A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, February 1, 1996, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 1 p.m.

PRESENT: Mary Teixeira Mayor

Greg Smith Supervisor, Ward 1 Janice Ayres Supervisor, Ward 2

Tom Tatro Supervisor, Ward 3 (evening

session only)

Kay Bennett Supervisor, Ward 4

STAFF PRESENT: John Berkich City Manager

Kit Weaver Assessor Rod Banister Sheriff

Al Kramer Treasurer

Walter Sullivan Community Development Director

Judie Fisher Personnel Manager

Basil "Butch" Moreto Purchasing & Contrs. Director

Dorothy Timian-Palmer Utilities Director

Paul Lipparelli Deputy District Attorney
Tom Hoffert Water Utilities Superintendent

Katherine McLaughlin Recording Secretary

(B.O.S 2/1/96 Tape 1-0001.5)

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. Any other individuals who spoke are listed immediately following the item 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 normal business hours.

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE, AND ROLL CALL - Mayor Teixeira convened the meeting at 1:03 p.m. Rev. Elmer "Woody" Woodruff, Associate Pastor for the First Baptist Church, gave the Invocation. Supervisor Smith lead the Pledge of Allegiance. Roll call was taken. A quorum was present although Supervisor Tatro was absent. (Present for only the evening session.)

1. ACTION ON APPROVAL OF MINUTES - None.

2. SPECIAL PRESENTATION - ACTION ON RETIREMENT RESOLUTION FOR JACK FRALINGER (2-0021.5) - Personnel Manager Judie Fisher - Discussion corrected a typographical error in the Resolution. Supervisor Smith commended Mr. Fralinger on his Department's professionalism, sharing and caring efforts which indicated a willingness to work with the food establishments. He encouraged Mr. Berkich to maintain this effort when selecting his replacement. Supervisor Ayres noted her involvement with Mr. Fralinger and commended him on his effort to work with her and his support of the R.S.V.P. activities. Mr. Fralinger noted his many requests for Board action and wish that they had all been as much fun as this occasion. Supervisor Smith moved that the Board of Supervisors adopt Resolution No. 1996-R-7, a RESOLUTION COMMENDING RETIREMENT FOR Jack Fralinger and read the entire Resolution into the record. Supervisor Ayres seconded the motion. Motion carried 4-0. Mayor Teixeira also commended him on his service and presented him with a plaque in recognition of his service to the community. Mr. Fralinger noted both the good and bad times he had had during his tenure and friends he had made. He expressed the hope that during his tenure he had done something beneficial for the community.

CITIZEN COMMENTS (1-0118.5) - None.

LIQUOR AND ENTERTAINMENT BOARD MATTERS - None.

- 3. **CONSENT AGENDA (1-0121.5)**
- A. TREASURER ACTION ON REMOVAL OF PARTIAL 1995-96 REAL PROPERTY TAXES ON APN 7-071-09 DUE TO ASSESSOR CLERICAL ERROR
- B. PERSONNEL MANAGER ACTION ON APPOINTMENT TO THE REGIONAL TRANSPORTATION COMMISSION
 - C. PURCHASING DIRECTOR
- i. ACTION ON CONTRACT NO. 9596-158 WELL NO. 41 EMERGENCY REPAIRS, CONTRACT APPROVAL
- ii. ACTION ON CONTRACT NO. 9596-134 EAGLE VALLEY GOLF COURSE DRIVING RANGE NETTING, AWARD None of the Items were pulled for discussion. Supervisor Bennett moved that the Board of Supervisors approve the Consent Agenda as presented. Supervisor Smith seconded the motion. Motion carried 4-0.
- 4. TREASURER ACTION ON A RESOLUTION PERTAINING TO THE ISSUANCE OF REFUNDING BONDS BY CARSON CITY, NEVADA; AUTHORIZING THE DIRECTOR OF FINANCE OR HER DESIGNEE TO ARRANGE FOR THE SALE OF BONDS FOR THE PURPOSE OF DEFRAYING WHOLLY OR IN PART THE COST OF REFUNDING PROJECTS; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH (1-0133.5) Mayor Teixeira expressed his support for the proposal. Treasurer Al Kramer explained the Resolution's purpose. Supervisor Ayres moved to adopt Resolution No. 1996-R-8, A RESOLUTION PERTAINING TO THE ISSUANCE OF REFUNDING BONDS BY CARSON CITY, NEVADA; AUTHORIZING THE DIRECTOR OF FINANCE OR HER DESIGNEE TO ARRANGE FOR THE SALE OF BONDS FOR THE PURPOSE OF DEFRAYING WHOLLY OR IN PART THE COST OF REFUNDING PROJECTS; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH; fiscal impact is a potential savings of \$283,000; funding source is the General Obligation Bonds. Supervisor Bennett seconded the motion. Treasurer Al Kramer explained the term "refunding". The motion to adopt Resolution No. 1996-R-8 was voted and carried 5-0.

OTHER MATTERS (1-0177.5) - Mayor Teixeira introduced Reno Gazette Journal Correspondent Patti Steele.

5. FIRE CHIEF - Louis Buckley **- ACTION ON PURCHASE OF RESCUE 11 BY WARREN ENGINE COMPANY No. 1 -** First Assistant Chief John Kotter explained the need for a "newer" ambulance. Supervisor Ayres moved that the Board of Supervisors allow Rescue 2 to replace their present ambulance which is virtually unserviceable and represents their primary source of income when used for standby and moved that the Board approve the purchase by Warren Engine Company No. 1 in the amount of one dollar. Supervisor Smith seconded the motion. Chief Buckley indicated Rescue 2 is the new ambulance and requested a correction to the motion. Supervisor Ayres modified her motion to be to allow Rescue 11 to be sold. Supervisor Smith continued his second. Discussion noted the trade-off created by the Volunteers' services and the lack of an impact on the budget. Mayor Teixeira indicated his support for the sale. The motion to approve the sale was voted and carried 4-0.

Mayor Teixeira commended Warren Engine Company Volunteers for their service and dedication to the community. Supervisor Bennett explained a fire engine accident which had occurred in Washington, D.C.

6. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan - ACTION ON S-94/95-4 - APPROVAL OF A FINAL SUBDIVISION ON APPROXIMATELY 1.96 ACRES OF LAND ZONED SINGLE FAMILY 6,000 (SF6000) LOCATED AT 4031 EAST NYE LANE, APN 8-281-01 (1-0275.5) -

Supervisor Bennett moved that the Board of Supervisors approve and authorize the Mayor to sign a final subdivision map from Gary Liebhard Company to develop a ten unit subdivision on approximately 1.96 acres of land zoned Single Family 6,000, located at 4031 East Nye Lane on APN 8-281-01; the subject subdivision has complied with all conditions of approval to the satisfaction of City staff. Supervisor Ayres seconded the motion. The motion was voted and carried 4-0.

7. **CITY MANAGER** - John Berkich

A. ACTION ON A RESOLUTION ADOPTING "CAPITAL CITY FOCUS", CARSON CITY'S COMMUNITY-WIDE STRATEGIC PLAN (1-0291.5) - Mr. Berkich explained the history of the plan, the community imput process, and the hope that the goals could be addressed through the budget. Supervisor Ayres expressed her pleasure at finally seeing the final form. Participation by R.S.V.P. was noted. She commended Mr. Berkich for this inclusion. Discussion noted the document had been prepared by the community, is the community's vision, and was not the Board of Supervisors'. Mr. Berkich reiterated the community involvement which delineated all of the issues and developed a vision statement. Mayor Teixeira explained the Board's financial support for the study and its purpose. It is a dynamic document which will be used as the reference point for building the community of tomorrow. He felt that the document "mirrored" the Board of Supervisors' actions to build a better community. He read the vision statement. Mr. Berkich indicated that the plan would be used as a basis during a Board's workshop and the budget session. Supervisor Ayres voiced her support for the plan. Supervisor Ayres moved to approve Resolution No. 1996-R-9 adopting "Capital City Focus", Carson City's community-wide strategic plan. Supervisor Bennett seconded the motion. Motion was voted and carried 4-0.

Discussion followed on a date for the workshop and selected February 17 from 9 a.m. to 1 p.m.

B. ACTION TO APPROVE THE DEVELOPMENT OF A MASTER PLAN FOR CARSON CITY'S CORPORATE YARD (1-0540.5) - Mr. Sullivan supported the proposal due to the number of inquiries he had received as the City's Property Manager. Mr. Berkich defined the funding source. Mayor Teixeira expressed his support. Supervisor Smith moved that the Board of Supervisors approve the development of a master plan for Carson City's Corporate Yard, fiscal impact not to exceed \$10,000, funding source to be from Capital Acquisition. Supervisor Ayres seconded the motion. Motion carried 4-0.

8. BOARD OF SUPERVISORS (1-0605.5)

- **B.** ACTION ON APPOINTMENT TO THE WESTERN NEVADA DEVELOPMENT DISTRICT Discussion indicated Supervisor Bennett is also a representative to the District and needed an alternate. Supervisor Ayres moved that the Board of Supervisors reappoint Greg Smith to serve another term on the WNDD Board of Directors for a three term which will expire on February 1. 1999. Supervisor Bennett seconded the motion. The motion carried 4-0.
- A. NON-ACTION ITEMS INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0642.5) Supervisor Bennett reported on her trip to Washington, D.C., as the Hospital's Representative including the status of the Federal budget and the proposed cuts in Federal medical subsidies. She also visited with the Congressional members' staff on the Bypass, Highway 28, and Carson River issues. Supervisors Ayres and Smith did not have a report. Mayor Teixeira reported on the recent Nevada Association of Counties meeting and its plan to establish a committee with representatives from the Governor's office, Legislators, Nevada League of Cities, and the Nevada Association of Counties to work toward being involved in the Governor's budget drafting process. This would, hopefully, allow all the participants to become pro-active rather than reacting after the budget is presented. The support for, purpose and examples of the committee's function were explained. The ACR 40 Committee meeting had been established to study the State gas tax distribution formula. He felt that this issue would be addressed during the 1997 Legislature. Discussion indicated a desire to have a briefing on this subject as well as 456 at the workshop session.

Mr. Berkich then provided a status report on the Bank of America Capital Branch building acquisition. Closing may occur on February 16. The Bank had returned the City's check for the second option. A team of Department Heads whose offices may be relocated to this building is working on the laundry list of issues related to this move. A revised purchase agreement may be agendized for the next meeting.

BREAK: There being no other matters for consideration until 6 p.m., a recess was declared at 2 p.m. When Mayor Teixeira reconvened the meeting at 6 p.m. the entire Board was present including Supervisor Tatro, constituting a quorum. Staff members present included: City Manager Berkich, Deputy District Attorney Lipparelli, Golf Pro Bushman, Deputy Purchasing and Contracts Director Iratcabal, Golf Superintendent Hair, Safety/Loss Technician Buchholz, and Recording Secretary McLaughlin.

9. CITY MANAGER - John Berkich - ACTION TO DIRECT STAFF TO ISSUE A REQUEST FOR PROPOSALS FOR MASTER OPERATOR SERVICES AT EAGLE VALLEY GOLF COURSE (1-0882.5)

