

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the September 20, 1990 Meeting**  
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A regular session of the Carson City Board of Supervisors was held on Thursday, September 20, 1990, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 9 a.m.

**PRESENT:** Marv Teixeira Mayor  
Ron Swirczek Supervisor, Ward 1  
Tom Tatro Supervisor, Ward 3  
Kay Bennett Supervisor, Ward 4

**STAFF:** John Berkich City Manager  
Alan Glover Clerk-Recorder  
Ted P. Thornton Treasurer  
Walter Sullivan Community Development Director  
Louis Buckley Fire Chief  
Jack Fralinger Health Director  
Charles P. Cockerill Chief Deputy District Attorney  
Katherine McLaughlin Recording Secretary  
(B.O.S. 9/20/90 Tape 1-0001)

**NOTE:** Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members present for each Department are listed under that Department's heading. A tape recording of these proceedings is on file in the Clerk-Recorder's Office. This tape is available for review and inspection during the normal business hours.

Mayor Teixeira called the meeting to order at 9:05 a.m. Stewart Baptist Church Rev. Tom Hutson gave the Invocation. Supervisor Tatro led the Pledge of Allegiance. Roll call was taken and a quorum was present although Supervisor Fettic was absent.

**APPROVAL OF MINUTES - Special Sessions of May 3, 1988 and September 4, 1990 (1-0058) -** Supervisor Bennett noted a misspelled name in the August 16, 1990 minutes which had been approved on September 6th. The correct name was Maxine Nietz. Supervisor Tatro moved to approve the Minutes of May 3, 1988 and September 4, 1990 as presented. Supervisor Swirczek seconded the motion. Motion carried 4-0.

**AGENDA MODIFICATIONS -** City Manager Berkich explained the Applicants request to return to Items 10.A. and B. - Harold Jacobsen, et al., Action on MPA 90/91-1 to Change the Master Plan Land Use and Change of Land Use - to the Planning Commission and requested continuance of Item 10.G.iv. - Action on Approval of the Concept to Send a Letter to Various "Fortune 500" Companies .....

**SPECIAL PRESENTATIONS - 1. ROBERT SCOTT, CARSON CITY SCHOOL DISTRICT - PRESENTATION AND REQUEST FOR RESOLUTION OF SUPPORT REGARDING THE SCHOOL DISTRICT BOND QUESTION, QUESTION 10 ON THE GENERAL ELECTION BALLOT (1-0120) -** School Superintendent Bob Scott, Director of Operations Frank Brunetti, Director of Curriculum Jim Perry, and Citizen's Committee Supporting the Bond Issue President Shannon Fitzgerald gave a slide presentation and responded to Board, staff, and Richard Waiton's (1-1035) questions on the need for the electorate to approve the ballot question due to the increase in students and age of the present facilities. Discussion included double sessions, multi-track sessions, overcrowded conditions, the impact the schools had on attracting new businesses, the School District's willingness to provide comments on the impact of subdivisions and change of land use Planning Commission items, the ad valorem increase, funding for current capital improvement projects, and future bonding needs. Benefits and funding for the campaign were noted. Pamphlets will be hung on every residence on Saturday, October 20. Open house will be held at all the schools. Volunteers were solicited. Ms. Fitzgerald's telephone number is 882-0456 and the law firm of Allison and MacKenzie had provided a line which is staffed during office hours. The number for the

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law firm is 687-0207. Supervisor Swirczek volunteered to assist the Committee. Supervisor Tatro moved that the Board of Supervisors direct the District Attorney to prepare a resolution of support for Board consideration for Ballot Question 10, the School District Bond question. Supervisor Bennett seconded the motion. Motion was voted by roll call with the following result: Tatro - Yes; Bennett - Yes; Swirczek - Yes; and Mayor Teixeira - Yes. Motion carried 4-0-1 with Supervisor Feticc being absent.

