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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, January 6, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT: Marv Teixeira Mayor

Robin Williamson Supervisor, Ward 1 Shelly Aldean Supervisor, Ward 2 Pete Livermore Supervisor, Ward 3 Richard S. Staub Supervisor, Ward 4

STAFF PRESENT: Linda Ritter City Manager

Alan Glover Clerk-Recorder

Ken Furlong Sheriff
Al Kramer Treasurer

Andrew Burnham Development Services Director

Stacy Giomi Fire Chief Larry Werner City Engineer

Walt Sullivan Community Development Director Roger Moellendorf Parks and Recreation Director

Mark Forsberg Chief Deputy Attorney
Bruce Van Cleemput Assistant Fire Chief

Liz Teixeira Administrative Assistant to the City Manager

Katherine McLaughlin
Janet Busse
Rose Gardner
Justine Chambers
Recording Secretary
Management Assistant
Management Assistant
Contracts Coordinator

Jackie Kapczynski Office Support Technician II

(B.O.S. 1/6/05 Tape 1-0008)

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, ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE - Mayor Teixeira convened the meeting at 8:30 a.m. Roll call was taken. The entire Board was present, constituting a quorum. Supervisor Livermore led the Pledge of Allegiance. He welcomed Father Jerry Hanley and Sister Marie of the St. Teresa of Avila Catholic Church. Father Hanley gave the Invocation.

CITIZEN COMMENTS (1-0043) - City Manager Linda Ritter, representing City staff, welcomed the Board and explained that the cake is in celebration of the new year and the great opportunities it will provide in 2005. The inscription welcoming Supervisors Aldean and Staub and Mayor Teixeira was read. The Board, staff, and the public were invited to help eat the cake. Citizen comments were again solicited but none were given. 1. APPROVAL OF MINUTES (1-0100) - None.

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- 2. AGENDA MODIFICATIONS (1-0103) - None.
- LIQUOR AND ENTERTAINMENT BOARD (1-0105) Mayor Teixeira recessed the Board of 3. Supervisors session and immediately convened the Liquor and Entertainment Board. For Minutes of the Liquor and Entertainment Board, see its folder.

BOARD OF SUPERVISORS - Following adjournment of the Liquor and Entertainment Board, Mayor Teixeira reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

- 4. **CONSENT AGENDA (1-0180)**
- CLERK-RECORDER ACTION TO REAPPOINT MEMBERS TO THE BOARD OF **EOUALIZATION: TERMS TO EXPIRE IN JANUARY 2009**
- DEVELOPMENT SERVICES ENGINEERING ACTION TO APPROVE AN AGREEMENT BETWEEN THE BOARD OF REGENTS OF THE UNIVERSITY AND COMMUN-ITY COLLEGE SYSTEM OF NEVADA ON BEHALF OF WESTERN NEVADA COMMUNITY COLLEGE AND CARSON CITY WHEREBY THE BOARD OF REGENTS AGREES TO GRANT A PERMANENT EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A MUNICIPAL WATER WELL, PIPELINES, PUBLIC UTILITIES AND APPURTENANCES UPON, OVER AND ACROSS CERTAIN REAL PROPERTY DESCRIBED AS APN 007-521-01
 - **DEVELOPMENT SERVICES CONTRACTS**
- ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON THE ABANDONED WELL IDENTIFICATION PROJECT, CONTRACT NO. 2003-011, AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO BROWN AND CALDWELL, 3488 GONI ROAD, SUITE 142, CARSON CITY, NEVADA 89706, FOR AN AMENDMENT NO. 1 AMOUNT OF \$13,000
- ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION 2. AND AWARD THE EMERGENCY EXPANSION OF VICEE BASIN PHASE 1A PROJECT, CONTRACT NO. 2004-064 TO (BIDDER NO. 3) HORIZON CONSTRUCTION, P. O. BOX 1696, CARSON CITY, NV 89702, FOR A CONTRACT AMOUNT OF \$306,450 AND A CONTINGENCY **AMOUNT OF \$15,322.50**
- ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION 3. AND AWARD THE WATERFALL FIRE - EMERGENCY MATERIALS: BARRIER (NON-CONCRETE) PROJECT, CONTRACT NO. 2004-066 TO (BIDDER NO. 1) TRAFFIC CONTROL SERVICE, 1891 BETMOR LANE, ANAHEIM, CA 92805, FOR A CONTRACT AMOUNT OF \$151,250
- ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION 4. AND AWARD THE WATERFALL FIRE - EMERGENCY MATERIALS: BARRIER NDOT F SHAPE PW-13, PW-21, PW-23, AND PW-44 PROJECT, CONTRACT NO. 2004-067, TO (BIDDER NO. 1) JENSEN PRECAST, 625 BERGIN WAY, SPARKS, NV 89431, FOR A CONTRACT AMOUNT OF \$80,777.76
- ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION 5. AND AWARD THE WATERFALL FIRE - EMERGENCY EQUIPMENT: TRAILERS PW-44 PROJECT, CONTRACT NO. 2004-070, TP (BIDDER NO. 2) HOLDEN INDUSTRIES, INC., 5624 SOUTH STATE HIGHWAY 43, SOUTHWEST CITY, MISSOURI 64863, FOR A CONTRACT

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AMOUNT OF \$50,680

- 4-4. FIRE DEPARTMENT ACTION TO ADOPT A RESOLUTION RESCINDING RESOLUTION NO. 2001-R-8 WHICH IS A RESOLUTION INCREASING PLAN REVIEW FEES TO EQUAL 50 PERCENT OF THE FEES IN TABLE 1-A OF THE UNIFORM BUILDING CODE CHARGED BY THE CARSON CITY FIRE DEPT. FOR PLAN REVIEW AND PERMITTING OF CONSTRUCTION PROJECTS INCLUDING FIRE EXTINGUISHING SYSTEMS, FIRE ALARM SYSTEMS, AND OTHER PLANS WHERE PRIMARY REVIEW IS CONDUCTED BY THE CARSON CITY FIRE DEPT. AND OTHER MATTERS PROPERLY RELATED THERETO
 - 4-5 PARKS AND RECREATION
- A. ACTION TO ACCEPT AN OFFER OF DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY FOR KINGS CANYON ROAD ACROSS LAND OWNED BY MR. MICHAEL FAGEN, APN 007-051-01
- B. ACTION TO ALLOCATE \$10,000 OF THE QUALITY OF LIFE INITIATIVE FUNDING FOR THE STREET TREE PROGRAM AS RECOMMENDED BY THE SHADE TREE COUNCIL
 - 4-6. CITY MANAGER
- A. ACTION TO APPOINT THREE MEMBERS TO THE SHADE TREE COUNCIL, TERMS TO EXPIRE JANUARY 1, 2005
- B. ACTION TO APPOINT JED BLOCK OF THE REDEVELOPMENT AUTHOR-ITY CITIZENS COMMITTEE AS THE CHAMBER OF COMMERCE REPRESENTATIVE FOR A THREE YEAR TERM TO EXPIRE IN JANUARY 2008
- C. ACTION TO ADOPT A RESOLUTION GRANTING AN EXTENSION OF THE NON-EXCLUSIVE CABLE FRANCHISE GRANTED TO CHARTER COMMUNICATIONS, INC.
- D. ACTION TO APPOINT MR. STEPHEN R. JOHNSON, MAI, SREA, OF JOHNSON-PERKINS AND ASSOCIATES, INC., AS THE APPRAISER FOR THE CARSON CITY SHERIFF'S ADMINISTRATION BUILDING PROJECT WITH REGARD TO THE APPRAISALS OF PROPERTIES THAT MAY BE CONSIDERED AS PART OF THE RELOCATION OF THE COMMUNITY COUNSELING CENTER Supervisor Aldean pulled Item 4-6C for discussion. Supervisor Williamson recognized the volunteers being appointed to the Board of Equalization, the Shade Tree Council, and the Redevelopment Authority Citizens Committee and thanked them for their service. Supervisor Livermore moved to approve the Consent Agenda consisting of one item from the Clerk-Recorder, one item from Development Services Engineering, five items from Development Services Contracts, one item from the Fire Department with Resolution No. 2005-R-1 assigned to it, two items from Parks and Recreation Commission, and three remaining items from the City Manager. Supervisor Aldean seconded the motion. Motion carried 5-0.
- **4-6C.** (1-0217) Supervisor Aldean questioned the need to adopt a resolution to extend the contract in view of the letter dated July 1, 2002, from Charter Communications to former City Manager John Berkich agreeing to extend the contract on a monthly basis until the completion of negotiations. She indicated a concern about adopting a resolution which is unilateral and, therefore, not binding on Charter Communications. City Manager Linda Ritter explained that the Department was not aware of the letter. She was comfortable with the extension without having a resolution. Public comments were solicited but none were given. Supervisor Aldean moved to table Item 4-6C on the Consent Calendar. Supervisor Livermore seconded the motion. Motion carried 5-0.

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5. TREASURER - AI Kramer - ACTION TO INTRODUCE ON FIRST READING AN ORDIN-ANCE AMENDING CARSON CITY MUNICIPAL CODE (CCMC) TITLE 4 (LICENSES AND BUSINESS REGULATIONS), AMENDING SECTION 4.13.050 (CLASSES LICENSES-SEPARATE ENTITY), AMENDING SECTION 4.13.105 (NEW LICENSE FEES), AMENDING SECTION 4.13.110 (LICENSE-FEES) AND ADDING SECTION 4.13.133 (SEASONAL LICENSE) AND OTHER MATTERS PROPERLY RELATED THERETO (1-0254) - Discussion between the Board and Mr. Kramer explained the proposal in depth and the fee which would be charged for combined licenses. Board concerns included the ability to enforce the inactive period, Mr. Kramer's belief that only a small number of businesses will seek a combined license, and justification for charging \$25 for the combined license. Board comments complimented Mr. Kramer on innovative efforts to be more business friendly and accommodating. Public comments were solicited but none were given. Supervisor Aldean moved to introduce on first reading Bill No. 101, an ordinance amending Carson City Municipal Code, CCMC, Title 4, Licenses and Business Regulations, Chapter 4.13 Liquor Board and Liquor Licensing and Sales, amending Section 4.13.050, Classes of Licenses–Separate Entity, by adding a new class of license known as the combination package and "on premise" liquor license, amending Section 4.13.105, New License Fees by establishing that there be no fee to move to the combination license, amending Section 4.13.110 License–Fees by establishing a license fee for the license category in the amount of \$225.00 per quarter and adding Section 4.13.133 Seasonal License allowing Seasonal Liquor Licenses and other matters properly related thereto and the fiscal impact is difficult to estimate. Supervisor Livermore seconded the motion. Motion was voted by roll call with the following result: Williamson - Aye; Aldean - Yes; Livermore - Aye; Staub - Aye; and Mayor Teixeira - No which he did for self-protection because there is a 10 percent increase in the quarterly fee, the last time they increased the prices and the increased their prices, they told the customers if they didn't like the prices to call the Mayor, and they did. The motion carried on a 4-1 vote.

6. DEVELOPMENT SERVICES - PLANNING AND ZONING

ACTION TO ADOPT BILL NO. 131 ON SECOND READING, AN ORDINANCE Α. REMOVING A 7.73 ACRE PARCEL FROM THE SILVER OAK PLANNED UNIT DEVELOPMENT AND EFFECTING A CHANGE OF LAND USE FROM SINGLE FAMILY 12,000-PLANNED UNIT DEVELOPMENT (SF12-PUD) TO RETAIL COMMERCIAL (RC) ON PROPERTY LOCATED AT EAGLE VALLEY RANCH ROAD, APN 007-531-01, AND OTHER MATTERS PROPERLY RELATED THERETO (1-0539) - Community Development Director Walter Sullivan - Supervisor Livermore disclosed, pursuant to NRS 281 on Ethics in Government, that he is a member of the Carson-Tahoe Hospital Board of Trustees and receives a monthly stipend. He is also Chairman of the Finance Committee for the Board of Trustees and is the Treasurer for the corporation. As the item is for future expansion of the Hospital facilities and services and will benefit the Hospital by the creation of those facilities, the District Attorney's Office felt that he may have a potential a conflict of interest and should refrain from voting on the item. Pursuant to NRS 281.501.2 and without advocating for or against the request, he offered a description of the proposed purpose of the change in zoning on the parcel which the Hospital now owns. Following Mr. Sullivan's introduction, comments were solicited. None were given. Supervisor Williamson moved to adopt Bill 131, Ordinance No. 2005-1, on second reading, AN ORDINANCE REMOVING A 7.73 ACRE PARCEL FROM THE SILVER OAK PLANNED UNIT DEVELOPMENT AND EFFECTING A CHANGE OF LAND USE FROM SINGLE FAMILY 12,000-PLANNED UNIT DEVELOPMENT, SF12-PUD, TO RETAIL COMMERCIAL, RC, ON PROPERTY LOCATED AT EAGLE VALLEY RANCH ROAD, APN 007-531-01, AND OTHER MATTERS PROPERLY RELATED THERETO and that there is no fiscal impact.

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Supervisor Aldean seconded the motion. Motion carried 4-0-1 with Supervisor Livermore abstaining.

- B. ACTION TO ADOPT ON SECOND READING BILL NO. 132, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, ADDING CHAPTER 18.04.081, MANUFACTURED OR MOBILE HOMES AUTHORIZED, TO LIMIT THE AGE OF A MANUFACTURED HOME OR MOBILE HOME TO BE PLACED ON A LOT WITHIN A MOBILE HOME ZONING DISTRICT OR MOBILE HOME PARK TO NOT MORE THAN 15 YEARS OLD; AND OTHER MATTERS PROPERLY RELATED THERETO (1-0602) Community Development Director Walter Sullivan Supervisor Aldean moved to adopt on second reading Bill No. 132, Ordinance 2005-2, AN ORDINANCE AMENDING TITLE 18 BY ADDING SECTION 18.04.081, WHICH WOULD REQUIRE ALL MOBILE OR MANUFACTURED HOMES BEING INSTALLED IN CARSON CITY TO BE CONSTRUCTED OR MANUFACTURED NOT MORE THAN 15 YEARS PRIOR TO THE DATE OF THE APPLICATION FOR THE MOBILE OR MANUFACTURED HOME LOT DEVELOPMENT PERMIT. Supervisors Williamson and Livermore seconded the motion. Motion carried 5-0.
- 7. **DEVELOPMENT SERVICES - ENGINEERING -** Deputy City Engineer John Flansberg -ACTION TO APPROVE AN INTER-AGENCY AGREEMENT BETWEEN THE CARSON CITY REGIONAL TRANSPORTATION COMMISSION (RTC) AND THE CARSON CITY BOARD OF SUPERVISORS FOR PAYMENT AND REIMBURSEMENT OF IMPROVEMENTS TO COLLEGE PARKWAY AT HOT SPRINGS ROAD, ROOP STREET, AND TABLE ROCK DRIVE IN THE AMOUNT OF \$200,000 (1-0631) - Development Services Director Andrew Burnham, Chief Deputy District Attorney Mark Forsberg - Supervisor Staub moved to approve an Inter-agency Agreement between the Carson City Regional Transportation Commission and the Carson City Board of Supervisors for payment and reimbursement of improvements to College Parkway at Hot Springs Road, Roop Street, and Table Rock Drive in the amount of \$200,000. Supervisor Livermore seconded the motion. Supervisor Staub explained RTC's belief that it should be reimbursed for the funds spent for these economic improvements. Mr. Burnham explained that the City had used General Fund monies from the sale of a portion of the fairgrounds to make the Costco improvements. Discussion indicated that the funds were for incentives. Supervisor Livermore expressed his support for a program that would provide economic development opportunities and incentives. Mayor Teixeira also supported the program as a potential method to revitalize the community's retail sales. Mr. Forsberg indicated that the program would not break any laws. Supervisor Williamson expressed her willingness to support the program but indicated a desire to consider each application on a case-by-case basis. She also recognized that the RTC funding is tight and felt that the proposal was fair. Supervisor Aldean acknowledged the funding shortage being experienced by RTC at this time. She also pointed out that the General Fund will benefit from having a Walmart. The funds will be reimbursed by its sales. Supervisor Staub pointed out that the project will vitalize the community's economy. The motion was voted and carried 5-0.

8. PARKS AND RECREATION

A. ACTION TO AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN CARSON CITY AND CHARLES RAFFETY PROVIDING FOR FUNDS TO BE USED BY CARSON CITY IN ORDER TO MITIGATE THE LOSS OF WETLANDS ON THE RAFFETY PROPERTY (1-0745) - Open Space Manager Juan Guzman, Chief Deputy District Attorney Mark Forsberg, Charles Raffety - Discussion between Mr. Guzman and the Board indicated that there is no requirement that the

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adjacent developer approve the agreement. If that developer makes the improvements, he is eligible for reimbursement from Residential Construction Tax funds, if funding is available. At this time almost all of the funds have been spent. The City's normal practice is for Mr. Rafferty and the City to split the escrow fees. Mr. Rafferty's reasons for providing the funding were limned. The funds can be used by the City on any wetland area desired. The subdivision developer has obligations exceeding the Residential Construction Tax funds and is committed to spending those funds to meet his obligations. Supervisor Livermore explained that it has always been known that the Northridge subdivision development agreement obligates the developer to build infrastructure and wetland improvements beyond that which could be funded with Residential Construction Tax monies. Comments were solicited but none were given. Supervisor Williamson moved to authorize the Mayor to sign an agreement between Carson City and Charles Raffety providing for funds to be used by Carson City in order to mitigate the loss of wetlands on the Raffety Property; and the fiscal impact is \$130,000 from the Raffety funds. Supervisor Livermore seconded the motion. Motion carried 5-0.

Supervisor Livermore introduced Mr. Rafferty. Mr. Rafferty thanked the Board for approving the agreement. He explained his plans for his property will occur when the driveway/street alignment is finalized on the property across the street from his. He has had a lot of interest in the property. He believed that it will be a nice addition to the City. Supervisor Aldean explained that his property for sale sign is "listing". She wished him success in selling the property.

- ACTION TO RENAME THE NEIGHBORHOOD PARK PORTION OF RIVERVIEW В. PARK TO "KOREAN WAR VETERANS MEMORIAL PARK" AS RECOMMENDED BY THE CARSON RIVER ADVISORY COMMITTEE AND THE PARKS AND RECREATION **COMMISSION** (1-0915) - Parks and Recreation Director Roger Moellendorf, John Copoulos, Carson City Chapter 198 President of the Korean War Veterans Association Richard Hyde, Chief Deputy District Attorney Mark Forsberg - Mr. Copoulos displayed a rendering of the park and explained the memorial design. He indicated that funding for the project has not yet been approved. Once the City approves the plan, the budget and funding will be developed. He also indicated that once the project is constructed, the Veterans will participate in its maintenance. The Parks and Recreation Dept. will provide some of the materials. It will have an ADA ramp at the curve. Supervisor Livermore explained the Veterans' attendance at the Parks and Recreation Commission meeting and its support of the request. He assured the Board that the Veterans will be able to accomplish the goal if approved. Justification for the design was provided. Chairperson Hyde explained that \$3100 has been raised for the project. He limned the reasons for the request and the battle from which the design was taken. Mayor Teixeira indicated that he is Korean War Vet. Mr. Forsberg opined that this does not pose a conflict for the Mayor. Mayor Teixeira commended them on their project and explained his belief that the Veterans could rename the area, however, people will continue to call it by its original name. Examples of this were provided. Supervisor Livermore moved to renaming the neighborhood park portion of Riverview Park, and reiterated that it is only a portion of the park, to "Korean War Veterans Memorial Park" as recommended by the Carson River Advisory Committee and the Parks and Recreation Commission. Supervisor Aldean seconded the motion. Motion carried 5-0.
- 9. FINANCE Tom Minton ACTION TO ADOPT A RESOLUTION CONCERNING THE FINANCING OF DRAINAGE AND FLOOD CONTROL PROJECTS AND WATER PROJECTS; PROVIDING FOR THE REIMBURSEMENT OF EXPENDITURES FROM THE PROCEEDS OF THE BONDS; AND PROVIDING THE EFFECTIVE DATE HEREOF (1-1090) City Manager Linda Ritter Discussion between Mr. Minton and the Board indicated that \$4 million of the \$5 million will be

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reimbursed. The bonds will provide flexibility in development of the projects. Comments were solicited but none were given. Supervisor Livermore moved to adopt Resolution No. 2005-R-2, A RESOLUTION CONCERNING THE FINANCING OF DRAINAGE AND FLOOD CONTROL PROJECTS AND WATER PROJECTS; PROVIDING FOR THE REIMBURSEMENT OF EXPENDITURES FROM THE PROCEEDS OF THE BONDS; AND PROVIDING THE EFFECTIVE DATE HEREOF. Supervisors Aldean and Williamson seconded the motion. Motion carried 5-0.

12. BOARD OF SUPERVISORS

B. NON-ACTION ITEMS

i. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-

1145) - Mayor Teixeira explained his reasons for moving this portion of the agenda to end of the meeting. He then explained his involvement in the snow removal program and noted that he had taken over the office of Mayor on Monday. He also explained Reno's Senior Emergency Response Services program and suggested that a similar program can be developed in Carson City. He encouraged neighbors to look out for each other. He explained how he had gotten his sidewalk cleaned off and hoped that the three children would return the next time a snow storm occurs. He also pointed out the need for common sense when dealing with the Postal Service. The Post Office will not deliver mail when access to the mail box is not possible. He suggested that residents provide a plastic bag for mail delivery when this occurs. Supervisor Aldean indicated that she had also received several calls from residents about the snow policies. She complimented and congratulated staff on its efforts to address the snow. She felt that people have very high expectations regarding snow removal. She indicated that she had two pleasant weeks and had enjoyed the holidays. She described her meetings with the Chamber of Commerce Political Action Committee and with Art Hannafin on the eastern portal project. Supervisor Williamson reported on the recruitment status of a new WNDD executive director and a meeting to determine the future needs and the proper location of a new gym. Supervisor Livermore had also attended this meeting. She then explained that her Mother's health had improved and that she is home. She thanked everyone for their support.

- ii. STAFF COMMENTS AND STATUS REPORTS (1-1282) City Manager Linda Ritter explained her request that Development Services Director Andrew Burnham provide a status report on the snow removal efforts. She had been receiving calls regarding the need to clear parking lots and sidewalks. Enforcement is trying to get private property owners to address them by reminding people about the Code. Mayor Teixeira suggested that the media be contacted to help notify/educate the public about the Code. Mr. Burnham listed the snow removal equipment owned by the City and explained the 12-hour staffing program during used during storms. During storms staff members who have been trained in the operation of this equipment and work in other Departments help the Street crew. Other Departments whose crews are involved during storms were also listed including those who unclog storm drains, remove downed trees, maintain vehicles, etc. He also indicated that the staff had received numerous compliments and complaints. They attempt to respond to the complaints as quickly as possible. Staff is now on a regular work schedule of five eight-hour shifts. If or when snow starts falling again, staff will return to 12-hour shifts. Mayor Teixeira encouraged the media to report on the program and to meet with Mr. Burnham to obtain the details.
- i. CONTINUED (1345) Supervisor Staub explained his issue regarding the time required to give Board reports. He endorsed the effort to expedite the meeting process and provide brief reports. He

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indicated that his family holiday activities were good and described the niece's sledding accident and her present status. He urged people to be aware of their physical limitations and to be careful. He then reported on his meetings on the auto mall/row and the BAWN (Builders Association of Western Nevada) officers installation and dinner. He endorsed the comments regarding the snow removal policy. He also understood the requirement that private property owners must clear their parking lots and sidewalks. He had done his. The City's justification for having a limited amount of snow removal equipment was limned. The City had not received this amount of snow since 1996. He invited individuals who find themselves in extreme need to contact him.

Supervisor Livermore explained his personal efforts to help his neighbors with snow removal on his street. He also encouraged neighbors to help neighbors. He reported on his attendance at the BAWN installation of new officers and dinner and the community search for a new gym location and determination of its amenities. He described the Rotary Club's collection for the tsunami victims which will be given to the Red Cross. He hoped that the area recovers quickly. He also indicated that his snow plow is ready to go if and when needed.

RECESS: A recess was declared at 9:58 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 10:06 a.m.

10. DISTRICT ATTORNEY - ACTION TO APPROVE A GROUND LEASE PURSUANT TO RESOLUTION NO. 2004-R-8 BETWEEN CARSON CITY AND THE SEASONS LIMITED PARTNERSHIP FOR A PORTION OF APN 002-121-09 PURSUANT TO NRS 244.287 AND NRS 244.284 FOR THE DEVELOPMENT BY THE LESSEE OF AFFORDABLE SENIOR HOUSING SAID LEASE BEING FOR A TERM OF 55 YEARS ON THE CONDITIONS SET FORTH IN THE LEASE (1-1455) - Gary Sheerin The Seasons Limited Partnership Representative Gregg Urrutio, City Manager Linda Ritter, Chief Deputy District Attorney Mark Forsberg - Mr. Sheerin introduced Senior Center Director Janice McIntosh and Gregg Urrutio of The Seasons Limited Partnership. He recognized City Treasurer Al Kramer's role as a member of the Citizens for Affordable Housing in development of the project. The three inch application was displayed. The design of the proposed three story project was described. The 47 units consist of one and two bedroom units with one bath. They will be rented to low income seniors over 55. Rent will be based on their income levels. There will be a unit for the onsite manager. The limited partnership was noted. A document delineating the partners, capital contributions, partnership interests, project costs, funding sources, current rental rates, and a potential master plan for the site was distributed to the Board and Clerk and briefly explained. Tax credits at this time are estimated to be \$4.2 million. Ownership of the land makes the project viable and the rents affordable for low income individuals. The ratio of debt to equity is one to four. The federal tax formula and the investor's incentives were briefly explained. The limited partnership disappears at the end of 15 years. At that time either Community Development, Inc.(CDI), or the Senior Center can buy the project and manage and own it for the balance of the lease. The Senior Center has first right of refusal. Mr. Sheerin then highlighted the lease terms. Construction is to commence in February. Confusion regarding The Seasons' name was noted. The project will be known as Autumn Village Apartments. The landlord will be Carson City. At the end of the 55 year lease, the apartments will belong to the City. Rent for the land is \$1 a year. They must pay ad valorem taxes on the apartments. The heat will be centralized for all of the units. A thermostat will be in each unit and will control the heat in that unit. This decision was based on economy factors. The Seasons will keep the insurance policies. The City will have approval over the plans, specs, and permits. It will be a good project. As the Senior Center will be funding the project, it will not have to put the project out to bid or select a low bidder.

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The construction process will be similar to that used by the College. Prevailing wage will not be required. Snow removal requirements within the document were noted. The damage or destruction, indemnity, and rent structure clauses were noted. Clarification indicated that the term "family" was taken from other low income housing projects. Children will not be allowed in the units. The term "family" as used in this project refers to a single individual 55 years or older or two adults with at least one individual being 55 years or older. A correction spelling out this will be made. Mr. Urrutio indicated that the correction will indicate "senior housing". Mr. Sheerin continued his review of the lease. After the project is turned over to the City in 55 years, it can be leased for an additional 55 years to the Senior Center or someone else. The terms and conditions can be as desired by the City at that time. The rent controls can be removed at that time, if desired.

Mr. Urrutio explained that management is provided by Summerset Pacific which is a subsidiary of CDI. It operates in eight States on the West Coast. It commits to maintaining the property for 50 years. The Housing Division does annual reviews to verify that the property is being maintained adequately. Recertifications are required annually. Oversight of the operations is intensive as indicated by a description that indicated the investors are involved and Federal withdrawal of the tax credits can occur if flaws are found. An example of a problem that occurred in Alaska was cited as an example of the oversight. Summerset Pacific manages all of their projects except those in Alaska. Clarification indicated that part of the rent is withheld for maintenance. State requirements for maintenance were limned. It is held in a bank escrow account which generates interest. Supervisor Livermore suggested that the tenants also be given some consideration from the revenue generated by the account. Discussion indicated that a background profile had not been conducted on the firm. Supervisor Livermore encouraged Mr. Sheerin to have one conducted. Justification for the recommendation was provided. Mr. Urrutio indicated that the firm can be found on the internet and that they have the ability to fund the project.

Mr. Sheerin pointed out the Center's ability to takeover the project in 115 years. He stressed the desire to be a good neighbor and to have a well maintained project. Mr. Sheerin/the Center will be the City's contact point on the project as the Center has complete control over the project in spite of owning only one percent of it.

Mr. Urrutio was unsure of the number of handicapped units that will be constructed. The requirement for ADA accessible units mandates five percent of the units. He felt that there were eight to ten units planned for ADA accessibility. It will be a three story structure with an elevator; recreation, computer and meeting rooms; and a common area. The Senior Center will be next door. Duplication of services will be avoided. As the land cannot be used for tax credits, the ability to use the site reduces the rent costs. This aligns the rents with the low income ranges. As the City had been designated as one where it is difficult to develop low income units, additional tax credits were made available which further enhanced the project and reduced the rental rates. Delay in approving the project may increase the bond interest rates and ultimately the rental rate. Mayor Teixeira acknowledged that there is a void in the community for low-cost senior housing. The waiting list for units at Southgate was cited as an illustration of the need. Mr. Sheerin acknowledged that hypothetically it may be desirable to have ad valorem tax waivers and abatements, however, they do not at this time want to request them. The lease provides for the real estate taxes to be paid. In the future, a change may be requested.

Mr. Sheerin then reviewed the history on how the proposed site was obtained and a 1996 agreement with the Hospital that had granted the hospital an option on the southern half of the parcel. The Center's position is that the Hospital should not be allowed to continue to hold this property. Allegedly, the Center has attempted

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to meet with the Hospital on several occasions without success. Mayor Teixeira explained that this topic had not been agenized and that the Board could not consider it at this time. Ms. Ritter acknowledged that this question is still open. Mayor Teixeira directed that the matter be agenized for the first meeting in March for action. Mr. Sheerin expressed his willingness to continue to attempt to work with the Hospital.

Mr. Urrutio then noted that the Section dealing with the first right of refusal, which he thought was Section 21, had been left out of the original lease. The contract is a standard boiler plate lease.

Mr. Forsberg indicated that the section has been removed and that there are a few other items which will be corrected before the Mayor is to sign the agreement, such as the name change. The substance of the agreement will remain as written. Supervisor Aldean felt that a majority of her changes were clerical in nature. Mr. Forsberg indicated that they will be made. Supervisor Aldean then moved to approve a ground lease pursuant to Resolution No. 2004-R-8 between Carson City and The Seasons Limited Partnership for a portion of APN 002-121-09 pursuant to NRS 244.287 and NRS 244.284 for the development by the lessee of affordable senior housing said lease being for a term of 55 years on the conditions set forth in the lease subject to certain minor corrections. Supervisor Williamson seconded the motion. Motion carried 5-0.

11. REDEVELOPMENT/ECONOMIC DEVELOPMENT - ACTION TO APPOINT TWO MEMBERS TO THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE FOR THREE YEAR TERMS ENDING JANUARY 1, 2008 (1-2420) - Discussion explained that Jay Meierdierck had withdrawn his application. Janet Shaffer was appointed to fill out an unexpired term one year ago. Ms. Shaffer indicated that she had enjoyed the time she had spent on the Committee and that its work is important. The Board thanked her for applying and indicated that she would be appointed to a three-year term. Supervisor Williamson moved to appoint Janice Shaffer to fill the position of a person skilled in one of the listed professional categories for a three-year term ending January 1, 2008. Supervisor Livermore seconded the motion. Supervisor Williamson described Ms. Shaffer's background and thanked her for applying. The motion was voted and carried 5-0.

(1-2488) The Board then interviewed Norman Tashman. Mayor Teixeira thanked him for applying and encouraged him to apply for other positions if he is not selected for this position. (1-2770) Sally Zola was interviewed. Supervisor Williamson explained that Ms. Zola had been serving a two year unexpired portion of another member's term. The Board was polled. Supervisor Williamson expressed her appreciation of Mr. Tashman's application and indicated that she would be contacting him in the future. Supervisor Livermore explained his support of reappointments for individuals who have contributed. Supervisor Williamson moved to appoint Sally Zola to fill the position of citizen-at-large for a three-year term ending January 1, 2008. Supervisor Aldean seconded the motion. Motion carried 5-0. Mayor Teixeira explained the motion and his belief that Supervisor Williamson would be contacting Mr. Tashman. Mr. Tashman expressed a willingness to serve wherever needed.

12. BOARD OF SUPERVISORS

A. ACTION TO APPOINT MEMBERS OF THE BOARD OF SUPERVISORS TO VARIOUS BOARDS, COMMITTEES AND COMMISSIONS (1-3008) - Discussion indicated that Mayor Teixeira had a list that was different from that which the other Board members had. Mayor Teixeira explained his philosophy that government which governs less, serves best. Community volunteers were supported.

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Board members should nominate their replacement and continue serving on those committees/commissions that they want to keep. He then solicited a nomination for Mayor Pro-Tem. Supervisor Livermore moved to appoint Supervisor Williamson as Mayor Pro-Tem. Supervisor Aldean seconded the motion. Motion carried unanimously.

The Supervisors then indicated their willingness to remain on their commissions/committees as indicated on the list with the following exceptions: Supervisor Williamson felt that a representative on the Clear Creek Watershed Council was not needed. She was willing to transfer the Carson River Advisory Committee to anyone who wants to serve. Supervisor Staub expressed his desire to remain on all of his committees/commissions. He acknowledged that an appointment to the Airport Authority could be made. Supervisor Livermore expressed a desire to remain on all of his committees/commissions. Mayor Teixeira indicated that he would not serve on RSVP and was uncertain about the need for the Mayor to serve on the U.S. Conference of Mayors. He also expressed a desire to remain on the Nevada Commission for the Reconstruction of the V&T Railway. He volunteered to serve on NACO. Supervisor Livermore moved to approve Mayor Marv Teixeira as the appointee to the NACO Board of Directors, the Nevada Commission for the Reconstruction of the V&T Railroad, the Carson City Convention and Visitors Bureau; Supervisor Ward 1 Robin Williamson (as listed) with the deletion of the Clear Creek Watershed and the Carson River Advisory Committee; Supervisor Aldean as presented; his appointments as so indicated with the deletion of the Mayor Pro-Tem which had already been done; and Supervisor Staub with the committees as identified here and with reappointment to the rest of the committees. Supervisor Williamson seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 11:25 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 1:30 p.m., constituting a quorum. Planning Commission Chairperson John Peery, Vice Chair-person Mark Kimbrough, and Commissioners Craig Mullet, Steve Reynolds, Roger Sedway, Roy Semmens, and William Vance were present, constituting a quorum. Staff members present included: City Manager Linda Ritter, Development Services Director Andrew Burnham, Community Development Director Walter Sullivan, Chief Deputy District Attorney Mark Forsberg, Principal Planner Lee Plemel, Parks Planner Verne Krahn, and Recording Secretary Katherine McLaughlin.

13. JOINT MEETING WITH THE CARSON CITY PLANNING COMMISSION - STATUS REPORT AND DISCUSSION ON "ENVISION CARSON CITY," THE COMPREHENSIVE MASTER PLAN AND PARKS, RECREATION AND TRAILS PLAN, AND MATTERS PROPERLY RELATED THERETO INCLUDING POSSIBLE DIRECTION TO STAFF FOR THE NEXT PHASE OF THE MASTER PLAN PROCESS (2-0007) - Principal Planner Lee Plemel; Consultants Jeff Winston of Winston and Associates, Ben Herman and Darcey White with Clarion Associates; Dwight Millard, James Parker - Chairperson Peery convened the Planning Commission session by indicating that the entire Commission was present, constituting a quorum.

Mr. Plemel began his introduction by welcoming the Board, Commission and audience. He introduced Messrs. White and Winston and explained their roles. The purpose of the meeting and a listing of the documents contained in the Board packet were limned. Public Works Operations Manager Tom Hoffert's updated informational sheet was distributed to the Board, Commission, and Clerk. (A copy is in the file.) All of the materials are allegedly available online. The website address was listed.

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Mr. Herman explained that the task just completed had developed a snapshot of the City. The second phase envisions how Carson City will look in the future. The third phase is the road map to reach that plan. The website is up and running and being added to on a weekly basis. The public was encouraged to continue to visit and use the site. Ten "snapshot" reports indicate the City's current status. The first round of neighborhood meetings have been completed. The purpose of the meetings was limned. He felt that it was a successful effort and that the feedback was positive. The attendance was described. Individuals who do not normally attend were present. Twelve focus groups had met and discussed the Parks and Recreation element. A trails workshop was conducted. A map illustrating their ideas was displayed. A map used to illustrate the development capacity was described. They had used the current land use zoning to develop it. Future amendments to it will change the capacity. No assumptions had been made regarding releases of the public land owned by the BLM and the Forest Service. The development capacity analysis tables were then highlighted. Mayor Teixeira pointed out that his information matches that which the Board/City had been using for many years—a development potential of 75,000. Mr. Herman indicated that his buildout estimate was lower as they had used 2.5 people per household which established a total buildout population of 69,000. Clarification indicated that a small residential component had been included in the commercial areas. Discussion explained the limiting factors involved with topography and infrastructure which will prevent some of the zoning potential from being developed as envisioned. A correction was made to Footnote 2 on the packet's Page 10 to read: Residential development potential reduced by 15% to allow for development inefficiencies. Mr. Herman explained the tables. His explanation also noted that nationwide projections indicate that the City's growth rate will be 1.5%. The State Demographer's estimate is at a 0.8% rate. The City will reach its buildout in ten years if the national projections are used. Mr. Herman felt that the City's job growth would grow at two times the population rate due to the number of individuals who live outside the City and work in the City. This will require additional streets and road improvements. Issues related to this included: where will new development occur; the land uses; the funding source for parks, recreational facilities, roads, etc.; and how will redevelopment in the downtown area occur. Discussion pointed out the need for additional low income housing; the rapid residential growth in the surrounding counties; the impact of this growth on City resources and facilities; and the City's commercial development opportunities and challenges. This stage of the planning process develops more questions than answers. Chairperson Peery felt that there will be a refocusing of uses as there is a limited amount of land available for development. Redevelopment programs may assist with this refocusing.