- Mr. Berkich summarized the documents included in the Board's packet and the options. Supervisor Ayres explained her request of Mr. Lipparelli and indicated Member Kelly had attended the meeting but was not listed as being present. Mr. Lipparelli indicated that his research of the Statutes as requested by Supervisor Ayres indicated Golf Advisory Committee Member Percivalle's letter could be entered into the record, however, he could not vote by proxy. He reminded the Board that the Committee's vote was advisory in nature only and that the Board's conclusion should be derived from the reports pertaining to its meeting. The vote was not binding. This made the vote 4-2-1 instead of 5-2. Supervisor Ayres requested the Golf Course Committee Minutes be corrected. Supervisor Smith then questioned the reasons for the public's concern regarding the proposal. He explained his reasons for asking staff and the Committee to consider the alternatives to the current management program. This concern was related to the continued eating away of its working capital and the impact additional courses in the area would have on its revenue stream. He indicated his opposition to a City run operation. He supported looking at all options and will support the request. The course needed to become more competitive and financially stable. Now was the opportunity to protect the City's asset and begin to compare other options. He quoted a memo from Finance Director Mary Walker supporting "...a look at the management structure of the course to determine if a new structure could enhance our performance both fiscally and operationally....." (A copy of this memo was not given to the Clerk nor was it in the Board packet.) He felt that to do anything else would be fiscally irresponsible. Mr. Berkich noted that Minutes were in draft form and had been expedited specifically for this meeting. Mr. Berkich pointed out that if no change is made in the management structure after the information is gleaned, the decision would have been made on an intelligent choice based on the all of the information.
- (1-1300.5) Committee Chairperson Chuck Byrne agreed that the vote had been 4-2 as one Member had not been present. There had been six Members present. He noted Mr. Berkich's recommendations for either a single manager or a City-run operation. The Committee was not making a recommendation on a totally City-run operation.
- (1-1320.5) Don Storey expressed his feeling that the maintenance costs were too high. He urged the Board to address this situation by approaching the employees and attempting to reduce the costs. He felt that the employees' association had presented a fine proposal at the February 17th meeting which should be discussed. The Darling course will be on line in 1997 and will be competitive. He questioned the Golf Pro's attitude when scheduling tournaments if he is unsure whether his contract will be renewed as well as the employees' attitude if they may not have a job next year.
- (1-1385.5) Bob Tobias questioned the spiraling maintenance costs which he felt had been more than the cost-of-living for the same five year period. He also questioned where the 61 percent increase in operational costs had been spent. He urged the Board to follow through with the request for an RFP and suggested another proposal be requested to provide for leasing the operation. This would place the risk of the operation on the lessor.
- (1-1485.5) Charles Rosenquist questioned the Board's expertise as, with the exception of the Mayor, only one other Supervisor played more than 15 rounds a year. He compared the rounds for 1991 to 1995 based on his memory of the weather conditions. He felt that the City should not run the golf course.
- (1-1507.5) Dotty Kelly noted Mr. Bushman's support for the community's youth and his expansion plans. She felt that this support should be included in the equation. She urged the Board to return his dedication and loyalty by renewing his contract. The maintenance problem could be resolved. If the Board wished to evaluate other options,

they should be done during the extension period of Mr. Bushman's contract. A catastrophe is not lurking around a corner. She urged the Board to establish an educational process to inform the public that the golf courses were not now and had not ever been supported by taxes.

- (1-1567.5) Harold Werbel urged the Board to protect its asset and questioned its motives. Whatever the Board decides to do must not make things worse. The competition is increasing. He was certain that the Board would reach the correct decision if the motives are analyzed.
- (1-1615.5) John Baker briefly outlined is involvement with the courses. He urged the Board to reject the proposal and renew Mr. Bushman's contract. He agreed that there would be an increase in competition. The customer base is remaining and the rounds are increasing. Additional tournaments cannot be held as the course is in constant use. It is in the best shape ever. The maintenance crew is dedicated and longtime employees. The Association is willing to work with the City. He felt that there may be a conflict in management which he felt had always been there. Discussion with the people involved would help eliminate this situation. Mr. Bushman's track record has proven his ability to perform. He urged the Board to hire a consultant and have him analyze the budget. Mayor Teixeira indicated that Mr. Baker held the one and only lifetime pass ever issued for the courses and had been memorialized for all of the work he had done for the golf course. He commended him on his dedication to the courses and community.
- (1-1735.5) George Schreiner urged the Board to review the video tape taken of the January 17th Committee meeting. He felt that the public had supported addressing the maintenance problem rather than go through the entire process again. He questioned reasons the report had not been made available prior to the meeting. Mayor Teixeira noted that the agenda is published in the paper. Copies of the Board packets are available through his office. Mr. Berkich indicated the report was available the previous Friday. Mayor Teixeira recommended he contact the office whenever the agenda appears in the paper as the information is available. Mr. Schreiner felt that he had been misinformed. Mr. Berkich gave him a business card and Mr. Schreiner indicated he would contact him on the miscommunication problem he had encountered.
- (1-1796.5) CCEA Association's Attorney Mike Langton indicated he had given the Committee a written report. Mr. Berkich requested another copy be provided for the Board. Mr. Langton explained the Association's opposition to privatization for privatization's sake. The courses were not and had not cost the City anything to operate. The enterprise funds had not been used for any other Departments. The Association would seek legal remedies if the courses are privatized for the sake of privatization. The City employees are and have been dedicated, hard working employees who should not be fired without just cause. Their "bumping rights" were noted. The Association is willing to meet with management and negotiate to help the City with its problem. There have been employees who have expressed a willingness to consider early retirement/transfer and modifications to the seasonal worker program which would provide a permanent position having eight months in one location and four in another. The Association recommended against having a food and beverage operation run by the City and suggested consolidation of management at the management level by a City employee. Discussion ensued on the contract terms and reasons for having the manager be a City employee. Mr. Langton then cited a Golf Course Superintendents' Association survey released in January 3, 1996, for 36-hole comparisons which indicated the average maintenance budget is \$1.3 million. Eagle Valley had not been included in the survey and its budget is \$1.1 million or 15 percent less. Equipment is \$123,000 as compared to Eagle Valley's of \$110,000. The rounds of golf are 106,000 while Carson City's is 102,000. He questioned whether the weather factors had been included in the survey. The salient point was the number of full-time employees was 15.2 whereas Eagle Valley has eight. Seasonal help salary was \$6.45 per hour as compared to Eagle Valley's \$6.57. The current vacant Eagle Valley Superintendent's salary is \$42,000 while the average for the others was \$70,375. He reiterated the Association's willingness to work with the City and urged the Board to compare "apples to apples and not apples to oranges". Supervisor Smith thanked him for the comments and willingness to work with the City. He repeated his desire to analyze the options. He was looking forward to analyzing the Association's offer. Supervisor Bennett requested a copy of the letter. Supervisor Ayres noted that the City employees could not strike. She also explained her opposition to any option which would totally replace the current personnel. The ultimate plan must be fair and equitable to the current employees. She commended Mr. Langton on his presentation. Mayor Teixeira expressed

his feeling that the Board was looking for a single "source" point at the courses. Discussion ensued on whether this individual must be a City employee. Mr. Berkich explained Mr. Hair's status as a consultant who develops the work program and advises Mr. Berkich on golf operations. Although the "papers" would show that he is advisory to the City Manager's office, he is in reality in charge of and supervises the employees. Mr. Langton explained that when problems arise at the courses, it would be easier for all of the participants to have only one person to whom to respond. Mayor Teixeira explained that the efforts were an attempt to have one individual be responsible for the total operation. He did not feel that the level of service was or had been the issue. Mr. Langton indicated the employees can and have worked for a non-City employee.

(1-2075.5) Norm Scroggins expressed his support for the City's exceptional courses. They are supported by the employees and Mr. Bushman. He urged the Board to maintain the status quo. He did not feel that it made good sense to import from California an individual to run the operation. The community supports the courses. If it is changed, the competition may benefit. Any problems at the courses could be handled without a great deal of thought or work. (Supervisor Ayres stepped from and returned to the room during his comments - 7:05 p.m. and 7:08 p.m. respectfully. A quorum was present the entire time.)

(1-2120.5) Phil Martin noted that the Board had all the figures and reports. He felt that there had been little public imput into the process except for the January 17th meeting. At that meeting approximately 16 people had urged the Committee to maintain the status quo. If there is an operational/maintenance cost problem, he urged the Board to "face it". He then delineated his concerns with the RFP which was a duplicate of one from Sacramento. This document had not been finalized and would not be until March. The City would not be "getting out of operating the courses" if it follows that example. It would, however, be creating another bureaucratic level. This would be another professional individual who would oversee the courses. The individual's budget oversight duties were noted. This is a new, untried, and unproven concept. He then cited a dictionary to define the term "privatization" and expressed his feeling that the City was not privatizing anything. He then explained Bond Counsel's report on a short-term bond. He felt that the problem had arisen when it was determined the amount of money Mr. Bushman was earning. If this is the City's problem, he suggested that Mr. Bushman's contract be modified. This had not been considered as an option. He also expressed his concern that with the last two fee increases the courses would no longer be competitive.

BREAK: A ten minute recess was declared at 7:15 p.m. When the meeting reconvened at 7:25 p.m., the entire Board was present constituting a quorum.

(1-2292.5) Barbara Morgan felt that if Mr. Bushman was making money, the City must be making more money.