**CITIZEN COMMENTS** (1-1462) - None.

**ORDINANCES, RESOLUTIONS, AND OTHER ITEMS** (1-1465)

**2. CLERK-RECORDER - Alan Glover and Bond Counsellor Jennifer Sterns - ACTION ON RESOLUTION OF INTENT TO ISSUE \$2,750,000 WATER BONDS** - Introduction noted the General Obligation Bond Commission's review, publication date, and the appeal process and period. Supervisor Swirczek moved that the Board adopt Resolution No. 1990-R-59, A RESOLUTION OF INTENT, PROPOSING THE ISSUANCE OF, AND AUTHORIZING THE PUBLICATION OF A NOTICE RELATING TO GENERAL OBLIGATION (LIMITED TAX) WATER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES) IN THE MAXIMUM PRINCIPAL AMOUNT OF \$2,750,000 FOR THE PURPOSE OF FINANCING A WATER PROJECT FOR THE CITY; PROVIDING THE MANNER, FORM AND CONTENTS OF THE NOTICE THEREOF; RATIFYING ACTION HERETOFORE TAKEN NOT INCONSISTENT HERewith; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF. Supervisor Tatro seconded the motion. Motion carried 4-0.

**3. TREASURER - Ted P. Thornton - ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE SECTION 12.01.010 TO REFLECT THAT MOBILE HOMES ARE CONSIDERED A RESIDENTIAL SERVICE (1-1579)** - Supervisor Bennett moved to introduce Bill No. 129, AN ORDINANCE AMENDING SECTION 12.01.010(25)(c) (RESIDENTIAL WATER SERVICE) OF THE CARSON CITY MUNICIPAL CODE TO REFLECT THAT MOBILE HOMES ARE CONSIDERED A RESIDENTIAL SERVICE. Supervisor Tatro seconded the motion. Motion carried 4-0.

**4. SHERIFF'S OFFICE - PRESENTATION BY UNDERSHERIFF FREEMAN REGARDING CARSON CITY DETOXIFICATION CENTER AND REQUEST FOR DIRECTION TO PROCEED (1-1675)** - The location, purpose, members of the Board of Directors, funding, program, and benefits, reasons for the Sheriff's Department to be involved with the program, and Douglas County's program were discussed by the Board, Mr. Berkich, Undersheriff Freeman, Carson-Tahoe Hospital Program Director of Life Stress Services Mary Ellen Waltz, and Richard Waiton. Supervisor Bennett moved that the Board direct the Sheriff's Department to pursue acquisition of Stewart Indian School Clinic for Carson City for a lease back to the Carson Detoxification Center. Supervisor Swirczek seconded the motion. Motion carried 4-0.

**5. DISTRICT ATTORNEY - Charles P. Cockerill**

**A. ACTION ON CITY'S LEASE OF CIVIC AUDITORIUM TO CARSON CITY CHILDREN'S MUSEUM (1-2371)** - Following Mr. Cockerill's introduction, Carson City Children's Museum President Karen Peterson reviewed the terms of the contract, the present program at the State Museum, the public interest generated for the program, and the parking requirements. Supervisor Tatro moved that the Board approve the lease/purchase agreement between Carson City and the Carson City Children's Museum for the Civic Auditorium. Supervisor Swirczek seconded the motion. Motion carried 4-0. Ms. Peterson then presented the first rent payment to the Mayor who gave it to Treasurer Thornton. Mayor Teixeira commended the Committee on its efforts to become a reality.

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**B. ACTION ON AGREEMENT (1990-93) BETWEEN CARSON CITY AND CARSON CITY EMPLOYEES ASSOCIATION (1-2727)** - Terms of the agreement were reviewed. (2-0105) CCEA President Pat Glick commended staff and Mr. Berkich on the professional manner in which the negotiations were conducted. Administrative Services Director Mary Walker noted that the agreement would implement the Anderson Study. Supervisor Bennett moved that the Board approve and authorize the Mayor to sign the 1990-93 Agreement between Carson City and the Carson City Employees Association. Supervisor Swirczek seconded the motion. Motion carried 4-0. Mr. Berkich commended staff and the Association on the negotiation efforts. Ms. Glick commended Mr. Berkich on his visibility at the Association's meetings and willingness to respond to questions.

**C. ACTION ON ADDENDUM TO 1989-90 AGREEMENT BETWEEN CARSON CITY AND CARSON CITY FIRE FIGHTERS ASSOCIATION (2-0220)** - The addendum, financial impact, and reasons for it were explained by Mr. Cockerill and Mr. Buckley. Fire Fighters Association President David Parks commended staff on the negotiations and his membership for its ratification. Supervisor Swirczek commended Mr. Parks, Stacy Giomi, and Bill Hernandez on their unrelenting efforts to improve and establish the safety standards within the Department. Supervisor Swirczek then moved that the Board approve and authorize the Mayor to sign Addendum to 1989-90 Agreement between Carson City and the Carson City Fire Fighters Association. Supervisor Tatro seconded the motion. Discussion noted the attempts to negotiate these items over the last several years. The motion carried 4-0.

**6. HEALTH DIRECTOR - Jack Fralinger**

**A. ORDINANCE - SECOND READING - ACTION ON BILL NO. 126 - AN ORDINANCE AMENDING SECTION 9.06.120 (DUST CONTROL) OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO (2-0510)** - Supervisor Tatro moved that the Board adopt on second reading Ordinance No. 1990-26, AN ORDINANCE AMENDING SECTION 9.06.120 (DUST CONTROL) OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Bennett seconded the motion. Motion carried 4-0.

**B. OTHER MATTERS - ACTION ON HEALTH DEPARTMENT POLICY AND PROCEDURE REGARDING DUST CONTROL (2-0557)** - Supervisor Swirczek moved to approve the Health Department Dust Control Policy and Procedures. Supervisor Tatro seconded the motion. Motion carried 4-0.

**BREAK:** At 10:55 a.m., a five-minute recess was taken. When the meeting reconvened at 11 a.m., a quorum was present as noted.

**7. ANIMAL SERVICES DIRECTOR - Mike Conklin - INFORMATION ONLY (NO ACTION - PRESENTATION OF CARSON CITY EDUCATION CENTER OF NEVADA WILDLIFE - NEVADA WILDLIFE CENTER (2-0595)** - Mr. Conklin and National Animal Protection Association Resident Agent Unilda Marshall explained and responded to the Board's questions on the proposal and funding. No action was taken nor required.

**8. PURCHASING AGENT - Ron Wilson**

**A. ACTION ON THE AWARD OF CONTRACT 9091-127 - MILLS PARK DESIGN DEVELOPMENT AGREEMENT (2-0871)** - Parks and Recreation Director Steve Kastens explained the plans for completing Mills Park. Contractor Jack Clark felt his firm could meet the time frame established. Supervisor Tatro commended the Group for its willingness to take on the project and moved that the Board of Supervisors accept the Purchasing Agent's recommendation and award Contract 9091-127, Mills Park Design Development Agreement, to Henry Clark Group, 1000 Plumas, Reno, Nevada, for a contract amount of \$105,837, funding source Park Bond 560-560. Supervisor Bennett seconded the motion. Motion carried

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4-0.

**B. ACTION ON AWARD OF CONTRACT 9091-89 - ATOMIC ABSORPTION SPECTROMETER (2-1175)** - Utility Manager Dorothy Timian-Palmer explained the purpose of the spectrometer and commended Kelvin Ikehara on suggesting the equipment, which would save the City money on testing for metals. Supervisor Tatro moved that the Board accept the Purchasing Assistant's recommendation and award Contract 9091-89 to Perkin Elmer, 2305 Bering Drive, San Jose, as the lowest responsive and responsible bidder pursuant to the requirements of NRS Chapter 332 and the contract documents for a contract amount of \$29,990. Supervisor Bennett seconded the motion. Motion carried 4-0.

**C. ACTION ON CHANGE ORDER NO. 1 TO CONTRACT 8990-146 - BANK STABILIZATION AND POND PROTECTION AT DARLING RANCH (2-1257)** - Supervisor Swirczek moved that the Board accept the Purchasing Assistant's recommendation and approve Change Order No. 1 for an increase to Contract 8990-146 in the amount of \$900 for the Bank Stabilization and Pond Protection. Supervisor Tatro seconded the motion. Motion carried 4-0.

**D. ACTION ON CHANGE ORDER NO. 2 TO CONTRACT 8990-146 - BANK STABILIZATION AND POND PROTECTION AT DARLING RANCH (2-1287)** - Supervisor Tatro moved that the Board accept the Purchasing Assistant's recommendation and approve Change Order No. 2 to Contract 8990-146, Bank Stabilization and Pond Protection at the Darling Ranch, for a decrease to the contract sum of \$1,002. Supervisor Swirczek seconded the motion. Motion carried 4-0.

**E. ACTION ON REQUEST FOR FINAL PAYMENT ON CONTRACT 8990-146 - BANK STABILIZATION AND POND PROTECTION AT DARLING RANCH (2-1312)** - Supervisor Tatro moved that the Board accept the Purchasing Assistant's recommendation and approve the Request for Final Payment to Contract 8990-146, Bank Stabilization and Pond Protection at the Darling Ranch, in the amount of \$9,064.23, funding source 510-000 Sewer Maintenance. Supervisor Bennett seconded the motion. Motion carried 4-0.

**F. ACTION ON AWARD OF CONTRACT 9091-101 - SEWER DEPARTMENT OFFICE BUILDING ADDITION (2-1341)** - Supervisor Tatro moved that the Board accept the Purchasing Assistant's recommendation, reject all bids for Contract 9091-101 for the Sewer Department Office Building Addition, and authorize the Purchasing Department and Water Division to redesign the project toward budgetary confinements and rebid the project. Supervisor Swirczek seconded the motion. Motion carried 4-0.

**10. COMMUNITY DEVELOPMENT DIRECTOR - Walt Sullivan**

**G. OTHER MATTERS (2-1385)**

**i. ACTION ON PARTICIPATING IN MEETING THE APPRAISAL COSTS REGARDING THE ASH CANYON ACCESS** - Following Mr. Sullivan's and Mr. Berkich's explanations of the request, Mr. O'Brien explained the opposition to using funds from the Water Division for the appraisal due to the lack of benefit to the Division. Carson City Wildlife Management Committee Chairperson George Wilkerson explained the Commission's support for maintaining an access to the Marlette/Hobart area. Residential Construction Tax funding was suggested as alternative funding source. Parks and Recreation Director Steve Kastens and Commission Chairperson Pete Livermore supported obtaining the easement. Concern indicated the potential need for ordinances spelling out the need for an environmental impact statement and/or bank stabilization when developing such areas. (2-2051) Ann McQuiry explained her reasons for feeling the public needed the access and urged the Board to support the request by funding the appraisal and procuring the easement. Ash Canyon access routes, the public need for an access route in that area, and funding sources were discussed at length. Supervisor Tatro moved that the Board approve

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action for Carson City to financially participate in the cost of conducting an appraisal for the Ash Canyon access project with private citizens with the funding source being the Water Division in the amount not to exceed \$1,000. Mr. Cockerill requested the motion include facts contingent upon the funding source due to the staff's negative report on this funding recommendation. Supervisor Tatro continued his motion to include based on the Board's finding that there is a value to be received by the Water Department in that the value of the land owned by the Department would be maintained by obtaining that access to that property. Supervisor Swirczek seconded the motion. Discussion ensued on the funding which Supervisor Swirczek felt should be the General Fund as the access was a public benefit to the general public and not just the water users. Mr. Berkich offered to determine if the Residential Construction Tax could be utilized for the appraisal. The motion was voted by roll call with the following result: Tatro - Yes; Swirczek - No; Bennett - No; and Mayor Teixeira - No. Motion lost 1-3-1.

