

A special session of the Carson City Board of Supervisors was held on Tuesday, May 22, 1990, at the Community Center Sierra Room, 851 East Williams Street, Carson City, Nevada, beginning at 6:30 p.m.

PRESENT:	Marv Teixeira	Mayor
	Ron Swirczek	Supervisor, Ward 1
	Tom Fettic	Supervisor, Ward 2
	Tom Tatro	Supervisor, Ward 3

STAFF PRESENT:	John Berkich	City Manager
	Paul McGrath	Sheriff
	Walt Sullivan	Community Development Director
	Charles P. Cockerill	Chief Deputy District Attorney
	Jeanette Sullivan	Administrative Assistant to the City Manager
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 5/22/90 Tape 1-0001)	

Mayor Teixeira called the meeting to order at 6:30 p.m. Roll call was taken and a quorum was present.

ORGANIZATIONAL MEETING ON QUESTION 2 - Mayor Teixeira began by explaining the purpose of the meeting as being to provide the public with information on Question 2 and, if feasible, establish a committee to inform the public about the need for a City Hall complex. The public poll had indicated a desire to see the V&T Roundhouse preserved. The State's desire to purchase the Courthouse and Fire Station 1 properties and its willingness to donate the land for a new Fire Station 1 were noted. Problems accommodating public use and the facilities needs of the District Courts, District Attorney, and Justice Court were briefly outlined. Mayor Teixeira then introduced Firefighter Stacy Giomi, who would establish and lead the committee on Question 1 for the Fire Station relocation, construction, improvement, and equipment funding. Mayor Teixeira read Question 1 into the record. The new site has been indicated as being the southeast corner of Stewart and Fifth Streets.

(1-0160) Mr. Giomi explained his reasons for feeling the proposed site is the best possible location, the need for a new facility, the State's commitment, and the need for a committee to inform the public.

Mayor Teixeira and Mr. Giomi responded to questions from (1-0265) Gale Thomssen, (1-0313) Anita Truesdell, (1-0353) Dorothy Arraiz, and (1-0415) Mabel French on the use of funds from the sale of the Fire Station for the V&T purchase, the value of the Courthouse and Fire Station properties, the proposed Fire Station location, its impact on the Fremont School on Fifth Street, reasons for the State to maintain ownership of the site, why the maintenance and upkeep costs for the new station should be less than the present facility, and length of the lease. A written commitment to purchase the property was shown by the Mayor. (1-0501) Director of the Legislative

Counsel Bureau John Crossley expressed his feeling that the Legislature desired to work with the City on a unified master plan for the downtown area. Mayor Teixeira then explained that the proposal would cost an average home \$14 a year in ad valorem taxes and reasons for supporting the proposal at this time. Mr. Giomi outlined his desire to educate the public and urged anyone with any questions to contact him.

Mayor Teixeira then used a flip chart to explain Question 2; how the property values had been estimated; construction plans for a three-story, 48,000 square foot facility and a 200 car parking garage, which could be utilized for public parking after 5 p.m. and on weekends; caveats including revenue and expenditures; potential savings created by consolidating the City offices; and, reasons for having a citizen committee sell the proposal to the public. Mayor Teixeira then pledged \$200 to the committee.

(1-1153) Mimi Rodden explained her background and reasons for supporting Question 2 and for saving the V&T Roundhouse. She urged the audience to join in exploring all the options available and inform the public so that a historic building could be saved.

(1-1515) Phil Martin questioned the property values as indicated. Mr. Martin felt that Question 1 would be supported by the electorate. Mayor Teixeira stressed the impact changing the values would have on the revenue stream of the landlease caveat. Mr. Martin felt that the electorate would not support the \$56 tax increase for question 2, that previous Boards should have purchased the facility, and that the V&T Roundhouse could not meet earthquake standards. The location and equipment costs of the new facility had been included in the proposal. Mayor Teixeira continually stressed that the \$9 million proposal was a not to exceed figure. Ms. Rodden and Mayor Teixeira briefly outlined letters of interest indicating that there were firms/organizations interested in landleasing and rehabilitating the V&T Roundhouse. Mr. Martin felt that until a contract was signed, no activity should occur. Supervisor Swirczek explained the Senior Center Funding authorized by Question 4 and stressed that the difference in the proposals were that Question 2 had a "not to exceed" amount and reasons for that limit.

(1-2215) Mayor Teixeira responded to Helen Skipworth's questions on the State's desire to purchase and use of the Courthouse and Fire Station properties, potential Northgate purchasers, and tax revenues created by the tourist attraction the V&T would become. Mr. Giomi and Mayor Teixeira explained the revenue stream which would help repay the bond. It was stressed that if nothing is done, the V&T would be destroyed for something newer.

(1-2613) Joanne Sheerin expressed her support of the Committee and willingness to help educate the electorate. She felt that the majority of the public did not understand all of the caveats as she now does as a result of this meeting.

(1-2665) Ms. French read a statement concerning her feeling that private

industry should undertake the renovation of the V&T Roundhouse and that the proposal was an unnecessary, unneeded burden for the taxpayers. She felt the location, proposed inadequate parking facility, and traffic made the site undesirable.

Mayor Teixeira explained for Ms. Dorothy Arraiz that the site had been tested and that the ground was not contaminated. If contamination is discovered later, private industry would be required to address it as part of the landlease.

Mayor Teixeira then requested anyone interested in being a part of the Committee sign a sheet of paper on the table in the front of the room.

Supervisor Fetic then moved that the meeting be adjourned. Supervisor Swirczek seconded the motion. Motion carried 4-0. Mayor Teixeira adjourned the meeting at 8 p.m.

The Minutes of the Special May 22, 1990, Carson City Board of Supervisors meeting

1990. ARE SO APPROVED ON_____June_7_____,

_____/s/_____
Marv Teixeira, Mayor

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder