0.

Supervisor Fettic then moved to adjourn. Supervisor Swirczek seconded the motion. Motion was voted and carried 4-0. Mayor Pro-tem Scrivner adjourned the meeting at 9:45 p.m.

A tape recording of the proceeding is on file in the Clerk-Recorder's Office. This tape is available for review and inspection during the normal business hours.

The Minutes of the Carson City Board of Supervisors February 4, 1988, meeting

ARE SO APPROVED ON_____, 1988,

Dan Flammer, Mayor

ATTEST:

Alan Glover, Clerk-Recorder