Supervisor Swirczek then moved that the Board approve that Carson City financially participate in the cost of making an appraisal of the Ash Canyon access project with private citizens and further direct the City Manager to bring back a fair cost allocation. Supervisor Tatro seconded the motion. Motion carried 4-0.

Utility Manager Timian-Palmer explained her opposition to using the Water Fund for the appraisal.

**C. PLANNING COMMISSION REFERRAL - REVIEW AND APPEAL MATTERS - ACTION ON MPA-90/91-2 - REQUEST FROM PATTY AND DENNIS SCHREINER TO CHANGE THE MASTER PLAN LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL ON PROPERTY LOCATED NORTH OF EAST GRAVES LANE BETWEEN HOT SPRINGS ROAD AND EMERSON STREET (APN 8-121-25) - PLANNING COMMISSION APPROVED 6-0-1-0 (2-2377)**

**D. ORDINANCE - FIRST READING - ACTION ON Z-90/91-2 REGARDING A CHANGE OF LAND USE REQUEST FROM PATTY AND DENNIS SCHREINER TO REZONE PROPERTY FROM SINGLE FAMILY 6000 (SF6000) TO TOURIST COMMERCIAL (TC) LOCATED NORTH OF EAST GRAVES LANE BETWEEN HOT SPRINGS ROAD AND EMERSON STREET (APN 8-121-55) - PLANNING COMMISSION APPROVED 6-0-1-0 (2-2431) -** Discussion ensued on reasons for using the Tourist Commercial zone for a child care facility. Supervisor Tatro moved that the Board approve MPA-90/91-2 request from Dennis and Patty Schreiner to change the Master Plan Land Use Designation from low density residential to Tourist Commercial on property zoned Single Family 6000 located north of East Graves Lane between Hot Springs Road and Emerson Street, Assessor's Parcel Number 8-121-55, based on the findings in the staff report. Supervisor Bennett seconded the motion. Motion carried 4-0.

Supervisor Tatro moved that the Board approve Z-90/91-2, a request from Dennis and Patty Schreiner to rezone property from Single Family 6000 to Tourist Commercial located north of East Graves Lane between Hot Springs Road and Emerson Street, Assessor's Parcel Number 8-121-55, based on the findings in the staff report. Supervisor Swirczek seconded the motion. Clarification noted the need to introduce an Ordinance for first reading. Supervisor Tatro then withdrew his first motion. Supervisor Swirczek agreed to withdraw his second. Supervisor Tatro moved to introduce on first reading Bill No. 130, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON ASSESSOR'S PARCEL NUMBER 8-121-55, SAID PARCEL BEING LOCATED NORTH OF EAST GRAVES LANE BETWEEN HOT SPRINGS ROAD AND EMERSON STREET IN CARSON CITY, NEVADA, FROM SINGLE FAMILY 6000 (SF6000) TO TOURIST COMMERCIAL (TC) ZONING. Supervisor Bennett seconded the motion. Motion carried 4-0.

**E. PLANNING COMMISSION REFERRAL - REVIEW AND APPEAL MATTERS - ACTION ON M-90/91-1 - REQUEST FROM U-HAUL COMPANY OF SACRAMENTO (JAMES RANKIN, AGENT) TO ABANDON A COMMON PROPERTY LINE PUBLIC UTILITY EASEMENT ON PROPERTY ZONED GENERAL COMMERCIAL (GC) LOCATED AT 1498**

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**EAST WILLIAM STREET (APNs 2-241-13 AND 14) - PLANNING COMMISSION APPROVED 4-0-3-0 (2-2594)** - Supervisor Bennett moved to approve M-90/91-1 request from U-Haul of Sacramento to abandon a common property line public utility easement on property zoned General Commercial located at 1498 East Williams Street, APN 2-241-13 and 14, as recommended by the Planning Commission and staff. Supervisor Tatro seconded the motion. Motion carried 4-0.