(1-2309.5) Jim Kepler explained his experience in the golf industry and his employment at Eagle Valley several years ago. He felt that additional courses in the area would be a plus for Carson City rather than a minus. His reasons for this statement included a comparison of rounds between Dayton Valley and Eagle Valley. The area could become a golf designation point. Mr. Bushman's willingness to work with other area golf courses to promote the area is important. An outside firm/person would have a "networking" problem. He then explained for Supervisor Bennett Eagle Valley's youth program in which Mr. Bushman had been an active participant. These activities are part of the difference between golf courses run by golf professionals and golf courses run by business people. The golf professionals promote golf and youth activities as it is the future of the industry.

(1-2395.5) Eagle Valley Golf Director Gary Bushman urged the Board to establish goals for the course and if cost cutting is a goal to pursue same. If the goal is to generate more revenue, he questioned the amount? He had been directed to balance outside play with local play as it is a City owned operation and the residents should be given a break. The operational and maintenance costs could be cut but he was unsure if this would be beneficial. The employees were good, hard workers who needed direction. He felt the pro shop was operating satisfactorily. The food and beverage area could use some help. It may be the sore spot for the entire operation as it would not allow the pro shop to market the courses and provide discounts where they are needed. If it is under one manager, such offers could be made. The courses are not saturated. Those times should be marketed. He agreed that there were issues of accountability, competition, and communication. He suggested a "Director of Golf" who would run the

entire operation. He felt that the City's employees would work for him under this scenario. A food and beverage manager could be hired who would make it the best possible operation and enhance the pro shop operation and marketing. This would generate extra revenue. He proposed having a contract to do this. Supervisor Smith thanked him for his offer and requested that he work with Mr. Berkich and the Committee to bring forward this option. Mr. Bushman indicated that his offer was separate and "on his own" and not part of the RFP.

Supervisor Smith then expressed his concern about the \$5 million bond requirement stipulated in the RFP as he felt this may be a stopper for Mr. Bushman and others. He requested a mechanism which would allow all options to be analyzed including Mr. Bushman's offer. The Board could not consider Mr. Bushman's offer at this time as it had not been agendized. Mr. Berkich indicated the RFP is now being developed. The draft would be provided to the Golf Committee by February 14 for a workshop review on February 21. The issues Supervisor Smith had presented would be considered at that time. He could not quote the qualification requirements for the RFP, however, he felt they were reasonable. Supervisor Smith agreed with this approach, however, expressed a desire for Mr. Bushman to be able to submit a proposal. He reiterated his desire to see as many options as possible. Supervisor Ayres expressed a desire for the Board of Supervisors to review the RFP before it is released. Mr. Berkich indicated this would be done, however, it would delay the RFP's issuance.

(1-2600.5) Chairperson Byrne indicated it had never been the Committee's intent to do anything that would limit Mr. Bushman's ability to participate in the RFP or bidding process. All seven of the Committee Members felt that he had done an excellent job and would hope that he would be among the final candidates for the position, if not, the winner. He felt that the Committee was echoing the public's view that he had done a fine job and should continue. He indicated in response to Supervisor Bennett's question that there had been no new or different testimony than what had been given at the Committee meetings. The only thing which had been requested and not furnished had been a copy of the Sacramento RFP. He stressed the desire not to exclude the local golf pro from the process. Mr. Berkich indicated a packet of information had been provided to the Committee and he thought the RFP was part of it. It was also his responsibility to be sure that there is good communication between the Committee and his Department.

Supervisor Tatro indicated the following responses were to answer several questions he had been given. Mr. Iratcabal will draft the RFP and that he is a golfer. The RFP will be reviewed by the Golf Committee on February 21. A draft will be available on February 14. Mr. Berkich indicated that the draft would also be reviewed by himself, Mr. Hair, the Finance Department, the Legal Department, and the City Auditor. He agreed to have the entire team at the Golf Committee workshop. Mr. Berkich indicated that the RFP would include the "city's normal boiler plate language" indicating that the "City has the right to reject any and all proposals". Once the RFP's are received, the Committee along with City staff will analyze the responses. The Committee's recommendation would be given to the Board during the first week in July.

Mayor Teixeira indicated the proposal would draft an RFP fashioned after a Sacramento management for fee service agreement issued for the Mather Air Force Base when closed by the Feds. Mr. Berkich was unsure how long this contract had been in existence. He agreed that it was a new concept. Mayor Teixeira expressed his concern about using an untested model as a basis for a contract. Mr. Berkich explained that Sacramento County had conducted extensive research and issued a contract based on that research. He agreed that the operation had been established less than a year ago. Sacramento has since decided to convert the "Cherry Island" course to the same program. He was unsure why Sacramento was only converting the courses one at a time. The RFP allows privatization of the maintenance. All of the City's current employees would become employees under the successful bidder. Clarification indicated that there are long-term employees at the courses. Some of them may decide to take an early retirement. Some may transfer to the new management company. Others may elect to use their bumping rights as provided in the contract. Discussion indicated that the "savings" would be generated by the change in maintenance employees and the operation of the pro's contract. Mayor Teixeira then voiced his failure to understand why the City, which had done so well in many other areas, was still having to address the same old problem at the golf course. He felt that the service provided at the courses is superior. He noted that if Mr. Duncan leaves, the courses will lose at least 200 tournaments. The courses do not have the ability to respond to the market as private industry can. Examples were provided to illustrate this point. The present structure

definitely has a problem if it is necessary to have legal representation whenever a discussion occurs. The unsuccessful food and beverage operation by a corporation was cited to illustrate the problems when the financial picture is inadequate. He felt that a better job could be done. The City should provide low cost golf for the residents and maintain the play and revenue necessary to support the courses. He felt that the courses should be competitive and provide the best play possible. Successful marketing must be provided during slow periods against private courses. He agreed that there should be some modification to the local rates, however, it should remain "way, way below" that charged to out-of-town players. He challenged Supervisor Smith to work with him on a contract which could provide "superior price performance and a savings with only one individual in charge for a one year contract" which would work and "stand the test of time" in 15 days. He agreed to allow the staff and Committee to proceed with the RFP process. His "contract" would provide all services under one umbrella with substantial savings to the present operation.

Supervisor Smith expressed his willingness to be part of the Mayor's proposal. He felt that the arguments should be left to the point where a determination is being made. He agreed that the Mr. Bushman's involvement with the public needed to be considered. The courses are a community facility which the community should enjoy. He felt that Mayor Teixeira's proposal should "work in concert" with each other. The CCEA and Mr. Bushman should both work on a proposal. He was willing to participate in these meetings.

Mayor Teixeira explained that his proposal would be conducted with Mr. Bushman and Supervisor Smith. A quorum of the Board could not be involved. A proposal would be brought back as a result. He did not feel that the RFP

would be successful. Supervisor Smith expressed his disagreement with the statement based on his feeling that there is adequate time before the December termination date to evaluate all offers. He had supported the last extension requested by Mr. Bushman as the City had waited until the last minute and an option was not available. Supervisor Smith then moved that the Board of Supervisors approve staff's request in concept for a proposal of a master operator's services at Eagle Valley Golf Course; direct the City Manager to bring the RFP's before the Golf Course Advisory Committee at its February meeting and have it back to this Board for approval sometime in March, hopefully the first meeting in March. Mr. Berkich felt that this timeframe would match the time schedule. Supervisor Bennett seconded the motion. She then expressed her feeling that the toughest thing for government to do is to be pro-active. Reaction to a crisis a much easier. The Committee and City Manager were attempting to "take a longer view of a very, very critical and important asset to the community". She commended them on this effort. The conclusions had not been reached lightly. As golfers, the Committee has a vested interest in the outcome. She was and would remain opposed to any proposal in which the Director of Golf is directly responsible to the Board of Supervisors. She felt that the Board's only employees should be the City Manager and Internal Auditor. She felt that this was the source of the difficulty in the management of the courses. Mr. Lipparelli then explained that it was his understanding of the motion that the RFP will be brought back to the Board of Supervisors for review before it is issued. The normal process is for the staff to issue an RFP and for the Board to be involved in the selection of the contractor. Supervisor Smith explained that his motion would require two additional steps once the staff has completed the RFP draft. He wanted a recommendation from the Golf Course Advisory Committee on the RFP and to review it himself before it is issued. This would also allow the public to analyze the RFP. Supervisor Ayres supported having this review before it is issued. She also noted her concern about eliminating City employees. Mayor Teixeira expressed his concern about the process due to his feeling that the Board did not have adequate knowledge about the item under discussion. He also expressed his concern about having employees from an enterprise account, which is not tax supported, bump others who are in tax supported employment areas. Under the concept of the Board's role as a policy maker and the staff, the individuals in the trenches, delivering the product for the people who pay their salaries, he was opposed the proposal when there could be a better way which would insure the "bottom line" so that tax dollars would not have to be spent and insuring that the quality of the service could be increased without knowledge about the product being requested. This, however, was the way government works at times. The motion to direct staff to draft an RFP for master operator services at the courses with a review by both the Golf Course Advisory Committee and Board of Supervisors before its issuance was voted by roll call with the following result: Tatro - Yes; Bennett - Yes; Ayres - Yes, Smith - Yes; and Mayor Teixeira - No. Motion carried 4-1.