Mr. Winston explained that few areas have actually reached buildout. Boca Raton, Florida, was cited as an example of such a community. It now emphasizes redevelopment. Planning allows for better development of the community. The community is interested in that development. A comprehensive master plan allows for orderly, rational development to occur which meets the quality of life standard desired while providing economic development and competition necessary to sustain the community. Mayor Teixeira explained that the City cannot annex additional land for growth as it is a consolidated municipality. He also pointed out that the City is acquiring open space which will make it hard to acquire federal land. Discussion ensued on the possibility of having federal land along the eastern portal opened for development and the recent acquisition of the Horse Creek Ranch for open space as part of the viewshed. The community may want to maintain the federal land for open space. This question will not be solved today. The consultants acknowledged the need to focus on this issue and develop a balance between the needs and desires. Supervisor Williamson felt that this was part of the City's uniqueness. The residents want it all. This is the reason for developing a comprehensive master plan. It will allow them to maintain the historical resources, provide a variety of housing options, and not be a "cookie cutter". She suggested that work force housing and high end housing

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with lovely views be mixed to allow everyone to benefit from the uses. Supervisor Aldean felt that the City's growth rate had slowed down after 20 years of fast growth. She suggested that some Federal land which is easier to reach should be allowed to be developed without the current prolonged acquisition process now required. Mr. Herman explained that they had met with BLM on this topic. The community needs to sort out its desires and then discuss a potential exchange with them. He felt that BLM will support the community's decision.

Commissioner Kimbrough explained his employment history and expressed his belief that BLM is easier to work with than the Forest Service. He pointed out the large group of open space supporters in the community and the disagreements regarding what sites should be developed. He felt that there are BLM sites which could potentially be developed. Mr. Herman agreed and indicated that BLM has some maps delineating areas which "may be on the table". These will be discussed later. The current phase of the project looks only at the status quo. Commissioner Kimbrough felt that Northern Nevada needs its own Federal land buyout program similar to Clark County's program.

Mr. Herman indicated that the neighborhood meetings had indicated that the community has a lot of pride in being the capitol city and its appearance. Concerns voiced at the meeting were about the downtown area and its future and the loss of the rural area in the southeastern section of the community.

Mr. Winston then described the City's park statistics; the need for an additional trails and a regional park; and the lack of small neighborhood parks. A community-wide survey will be conducted in February to probe these areas for better feedback. Discussion between the Board and Mr. Winston questioned the validity of such a survey and its accuracy. Problems Mr. Winston had observed with telephone surveys were noted. He expressed an intent to work with Cooperative Extension in developing the survey. Supervisor Aldean pointed out that the City's senior population is exploding. These individuals benefit from small neighborhood parks as they are unable to walk distances. Horse Creek Ranch will be used by young people for this reason. She encouraged him to direct his survey to different segments of the populations; otherwise, it will provide biased results. Mr. Winston agreed and explained how the demographic questions could be written to provide a better report. Discussion also indicated that seniors may not respond if the demographics appear to be slanted. It was felt that the City's surveys have been answered primarily by female senior citizens. The need to develop a process to reach the community's Hispanic residents was emphasized. Mr. Winston explained the effort to contact the Hispanic sports groups of the community and the success of that focused effort. It had provided a very interesting prospective. He planned to have a focus outreach and agreed that a random sample would not obtain a response from the Hispanic community. The current and projected growth in Hispanic soccer was cited to illustrate the need for their participation. He also pointed out the current use of vacant lots and the impact infill will have their availability for recreational uses. City staff has also done a great job of maximizing the use of recreational facilities which includes school facilities. Some City programs now have waiting lists. Question 18 funds will be used to build another gym. He also urged the City to study the need for other recreational facilities. He felt that the City could use two or three more gyms. Infill at the Community Center could provide for efficient additional facilities.

Mr. Herman asked for comments from the Board and Commission regarding alternatives which they should look at beyond BLM and open development. Chairperson Peery indicated that special planning areas should include recreation development even though it will impact the developers' profitability. Justification for the requirement was indicated. Supervisor Livermore indicated a need to plan the freeway corridor, to provide

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new hotels, and to provide methods for recycling the hotel/motel stock. Mr. Herman agreed that growth in new areas will create new opportunities and shift competition. The motels on South Carson Street were cited as an example of how changing markets and traffic patterns could be impacted in the future. Supervisor Livermore explained that they are used as weekly/monthly rentals in the wintertime. He questioned their future and the impact their loss could have on the current users. Supervisor Aldean felt that another view is for the motels to become condos. The downtown area is a separate community with integrated uses. Elimination of traffic in the downtown area may provide a tremendous opportunity for it. She also urged consideration of the displaced persons issues.

Discussion indicated that they had not studied the freeway's impact. The current mapping illustrated the corridor across Lompa's property as being medium residential. This use may not occur. This will reduce the number of future housing units in the community. Commissioner Reynolds pointed out that the freeway may create neighborhood communities who will use one park over another. He also indicated that retail development is now occurring on the southern end of the community while the northern end will be medical and the eastern commercial. He questioned whether the community will be better served with a swimming pool at Centennial or one in the southern area of the community. Mr. Winston agreed that an analysis of the location needed to be made.

Supervisor Staub pointed out the need for a buffer between the residential uses and the freeway. The residential objection to the Walmart site was noted to illustrate the need to balance highest and best uses against residential and commercial uses. He also suggested that they analyze how buildout without the BLM land for residential development could occur. The southeast corridor was cited as an example of an area which is surrounded by BLM property. He questioned the reasons for BLM's desire to have the City determine what area(s) should be developed. He felt that BLM has already determined what areas should be disposed of and the property's value. Commissioner Semmens suggested that they include the BLM property above Goni Road in this analysis. Discussion indicated a need for every City map to include the V&T Railroad line and for the study to include its impact on the community. Commissioner Kimbrough suggested that the Prison be contacted and its plans for the property be determined. The City's plans for the Corporate Yard should also be analyzed. Commissioner Reynolds pointed out that the freeway could create relocation of commercial development that would allow some nice facilities to be developed. Consideration should also be given to the location of the access/egress points for those buildings. He also felt that the Planning Commission is concerned about the effect and rules that will be in place in when the freeway opens. Mr. Herman concurred and indicated that the study will include the corridors, freeway, and the Highway 50 and 395 gateways. He pointed out issues the freeway will create and its impact on transportation, orientation, etc. Mayor Teixeira explained the need to analyze how the freeway development and interchanges should occur, the changes that will occur along Highway 50, etc., so that the freeway is a positive addition rather than a detriment to the area it abuts. The freeway should be completed by 2010 or 2012 at the least. The tourists' viewshed should be developed correctly. Mr. Herman concurred with the need to ensure that the development is orderly and fashionable. The first project must be done correctly and maintained by those that follow. Mayor Teixeira suggested that the Commission tour the freeway route and urged the Commissioners to keep its view in mind when the Walmart project is presented to avoid a large black roof. The cost of improving its appearance will maintain a vista desired by the community.

Supervisor Livermore encouraged them to study the commercial zones and where and how many utility substations are needed to meet the community's need. His believed that substations for growth it surrounding

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counties are being constructed in Carson City. He questioned how much of such uses should be allowed; whether undergrounded transmission lines should be required; the proper location for utility corridors; etc.

Chairperson Peery supported Mayor Teixeira's comments regarding the vistas. Mayor Teixeira suggested that City Manager Ritter provide the Commission with an opportunity to tour the freeway site. Additional comments were solicited.

Mr. Plemel explained the location of the four special planning areas (spa) and the status of the racetrack spa. He also indicated that additional work on them is needed and that they would not be discussed today. Mr. Herman indicated that some policies are being developed for the Vicee Creek, the downtown, the Brown Street, and the eastern portal spas. Some neighborhood meetings have been held on these spas. Public comments were solicited.

Discussion indicated that the water rights and infrastructure needs are being considered by City staff for a population growth of 80,000 to 90,000. Additional water rights will be needed. Staff is in the "response mode" at this time. Mayor Teixeira felt that this growth level should be a parameter to work within rather than being established as a footprint of how to get there. He did not believe that the community would shoulder the development necessary to reach that capacity. Natural resources will restrict the population. The City is currently at 80% of its sewer capacity. Effluent storage creates a battle with the Feds even though the City is putting more clean water in the river than the river itself has. Mr. Plemel concurred and explained that the alternative may be to not allow additional growth until additional resources are found. Supervisor Livermore pointed out the Subconservancy's regional plan which would transport water to Lyon County through Carson City. Commissioner Semmens explained the Commission's request that Sierra Pacific develop and submit a master plan for its utilities. Supervisor Livermore explained his desire to have its master plan considered with the City's master plan.

(2-1490) Mr. Millard expressed his appreciation for Mr. Russell's placement of powerlines underground at his development. Sierra Pacific had made the poles taller and bigger along Carson City's freeway route. He then indicated that he was commenting as a member of the Convention and Visitors Bureau rather than as a developer. As the City becomes more tourist oriented, the V&T railway should be a large red line with planned housing, parking, and an arterial right-of-way. This should allow the tourist to get from A to B in the community. A corridor traffic and tourist housing studies are required.

Mr. Parker also felt that maps are a necessity. He supported the idea of a spa for the eastern portal. This will allow them to avoid eminent domain under Redevelopment, reappropriation of tax funds, and sensitivity issues. The principles he had worked with to develop a spa for the area were then explained. Hannafin Darney Architects have developed a map starting at Deer Run Road and ending at the County Line containing some suggested land use ideas. The topography makes it important that the area be developed as one unit. He also suggested that a southern Highway 50 route be developed. An informal group of land owners are meeting on the concept. He felt that they supported the plan. It could be a jewel for the City. This transformation would not take a great deal of time to accomplish. Additional public comments were solicited but none were given.

Mayor Teixeira felt that the community has a sense of whom it is and where it is going. The final project may be applauded by 95 percent of the community. Mr. Herman stressed that the plan should be the community's

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and not the consultants. He then indicated that the next task order is to consider the alternatives. A second round of workshops will commence in February. Mayor Teixeira indicated that, once the recommendations are established, a second joint meeting should be conducted. The necessity of having a harmonious presentation was indicated. Mr. Herman agreed to having another meeting at that time.

Commissioner Sedway asked for a timeline indicating key dates for meetings. Commissioner Mullet urged the Board/Consultants to change their terminology when discussing the freeway. Justification for not using words like bypass was provided. He also suggested that negative terms like "dump hill" be eliminated. The downtown improvements should not be bypassed by tourists. Supervisor Livermore pointed out that in the future the freeway will be called the 580 freeway.

Mayor Teixeira justified his reasons for wanting to have meetings throughout the process rather than have a stalemate at the end of the process. Both Mr. Herman and the Commission agreed.

Supervisor Livermore complimented Messrs. Krahn and Plemel on their efforts to develop the program and their communication skills. He felt that they were talented and worked well together.

There being no other matters for consideration by the Planning Commission, Commissioner Mullet moved to adjourn. Commissioners Reynolds and Semmens seconded the motion. The motion carried 7-0. Chairperson Peery adjourned the Commission at 3:18 p.m.

Mr. Plemel thanked the Board and Commission for their time and indicated a desire to pick a better time for the next meeting. Mayor Teixeira congratulated them on the attendance and suggested that the next meeting be conducted in the evening. Chairperson Peery suggested a starting time of 6:30 p.m. and that the meeting run for two hours. Additional comments were solicited but none were given.

14. ACTION TO ADJOURN - Supervisor Aldean moved to adjourn. Supervisor Williamson seconded the motion. Motion carried 5-0. Mayor Teixeira adjourned the meeting at 3:20 p.m.

The Minutes of the January 6, 2005, Carson City Board of Supervisors meeting

	ARE SO APPROVED ON <u>February 17</u>	, 2005.
	/s/	
	Marv Teixeira, Mayor	
ATTEST:		
/s/		
Alan Glover, Clerk-Recorder		