**F. ORDINANCE - FIRST READING - ACTION ON Z-90/91-3 - REGARDING A CHANGE OF LAND USE REQUEST FROM SHERYL BRYANT, ET AL. (SCOTT O'TOOLE, AGENT) TO REZONE PROPERTY ON SARAH DRIVE AND ALEXA WAY (APNs 2-503-4, 5, 6, 7, 24, 25, 26, 27, 28, 29; 2-502-12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 30, 31, 32, AND 33) - PLANNING COMMISSION APPROVED 6-0-1-0 (2-2686)** - Following Mr. Sullivan's explanation of the request, Attorney Evan Beavers, representing Downtown Gris Corporation, explained the duplex the Corporation wanted to construct. The Corporation supported the proposal if its vested interest is maintained. Mr. Sullivan agreed that the use had been grandfathered. Supervisor Bennett moved to introduce on first reading Bill No. 131, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON ASSESSOR'S PARCEL NUMBERS 2-503-4, 5, 6, 7, 24, 25, 26, 22, 23, 30, 31, 32, AND 33 SAID PARCELS BEING LOCATED ON SARAH DRIVE AND ALEXA WAY IN CARSON CITY, NEVADA FROM MULTI-FAMILY DUPLEX (MFD) TO SINGLE FAMILY 6000 (SF6000) ZONING. Supervisor Tatro seconded the motion. Motion carried 4-0.

**G. ii. ACTION ON THE ACCEPTANCE OF THE FEDERAL AVIATION ADMINISTRATION GRANT (2-3046)** - Mr. Sullivan, Mr. Berkich, and Mr. Cockerill explained the request to accept a grant for the purchase of Serpa property located in the airport clear zone, the status of the purchase offer, and the status of the storm drain master plan for that area. Supervisor Bennett moved that the Board accept the FAA grant offer for airport construction purposes, specifically, land acquisition, and authorize the Mayor to sign the acceptance of the offer, and have the District Attorney attest to the action. Supervisor Tatro seconded the motion. Motion carried 4-0.

**iii. ACTION ON SELECTION OF AN APPRAISER REGARDING THE FEDERAL AVIATION ADMINISTRATION GRANT (3-0155)** - Supervisor Bennett moved that the Board approve a motion to select the following appraisers as project appraisers: Daniel A. Leck, M.A.I., Carson City, Nevada, and Stephen R. Johnson, M.A.I., and Associates, Reno, Nevada, and further to have Lyn C. Norberg, M.A.I., Carson City, Nevada, review the recommendations of those appraisers. Following a request for amendment, Supervisor Bennett amended the motion to include at a cost not to exceed for Daniel Leck of \$2,500, for Stephen R. Johnson of \$4,000, and for Lyn Norberg of \$1,500 with all the reports to be completed within a 30-day time frame. Supervisor Swirczek continued his second. Motion carried 4-0.

**9. PUBLIC WORKS DIRECTOR - Daniel O'Brien and Utility Manager Dorothy Timian-Palmer.**

**A. ACTION ON BILL NO. 127 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE SECTION 12.01.030 REGARDING SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES (3-0266)** - Supervisor Bennett moved to adopt Ordinance No. 1990-27, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE SECTION 12.01.030 REGARDING SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES. Supervisor Swirczek seconded the motion. Motion carried 4-0.

**B. ACTION ON BILL NO. 128 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE SECTION 12.06.210 REGARDING AUTOMOTIVE WASH PAD SIZING REQUIREMENTS (3-0308)** - Supervisor Swirczek moved that the Board adopt on second reading Ordinance No. 1990-28, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE SECTION 12.06.210 REGARDING SEWERAGE USE -- DISCHARGE OF RAINWATER OR

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UNCONTAMINATED WATER PROHIBITED. Supervisor Tatro seconded the motion. Motion carried 4-0.