Supervisor Tatro explained his vote on the Animal Control privatization request when he first became a Supervisor as being opposed due to the lack of information on the request. He had heard several discussions on several

different areas of the City where the comment has been made from a Board member about "What's wrong with just asking the question, put out an RFP and let's find out if there is a market out there, and let us find out if there is a better or cheaper way to do it". He was not sure that golf is the same as other areas of the City but he did know that every area that the City deals in has areas requiring a high degree of competency. Golf courses are pretty unique but we had heard several things this evening including Mayor Teixeira's challenge to Supervisor Smith to participate in drafting an agreement which would be more beneficial to the City that could help to insure more revenue to the Enterprise Fund. He felt that Supervisor Smith had accepted this challenge and would work with Mayor Teixeira on it. If Supervisor Smith declines, Supervisor Tatro requested the opportunity to work with Mayor Teixeira on it. Discussion had indicated some people felt that everything at the courses should be changed while others felt that they should be left alone. He could disagree with both statements. He did not feel that the Board could afford to leave the courses as they are presently operated due to the financial reports. During the last five years the unrestricted working capital of the courses had continued to be eroded. The courses would be broke by 1997 unless changes are made and the tread reversed. He was not sure what the best management structure could be for a golf course but something must be changed due to this financial tread. This will eventually force the City to subsidize the courses or the maintenance level will have to be reduced. Something must change. If an alternative can be developed to modify the present structure and stop this tread, he was willing to consider it. He felt that the knowledge of having an RFP developed may provide the impetus to the negotiation process. When the first contract was negotiated with Mr. Bushman, he was not interested in handling the food and beverage service. A decision, which was reached mutually, set aside the food and beverage service. Now, it is recognized that it must be a part of the service. He felt that it should remain separated. He had played golf when he originally moved to the City, however, had thrown away his clubs at that time. At was during the time that Mills Park was the golf course.

Supervisor Ayres noted that the "team" which Mayor Teixeira had suggested to work on the contract was composed of all males. If neither Supervisor Smith nor Supervisor Tatro could participate, she volunteered. Although she did not play golf, she understood financial reports. She liked his concept and wished to "try it". She also wanted to see the RFP.

(1-3491.5) Mayor Teixeira reminded the Board of his service on the 1987 Grand Jury and his involvement with the Men's Golf Club. He had performed his own research and, based on it, cautioned the Board "about what was being requested as it could come true". He had contacted Sacramento and talked with individuals on the proposal. He felt that the City could have the best affordable golf for its local players, protect the bottomline, and hold a level of service, with the structure of individuals currently involved. He requested the opportunity to prove it. Supervisor Smith had agreed to "play" and he welcomed him aboard.

Supervisor Ayres moved to adjourn. Mayor Teixeira seconded the motion. Motion carried 5-0. Mayor Teixeira thanked the audience for attending and adjourned the meeting at 8:12 p.m.

The Minutes of the February 1, 1996, Carson City Board of Supervisors meeting

	ARE SO APPROVEDMarch_7	, 1996.
	/s/ Marv Teixeira, Mayor	
ATTEST:		
_/s/ Alan Glover, Clerk-Recorder		