**C. OTHER MATTERS - ACTION ON AWARD OF CONTRACT 90/911-19 - CONSTRUCTION OF SIXTEEN INCH RAW WATER PIPELINE (3-0318)** - Supervisor Swirczek moved that the Board accept and authorize the Mayor to sign Contract 90/91-119, Construction of a Sixteen-Inch Raw Water Pipeline to Al's Plumbing and Heating, Inc., 2441 Fairview Drive, Carson City, as the lowest responsive and responsible bidder pursuant to the requirements of NRS Chapters 332, 338, 339, and 624 for an amount not to exceed \$118,940, funding source 420-752-534-34592. Supervisor Bennett seconded the motion. Motion carried 4-0.

**BREAK:** At 12:20 p.m., a lunch recess was called. When the meeting reconvened at 1:30 p.m., a quorum of the Board was present although Supervisor Feticc was absent as noted previously.

**11. INTERNAL AUDITOR - Gary Kulikowski**

**A. ACTION ON CHECK DISBURSEMENT REGISTER FOR AUGUST 1990 (3-0388)** - Mr. Kulikowski's register testing was explained. Supervisor Swirczek moved to approve the Check Disbursement Register for August 1990. Supervisor Bennett seconded the motion. Motion carried 4-0.

**B. ACTION ON PERFORMANCE AUDIT RELATIVE TO THE BUILDING PERMIT APPROVAL AND INSPECTION PROCESS (3-0421)** - Mr. Kulikowski reviewed his report item by item and responded to Board questions providing details concerning the reasons for the recommendations. Deputy Community Development Director -- Building and Safety Karen Goddard, Mr. Sullivan, Mr. O'Brien, and Deputy Public Works Director Tim Homann, Mr. Berkich, and Mr. Kulikowski responded to Board questions concerning justification of the recommendations and the implementation of same as well as other changes which had been implemented in the interim. Problems discussed included communication, coordination, staffing levels, need for cross training, automation needs, the need for job standards and updated job descriptions, delays associated with implementation of a "one stop payment" program, need for "simple plans" to be expedited, and need for private contracted plan checkers. It was felt that a status report should be given the first part of November. Mayor Teixeira also pointed out his feeling that both Departments had a lack of professionalism, spirit of cooperation, and attitude problems. Mr. Kulikowski refuted his statements by noting a poll which was taken and his contact with builders indicating that these were not the uppermost concerns of the Builders. His testing of the files was explained which indicated a need for adequate documentation to be maintained supporting reasons for delays in the plan processing procedures. Mr. Kulikowski felt that the inspectors should perform a time and motion study so that their needs could be determined and compared with the needs of the City. An evaluation of the space required by the Departments had not been conducted but should be done if "one stop shopping" is to become a reality. The need for a status report was reiterated. The time required for plan checks was discussed including that required in Washoe and Douglas Counties. Mr. Berkich commended the Builders' Association on their assistance and introduced the new Executive Officer. Supervisor Tatro moved that the Board accept the Internal Auditor's report relative to the building permit approval and inspection process. Supervisor Swirczek seconded the motion. Motion carried 4-0.

**COMMUNICATIONS FROM EMPLOYEE ASSOCIATIONS** - None.

**COMMUNICATIONS/ISSUES REGARDING OTHER ENTITIES - HOSPITAL, SCHOOLS, BOARDS, COMMITTEES, COMMISSIONS, AGENCIES, ETC.** (3-2985)

**12. ACTION ON APPOINTMENT OF STACY GIOMI TO PAT 35 ADVISORY GROUP** - Following Mayor Teixeira's introduction, Supervisor Tatro moved that the Board of Supervisors accept the Mayor's recommendation and appoint Stacy Giomi to Pat 35 Advisory Group. Supervisor Swirczek

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seconded the motion. Comments were solicited but none made. Motion carried 4-0.

**13. ACTION ON CARSON WATER SUBCONSERVANCY DISTRICT OBJECTIVES (3-3025)** - Following Mr. Berkich's introduction, (4-0001) Supervisor Swirczek briefly explained the purpose of the District, reasons for establishing the goals and responded to Board questions on Objectives numbered 1 and 6. Supervisor Swirczek moved that the Board approve and support the ten objectives as constituted by the Carson Water Subconservancy District. Supervisor Bennett seconded the motion. Motion carried 4-0.

**14. CITY MANAGER REPORTS, RESOLUTIONS, AND BOARD DIRECTIVES (4-0375)** - John Berkich - Mr. Kulikowski would be Acting City Manager during the week he was attending a FEMA conference.

**A. ACTION ON KINGS CANYON APPRAISAL (4-0134)** - Supervisor Tatro moved that the Board direct the staff to proceed with obtaining a full appraisal on the 640 acres. Following discussion of the acreage, Supervisor Tatro corrected his motion to be that the Board direct the City Manager and staff to commission an appraisal on all the Water Department properties in Kings Canyon and Ash Canyon, with a funding source of the Water Fund. Supervisor Bennett seconded the motion. Discussion followed among the Board and Mr. O'Brien concerning the cost and a need for a survey to determine the amount of property owned by the City in those Canyons. The Water Division would be reimbursed when the property is sold. The motion was voted and carried 4-0.

**B. ACTION ON RESOLUTION TO SELL SURPLUS CITY PROPERTY (LOT 25, APN 8-403-19) (4-0278)** - Mr. Berkich and Real Estate Broker Tom Johnson outlined previous Board action on the sale of the property. Supervisor Swirczek moved that the Board accept the purchase offer of \$65,000 for APN 8-403-19 subject to the conditions of the sale. Supervisor Tatro seconded the motion. Motion carried 4-0.

**C. ORAL STATUS REPORT ON RECYCLING AND WEYERHAUSER PAPER COMPANY "WHITE OFFICE WASTE" PROGRAM (4-0339)** - Administrative Assistant to the City Manager Jeanette Sullivan gave a brief status report.

**15. APPOINTMENT OF ALTERNATE CARSON CITY REPRESENTATIVES - ACTION ON APPOINTMENT OF ERIC TOLL AS DELEGATE TO TAHOE REGIONAL PLANNING AGENCY (4-0395)** - Supervisor Bennett moved to appoint Eric Toll as Carson City's delegate to the Tahoe Regional Planning Agency scheduled for September 26 and 27. Supervisor Tatro seconded the motion. Motion carried 4-0.

**16. BOARD OF SUPERVISORS REPORTS, RESOLUTIONS, AND PROCLAMATIONS (4-0425)**

**SUPERVISORS FETTIC AND BENNETT** - None.

**SUPERVISOR SWIRCZEK** - Need for a joint meeting with the Carson City Convention and Visitors Bureau to discuss goals and objectives may be a reality shortly. Financial reports are now available and could be compared with other areas. Policies and procedures have been established.

**SUPERVISOR TATRO (4-0489)** - Progress on establishing Residential Construction Tax funding and the Parks Master Plan were noted. The Parks and Recreation Commission will review the Park budget before the Board considers it.

**MAYOR TEIXEIRA (4-0532)** - Noted that Supervisor Swirczek would be Mayor Pro-Tem during his attendance at the FEMA Conference.



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**CITIZEN COMMENTS** (4-0525) - Mr. O'Brien explained that Utility Manager Dorothy Timian-Palmer would be Acting Public Works Director during his attendance at the FEMA Conference.

There being no other matters for consideration, Supervisor Swirczek moved to adjourn. Supervisor Bennett seconded the motion. Motion carried 4-0. Mayor Teixeira adjourned the meeting at 3:10 p.m.

The Minutes of the September 20, 1990 Carson City Board of Supervisors meeting

ARE SO APPROVED ON October 4, 1990.

\_\_\_\_\_/s/\_\_\_\_\_  
MARV TEIXEIRA, Mayor

ATTEST:

\_\_\_\_\_/s/\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder