

CARSON CITY BOARD OF SUPERVISORS  
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, May 5, 2005, 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
	Noel Waters	District Attorney
	Ken Furlong	Sheriff
	Al Kramer	Treasurer
	Stacy Giomi	Fire Chief
	Larry Werner	City Engineer
	Roger Moellendorf	Parks and Recreation Director
	Tom Hoffert	Public Works Operations Manager
	Cheryl Adams	Purchasing and Contracts Manager
	Vince Pirozzi	EMS Battalion Chief
	Katherine McLaughlin	Recording Secretary
	Justine Chambers	Contracts Coordinator

(B.O.S. 5/5/05 Tape 1-0001)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members present for each Department are listed under that Department's heading. 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. District Attorney Noel Waters led the Pledge of Allegiance. Rev. Chuck Nichter of the Wellspring Church gave the Invocation.

**CITIZEN COMMENTS ON NONAGENIZED ITEMS (1-0024)** - None.

**1. ACTION ON APPROVAL OF MINUTES - 4/21/05 AND 12/6/01 (1-0026)** - Discussion noted the correction that had been made to the spelling of Kathy McConnahea's name in the April 21 minutes. Supervisor Aldean indicated that she would abstain from the vote on the December 6, 2001, minutes as she was not present. Supervisor Aldean moved to approve the Minutes of Regular Carson City Board of Supervisors Minutes of April 21, 2005. Supervisor Williamson seconded the motion. Motion carried 5-0.

Supervisor Livermore moved for approval of December 6, 2001, Minutes as presented. He also indicated that no corrections had been made to the December 6, 2001, Minutes. Supervisor Staub seconded the motion.

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Motion carried 3-0-2 with Supervisor Aldean and Mayor Teixeira abstaining.

**2. AGENDA MODIFICATIONS - None.**

**LIQUOR AND ENTERTAINMENT BOARD (1-0055)** - Mayor Teixeira recessed the Board of 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 (1-0147)**

**4-1. PURCHASING AND CONTRACTS**

**A. ACTION TO APPROVE THE RENEWAL OF CONTRACT NO. 0304-086 MECHANICAL FUELS/VEGETATION TREATMENT TO D J SIERRA NEVADA EMERGENCY SUPPORT, INC., THROUGH JUNE 30, 2006, WITH THE SAME TERMS AND CONDITIONS AS ORIGINALLY BID ON MARCH 25, 2004, AND WITH A FIVE PERCENT (5%) INCREASE IN PRICES**

**B. ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0405-076 AMBULANCE BILLING SERVICES TO ADVANCED DATA PROCESSING, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO N.R.S. CHAPTER 332 TO PROVIDE AMBULANCE BILLING SERVICES AT A RATE OF 4.95% OF COLLECTIONS THROUGH JUNE 30, 2007, WITH THE OPTION TO RENEW FOR FIVE (5) ADDITIONAL ONE (1) YEAR PERIODS SUBJECT TO NEGOTIATION**

**C. ACTION TO APPROVE CONTRACT NO. 0405-082, A REQUEST TO HAVE THE BOARD OF SUPERVISORS DETERMINE THAT THE LISTED CITY PROPERTY IS NO LONGER REQUIRED FOR PUBLIC USE AND DEEM ITS SALE BY PUBLIC AUCTION DESIRABLE AND IN THE BEST INTEREST OF CARSON CITY**

**D. ACTION TO AUTHORIZE DEVELOPMENT SERVICES TO UTILIZE BID SCHEDULE 3671 FOR THE PURCHASE OF ONE (1) CAB & CHASSIS WITH TRUCK MOUNTED HYDRO EXCAVATOR THROUGH MUNICIPAL MAINTENANCE EQUIPMENT, INC., OF SACRAMENTO, CALIFORNIA, WHICH BID SCHEDULE WAS APPROVED BY THE CITY OF REDDING, CALIFORNIA, AND WHICH IS EXEMPT FROM COMPETITIVE BIDDING PURSUANT TO PARAGRAPH (M) OF SUBSECTION 1 OF NRS 332.115 PROVIDING THEY HAVE APPROVED FUNDING AND FOLLOW APPROVED CARSON CITY PURCHASING PROCEDURES (FILE NO. 0506-009)**

**E. ACTION TO APPROVE CONTRACT NO. 0506-003 A REQUEST FOR PROFESSIONAL SERVICES TO BE PROVIDED BY JOSEPH E. MCELLISTREM, PH.D., FOR THE CARSON CITY JAIL FROM JULY 1, 2005, THROUGH JUNE 30, 2006, FOR A NOT TO EXCEED COST OF \$48,000**

**4-2. FIRE DEPARTMENT - ACTION TO ACCEPT THE OFFICE OF DOMESTIC PREPAREDNESS HOMELAND SECURITY GRANT PROGRAM AWARDS FOR FEDERAL FISCAL YEAR 2005, WHICH INCLUDE THE STATE HOMELAND SECURITY PROGRAM AWARD IN THE AMOUNT OF \$267,925.34, THE LAW ENFORCEMENT TERRORISM PREVENTION PROGRAM AWARD IN THE AMOUNT OF \$36,910.00, AND THE CITIZEN**

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**CORPS PROGRAM AWARD IN THE AMOUNT OF \$11,241.66 FROM THE NEVADA DIVISION OF EMERGENCY MANAGEMENT TO THE CARSON CITY LOCAL EMERGENCY PLANNING COMMITTEE** - Supervisor Livermore moved to approve the Consent Agenda containing five items from Purchasing and Contracts and one item from the Fire Department as presented. Supervisor Williamson seconded the motion. Motion carried 5-0. Supervisors Williamson and Aldean commended staff on the \$300,000 grant for homeland security. Fire Chief Stacy Giomi briefly listed the items that will be acquired with the grant.

**5. PARKS AND RECREATION - Director Roger Moellendorf - ACTION TO APPROVE AN OFFER FROM THE BUREAU OF LAND MANAGEMENT TO PURCHASE THE FORMER BERNHARD PROPERTY FROM CARSON CITY, LOCATED AT CARSON RIVER ROAD, APN 10-072-09, AND ALL OF BOOK 10, PAGE 63 (1-0195)** - Open Space Manager Juan Guzman - Public comments were solicited none were. Supervisor Staub moved to approve an offer from the Bureau of Land Management to purchase the former Bernhard Property from Carson City, located at Carson River Road, APN 10-072-09, and all of Book 10, Page 63; and that the fiscal impact is that the Open Space program will receive \$2.5 million dollars less reasonable escrow costs. Supervisor Williamson seconded the motion. Motion carried 5-0. Discussion explained that BLM will be acquiring the property for \$2.5 million. Open Space had acquired it for \$1 million. The funds must be put into the Open Space account. It will be used to purchase additional sites. Other investments had not grown at the same rate as the property's value had. Mr. Guzman was complimented on his work. Mayor Teixeira also indicated a need to thank the Washington, D.C., lobbyist who had assisted with getting the funding approved.

**6. DEVELOPMENT SERVICES - RTC - ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN CARSON TAHOE HOSPITAL, A PRIVATE NONPROFIT CORPORATION, AND CARSON CITY FOR PARTICIPATION OF IMPROVEMENTS TO NORTH CARSON STREET AND MEDICAL PARKWAY FOR THE INSTALLATION OF A TRAFFIC SIGNAL (1-0256)** - Deputy City Engineer John Flansberg - Supervisor Livermore declared his intent to abstain on the item due to a potential conflict of interest created by his being the Chairman of the Finance Committee for the Hospital's Board of Trustees and the Treasurer of the Hospital's Corporation, the stipend he receives for these offices, and the financial benefit the Hospital will be receiving as a result the City's and RTC's participation in the cost of the traffic signal. He also pointed out that the signal will be beneficial to the community as the result of increased traffic safety at the intersection of Medical Parkway and Arrowhead. Mr. Flansberg's introduction explained RTC's action approving the development agreement and participation. The signal and its advanced warning system were described. A traffic study had indicated that the Hospital's share of the signal devices is 65% and the City's share is 35%. Clarification pointed out that RTC's participation will be 35% regardless of who owns the Hospital. The standard cost sharing policy was used for the proposal and has been used for other developments. Public comments were solicited but none were given. Supervisor Aldean moved to approve a Development Agreement between Carson-Tahoe Hospital, a private nonprofit corporation, and Carson City for participation of improvements to North Carson Street and Medical Parkway for the installation of a traffic signal; fiscal impact is 35% of \$275,525 which equals \$96,433.75. Supervisor Williamson seconded the motion. Motion carried 4-0-1 with Supervisor Livermore abstaining.

**7. DEVELOPMENT SERVICES - PUBLIC WORKS - Operations Manager Tom Hoffert**

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**A. PROCLAMATION PROCLAIMING MAY 1ST THRU 7TH, 2005, AS CARSON CITY DRINKING WATER AWARENESS WEEK (1-0350)** - Environmental Control Officer Leann Warne indicated that the winning posters from the local Drinking Water Week Poster Contest were posted at the rear of the room. The awards ceremony was described. The public and Board were urged to attend. Other interaction school programs were limned. The importance of protecting and saving water was stressed. Mayor Teixeira read the proclamation into the record and presented it to Ms. Warne. Discussion reiterated the invitation for the Board and public to attend the awards ceremony on Saturday at 12 noon at the RSVP booth at the fair. Games and activities will be conducted at the booth. Supervisor Williamson moved to adopt the Proclamation proclaiming May 1<sup>st</sup> through 7<sup>th</sup>, 2005, as Carson City Drinking Water Awareness Week and congratulated the poster winners. Supervisor Livermore seconded the motion. Motion carried 5-0.

**B. ACTION TO APPROVE ON FIRST READING, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 12.01 WATER CONNECTION CHARGES AND USE RATES, SECTION 12.01.270 PENALTIES, BY ADDING A VERBAL WARNING TO THE FIRST OFFENSE, CHANGING THE SECOND OFFENSE TO A WRITTEN WARNING, CHANGING THE THIRD OFFENSE TO A FEE ASSESSMENT OF FIFTY DOLLARS, ADDING A FOURTH OFFENSE FEE ASSESSMENT OF ONE HUNDRED DOLLARS, ADDING A FIFTH OFFENSE AS A MISDEMEANOR; ADDING FEE ASSESSMENTS SHALL BE ASSESSED ON THE UTILITY BILLS WITH NOTIFICATION VIA CERTIFIED MAIL; ADDING LANGUAGE FOR PROTESTS AND OTHER MATTERS PROPERLY RELATED THERETO (1-0415)** - Discussion explained the reasons for having five levels of penalties. Mr. Hoffert emphasized the desire to work with the public to obtain compliance rather than penalize violators. Board comments complimented staff on its efforts to work with the public. The notification process used for the warnings was described. Mr. Hoffert felt that the expanded program would not require additional staffing. Enforcement programs used in other communities were very diverse and are limited by one's imagination. The intent is to maintain the same restrictions so that everyone understands the rules. The program provides for banking water during wet years and conservation during drought periods. The fiscal impact had been estimated based on previous years' experiences. Supervisor Livermore encouraged staff to use the funding for educational and public awareness programs. Mr. Hoffert explained the intent to use the funds for the water conservation program. Incentive programs which the Board will consider at the next meeting were noted. The notification program for vacationers was described. It provides contact numbers for those individuals if a problem is encountered at their residences. Reasons for avoiding turning off the water if at all possible were explained. Public comments were solicited but none were given. Supervisor Aldean moved to introduce Bill No. 107 on first reading, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 12.01 WATER CONNECTION CHARGES AND USE RATES, SECTION 12.01.270 PENALTIES, BY ADDING A VERBAL WARNING TO THE FIRST OFFENSE, CHANGING THE SECOND OFFENSE TO A WRITTEN WARNING, CHANGING THE THIRD OFFENSE TO A FEE ASSESSMENT OF FIFTY DOLLARS, ADDING A FOURTH OFFENSE FEE ASSESSMENT OF ONE HUNDRED DOLLARS, ADDING A FIFTH OFFENSE AS A MISDEMEANOR; ADDING FEE ASSESSMENTS SHALL BE ASSESSED ON THE UTILITY BILLS WITH NOTIFICATION VIA CERTIFIED MAIL; ADDING LANGUAGE FOR PROTESTS AND OTHER MATTERS PROPERLY RELATED THERETO, anticipated

fiscal impact is \$500 to \$1,500 in additional revenue this year. Supervisor Williamson seconded the motion. Motion carried 5-0.

**8. DEVELOPMENT SERVICES - ENGINEERING - City Engineer Larry Werner**

**A. ACTION ON A MOTION FINDING THAT THE PROPOSED ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 12 WATER, SEWERAGE, AND DRAINAGE, SECTION 12.17.040 SERVICE CHARGE RATES, WHICH INCREASES THE CHARGE FOR EACH PROPERTY BASED ON ZONING CLASSIFICATION AND CREATES A TWO TIERED RATE SYSTEM BASED ON PARCEL SIZE FOR THE NON-SINGLE FAMILY PARCELS DOES IMPOSE A DIRECT AND SIGNIFICANT ECONOMIC BURDEN ON A BUSINESS OR DIRECTLY RESTRICT THE FORMATION, OPERATION OR EXPANSION OF A BUSINESS, THAT A BUSINESS IMPACT STATEMENT HAS BEEN PREPARED, ACCEPTED AND IS ON FILE WITH THE BOARD OF SUPERVISORS AND THAT THE REQUIREMENTS OF CHAPTER 237 OF THE NEVADA REVISED STATUTES HAVE BEEN MET BY STAFF'S ACTION; AND B. ACTION TO INTRODUCE ON FIRST READING, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 12 WATER, SEWERAGE, AND DRAINAGE BY AMENDING SECTION 12.17.040 SERVICE CHARGE RATES WHICH INCREASES THE CHARGE FOR EACH PROPERTY BASED ON ZONING CLASSIFICATION, CREATES A TWO TIERED RATE SYSTEM BASED ON PARCEL SIZE FOR THE NON-SINGLE FAMILY PARCELS AND OTHER MATTERS PROPERLY RELATED THERETO (1-0608) - District Attorney Noel Waters, Chamber of Commerce Chief Executive Officer Larry Osborne - Mr. Werner's introduction explained the need for the funds generated by the proposed rate increases and the two options to the proposed fee structure. He asked the Board for direction regarding which option to develop. Mayor Teixeira explained the business concerns and desire to keep the residential increase as low as possible. Discussion indicated that the proposal assesses the fee on the parcel. The business proprietor who owns the property will receive the bill. Mayor Teixeira felt that businesses in the downtown area who do not have onsite parking spaces were being unfairly assessed at the same rate as those businesses who have onsite parking spaces. He also felt that larger commercial lots are being assessed at a lower rate than the smaller commercial lots. Supervisor Aldean felt that a more equitable assessment would be based on the amount of impervious surface with credit being given for on site detention basins. She felt that this process had been used in the education efforts to explain and justify a sales tax initiative that the voters had rejected. She then questioned the equity in the two tiered proposal. Mr. Werner explained the reasons an impact statement was required. Discussion indicated that the foregoing discussion relates to the following agenda item. Justification for discussion of the following item at this time hinged on the option the Board wished to pursue and the possible need for a revised impact statement if the ordinance as proposed is not selected. Supervisor Livermore then pointed out that the funding is required to meet federally mandated storm water standards. He explained that the public is the largest property owner of imperious surfaces, e.g., the schools and airport. The proposed tier program is complex and confusing. He felt that the necessary education had already occurred based on the current program. Modifying or changing it will create confusion. He supported the original program and a general rate increase for it. Discussion explained the reasons for the proposed tiers based on lot sizes. Supervisor Staub supported rejecting the proposed tier program and keeping the current system. Action should be deferred to allow staff to redo the impact statement and modify the ordinance. Mr. Waters concurred with his recommendation that the matter**

be deferred until the changes are made if the ordinance as proposed is not supported. Mayor Teixeira concurred.

Mr. Osborne indicated that the Chamber acknowledged and accepted the impact statement. He agreed that

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there will be an impact on businesses. He felt that businesses will support the nontiered system. He appreciated the concerns expressed for small businesses. Additional public comments were solicited but none were given.

Supervisor Aldean thanked the Mayor and staff for considering other options and not doubling the rates. The proposal had increased the program by 72%. Mayor Teixeira explained that it was a collaborative effort by Messrs. Minton, Werner, Burnham, and Hoffert. At this time the plan does not include additional employees. The proposed program will meet Federal mandates and starts the program. Mr. Werner indicated that staff will return with a uniform rate. Item B is to be deferred for that reason. Supervisor Staub moved to defer Items 8A and 8B to the next Board of Supervisors meeting on May 19. Supervisors Williamson and Aldean seconded the motion. Motion carried 5-0.

9. **FINANCE** - Director Tom Minton

**A. ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA, DESIGNATED BY THE SHORT TITLE "2005 DRAINAGE BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF ITS GENERAL OBLIGATION (LIMITED TAX) DRAINAGE BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2005B; IN THE MAXIMUM PRINCIPAL AMOUNT OF \$7,000,000; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BOND AND THE HANDLING OF FUNDS; AND PROVIDING OTHER MATTERS RELATING THERETO (1-0912)** - Supervisor Williamson moved to introduce on first reading Bill No. 108, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA, DESIGNATED BY THE SHORT TITLE "2005 DRAINAGE BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF ITS GENERAL OBLIGATION (LIMITED TAX) DRAINAGE BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2005B; IN THE MAXIMUM PRINCIPAL AMOUNT OF \$7,000,000; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BOND AND THE HANDLING OF FUNDS; AND PROVIDING OTHER MATTERS RELATING THERETO; fiscal impact is \$11,233,962 including principal and interest and the funding source is the Stormwater Fund service charges. Supervisor Livermore seconded the motion. Motion carried 5-0.

**B. ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA, DESIGNATED BY THE SHORT TITLE "2005 WATER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF ITS GENERAL OBLIGATION (LIMITED TAX) WATER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2005A; IN THE MAXIMUM PRINCIPAL AMOUNT OF \$9,000,000; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BONDS; AND PROVIDING OTHER MATTERS RELATED THERETO (1-0950)** - Supervisor Aldean moved to introduce on first reading Bill No. 109, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA, DESIGNATED BY THE SHORT TITLE "2005 WATER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF ITS GENERAL OBLIGATION (LIMITED TAX) WATER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2005A; IN THE MAXIMUM PRINCIPAL AMOUNT OF \$9,000,000; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO

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THE PAYMENT OF SAID BONDS; AND PROVIDING OTHER MATTERS RELATED THERETO; with a fiscal impact of \$14,443,666 including principal and interest and the funding source is the Water Fund service charges. Supervisors Livermore and Staub seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 9:30 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 9:38 a.m., constituting a quorum.

**REDEVELOPMENT AUTHORITY (1-0980)** - Mayor Teixeira then recessed the Board of Supervisors session and passed the gavel to Chairperson Williamson who convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder.

**BOARD OF SUPERVISORS (1-2300)** - Following adjournment of the Redevelopment Authority, Chairperson Williamson returned the gavel to Mayor Teixeira who reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

**10. REDEVELOPMENT AND ECONOMIC DEVELOPMENT - Manager Joe McCarthy**

**A. ACTION TO ACCEPT THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE'S RECOMMENDATION TO AWARD INCENTIVE FUNDING TO JOYCE HARRINGTON IN AN AMOUNT NOT TO EXCEED \$48,000 OR NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS ASSOCIATED WITH THE RESTORATION AND RENOVATION OF THE HISTORIC CHARTZ HOUSE AT 408 ROBINSON STREET, APN 003-236-01, TO A BED AND BREAKFAST INN OPERATED IN CONJUNCTION WITH THE BLISS MANSION BED AND BREAKFAST INN (1-2300)** - Supervisor Williamson moved to accept the Redevelopment Authority Citizens Committee 's recommendation to award incentive funding to Joyce Harrington in an amount not to exceed \$48,000 or not to exceed 20 percent of the project costs associated with the restoration and renovation of the historic Chartz House at 408 Robinson Street, APN 003-236-01, to a Bed and Breakfast Inn operated in conjunction with the Bliss Mansion Bed and Breakfast Inn; and the fiscal impact is \$48,000. Supervisor Livermore seconded the motion. Motion carried 5-0.

**B. ACTION TO ACCEPT THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE'S RECOMMENDATION TO AWARD INCENTIVE FUNDING TO BRET AND DANI ANDREAS IN AN AMOUNT NOT TO EXCEED \$38,000 OR NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS ASSOCIATED WITH THE RESTORATION AND RENOVATION OF THE PROPERTY AT 810 NORTH NEVADA STREET, APN 001-192-08, TO AN OFFICE COMPLEX OPERATED AS A STATE FARM INSURANCE OFFICE (1-2318)** - Supervisor Williamson moved to accept the Redevelopment Authority Citizens Committee's recommendation to award incentive funding to Bret and Dani Andreas in an amount not to exceed \$38,000 or not to exceed 20 percent of the project costs associated with the restoration and renovation of the property at 810 North Nevada Street, APN 001-192-08, to an office complex operated as a State Farm Insurance office; and the fiscal impact is \$38,000 of unspent bond proceeds. Supervisor Livermore seconded the motion. Motion carried 5-0.

**C. ACTION TO REVIEW, EVALUATE AND RECOMMEND FOR APPROVAL THE CARSON CITY 2005-06 ANNUAL ACTION PLAN TO IMPLEMENT DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) PROGRAMS ASSOCIATED WITH THE**

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**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND TO FORWARD THE PLAN TO HUD (1-2345)** - Economic Development and Redevelopment Officer Angelo Barosso, Friends In Service Helping Executive Director Monte Fast - Ms. Barosso's introduction included an explanation of the change to FISH's application to provide purchase options. Mr. Fast explained that Gary Sheerin had been retained as FISH's attorney. Yesterday's media report indicated that the owner is reluctant to sell. He still has hopes that they will be able to acquire the property. He also explained that Security Bank had committed to providing funding to secure the purchase. Other property locations are being considered for acquisition if an agreement with the present location's owner is not possible. He felt that the 24-month period for spending the funds will be adequate time for FISH to make a decision and acquire a building. Mr. McCarthy indicated that the period for spending the funds is 12 months although it may be possible to get an extension. He was confident that a loan can be arranged with HUD as leverage and that the funds will be spent within the 12-month period. The application complies with the HUD criteria for a grant. Supervisor Staub expressed a desire to be prudent with the funding and, if the acquisition is not moving forward in nine months, consideration of reallocating the funds should occur. Mr. McCarthy and Mr. Fast concurred and agreed that they should know if there is a problem in three to six months. A decision should be made at that time to pursue other alternatives. Mr. Fast then indicated that John Copoulos is working on a design for a face lift of the current building. They have funding for it. They are currently in the process of renegotiating a ten-year lease for that building which must be finalized in two months. The face lift will be presented to the owner as a carrot to convince her to sell to them. Otherwise, a one year lease will be negotiated. Discussion indicated that an amended application had been written and will be submitted. The amendment was not in the Board's packet.

Supervisor Aldean pointed out that the original application for the Boys and Girls Club had included funding and in-kind services as a match for the CDBG grant. Ms. Barosso indicated that the final application will be amended to reflect these funding sources.

Discussion between the Board and Mr. Fast indicated Colonial Bank Representative Pat Haun had purportedly indicated that FISH will need to raise only \$330,000 "if the price is right for the property". His previous experience with fundraising was cited to indicate his belief that it would be possible to meet that commitment. Supervisor Livermore noted discussions by the Mental Health Coalition regarding the homeless issue. The request is for something that FISH has been providing for the community for a long time. For the City or the Coalition to take on this task would have required more than FISH's request. He felt certain that Mr. Fast would be able to raise the matching funds. He commended him on his willing to participate in getting the HUD grant. Mr. Fast explained that the community should be commended for its support. FISH was created in 1979. He had been with the organization for 17 years and watched it grow. He appreciated the community's support.

Supervisor Williamson moved to recommend for approval the Carson City 2005-06 Annual Action Plan to implement Department of Housing and Urban Development programs associated with the Community Development Block Grant Program and to forward the Plan to HUD. Supervisors Staub, Aldean, and Livermore seconded the motion. Motion carried 5-0.

**D. ACTION TO INTRODUCE ON FIRST READING, AN ORDINANCE BY THE CARSON CITY BOARD OF SUPERVISORS TO AMEND THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 1 BY ADDING TWO PARCELS OF REAL PROPERTY LOCATED AT THE**



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**CARSON MALL, APN'S 004-011-01 AND 004-011-04, TO THE EXISTING REDEVELOPMENT PLAN AREA AND CAUSING NO MATERIAL DEVIATION TO THE PLAN OR ANY SUBSTANTIAL CHANGE TO THE COMMUNITY'S MASTER PLAN, PURSUANT TO NRS 279.608 (1-2665)** - Supervisor Aldean moved to introduce on first reading Bill No. 109, An Ordinance amending Ordinance No. 1986-10, which adopted Carson City's Redevelopment Plan for Project Area No. 1, by adding two parcels of real property, APN's 004-011-01 and 004-011-04, to the Redevelopment Plan Area. Supervisor Williamson seconded the motion. Following discussion, Supervisor Aldean amended her motion to change the Bill No. to 110. Supervisor Williamson concurred. Motion carried 5-0.

**13. BOARD OF SUPERVISORS - NON-ACTION ITEMS:**

**A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-2710)** - Supervisor Livermore reported on the Arbor Day celebration and compared its symbolic process to the reforestation of Timberline, Ash Canyon, and Lakeview. Mayor Teixeira reported on the Motocross Event at the Fairgrounds. He felt that it was a great program. The noise level was less than that created by the auto races. He urged the Board to go and watch it.

**B. STAFF COMMENTS AND STATUS REPORTS** - None.

RECESS: A recess was declared at 11:04 a.m. The entire Board was present at 1:30 p.m. when Mayor Teixeira reconvened the meeting, constituting a quorum.

**11. HUMAN RESOURCES** - Director Lisa Roth

**A. ACTION TO RENEW DENTAL, LIFE AND AD&D BENEFITS WITH STANDARD INSURANCE COMPANY (1-2775)** - Finance Director Tom Minton - Discussion indicated the increase is 5% which is the industry standard. The increased cost for the City is \$30,000. The plan costs the City approximately \$1,000 per employee. Supervisor Livermore moved to renew the dental, life and AD&D benefits with Standard Insurance Company. Supervisor Williamson seconded the motion. Motion carried 5-0.

**B. ACTION TO ENTER INTO A CONTRACT FOR EMPLOYEE INSURANCE PLANS WITH ST. MARY'S HEALTHFIRST (1-2835)** - Two bids were received. One was too high. The impact of AB 286 and the City's use of the plan were noted. Discussion indicated Nevada is a high insurance state. The City may have to consider a higher deductible or self-funding options in the future. The rate increase for other areas was noted. It was suggested that the City consider entering the League of Cities program. The program options provided by St. Mary's were explained. Supervisor Livermore moved to enter into a contract for medical and prescription plans with St. Mary's Healthfirst; the fiscal impact is an estimated overall cost increase to the City for the group benefit plans of 10%. Supervisor Williamson seconded the motion. Motion carried 5-0.

**12. CITY MANAGER** - Linda Ritter

**A. ACTION TO ADOPT A RESOLUTION DECLARING THE CARSON CITY BOARD OF SUPERVISOR'S INTENT TO MAINTAIN FUJI PARK AND CARSON CITY FAIRGROUNDS AS A RECREATIONAL AREA (1-3025)** - Supervisor Livermore introduced the item and acknowledged

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the role of Michael Hoffman and Jon Nowlin in the request.

Mr. Hoffman indicated that he was speaking as a private citizen and not as a member of the Parks and Recreation Commission. He thanked the Board for the opportunity to submit the resolution and Supervisor Livermore, Mayor Teixeira, and City Manager Ritter for their assistance.

Gene Lepire explained his reasons for requesting that the hours when the area can be used be restricted. Mayor Teixeira explained that this issue is not agenized and described the purpose of the resolution.

Supervisor Aldean explained her reluctance to approve the Resolution as it will tie the hands of future Boards and how they operate the Park and Fairgrounds. She felt that a distinction between the two areas had been made previously and discussed at length. Clarification indicated that \$160,000 had not been set aside within the budget for the rodeo arena announcer's booth. District Attorney Noel Waters explained that a resolution will not tie future Boards' hands. The resolution is an expression of intent which could be easily removed. Mayor Teixeira explained that she should vote her conscious. He also pointed out that bonds tie future Boards' hands. The resolution will eliminate the need for the public to watch over their shoulders. Major projects can and will occur at the site. The resolution can be undone by future Board's, if necessary. Supervisor Livermore expressed his belief that it honors a commitment to the electorate. Future Board's may determine a need to change/eliminate the resolution. It is a philosophical issue at this time which should be addressed. The resolution expresses the intent to retain the areas in a recreational status. Additional comments were solicited but none were given. Supervisor Livermore moved to adopt Resolution No. 2005-R-19, A RESOLUTION DECLARING THE CARSON CITY BOARD OF SUPERVISORS INTENT TO MAINTAIN THE FAIRGROUNDS AND THE FUJI PARK AS A RECREATIONAL AREA. Supervisor Staub seconded the motion. Motion was voted by roll call with the following result: Supervisor Aldean - No; Supervisor Williamson - Yes; Supervisor Staub - Yes; Supervisor Livermore - Yes; and Mayor Teixeira - Yes. Motion carried 4-1.

**B. ACTION TO DIRECT STAFF TO PREPARE A RESOLUTION TO CONSIDER APPROVING CONVEYANCE OF A PORTION OF APN 002-121-14 FOR THE CONSOLIDATED MUNICIPALITY OF CARSON CITY TO CARSON CITY SENIOR CITIZENS CENTER, INC., AND COMMUNITY DEVELOPMENT, INC., BOTH NONPROFIT ORGANIZATIONS RECOGNIZED AS EXEMPT PURSUANT TO 26 U.S.C. §501(C)(3), PURSUANT TO NRS 244.287 FOR THE DEVELOPMENT OF AFFORDABLE SENIOR HOUSING (1-3265)** - Carson City Senior Citizens Center, Inc., Representative Gary Sheerin explained the process required to obtain State approval of the application, which must be submitted tomorrow. The resolution will be presented to the Board at its next meeting. Letters explaining today's action and the Board's action on the resolution on 5/19 were requested. Comments were solicited but none were given. Supervisor Williamson moved to direct staff to prepare a resolution to consider approving conveyance of a portion of APN 002-121-14 for the consolidated municipality of Carson City to the Carson City Senior Citizens Center, Inc., and Community Development, Inc., both nonprofit organizations recognized as exempt pursuant to 26 USC §501C3 pursuant to NRS 244.287 for the development of affordable senior housing. Supervisor Staub seconded the motion. Discussion indicated that the Hospital has first rights of refusal on the property. This process does not require the City to have closed escrow on the purchase of the Hospital's rehab center. The agreement is contingent upon the Hospital's releasing its claim to the property. The City's budget includes the acquisition of the site and Rehab Center from the Hospital. Motion carried 5-0.

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**C. ACTION TO DIRECT STAFF TO PREPARE THE FINAL BUDGET FOR THE CARSON CITY GENERAL FUND AND ALL OTHER NONENTERPRISE FUNDS FOR FISCAL YEAR 2005/2006 FOR FINAL CONSIDERATION AND ACTION BY THE BOARD OF SUPERVISORS ON MAY 16, 2005 (1-3425)** - Finance Director Tom Minton; City Engineer Larry Werner; Redevelopment and Economic Development Manager Joe McCarthy; Development Services Director Andrew Burnham; Assessor Dave Dawley; Fire Chief Stacy Giomi; Parks and Recreation Director Roger Moellendorf; Chief Juvenile Probation Officer Sheila Banister - A copy of the power point slides is included in the file. Justification for not using one shot funds to pay for ongoing items was discussed. The need to increase the funding level for the liability insurance account was noted. It was felt that the \$500,000 funding level may be adequate. (2-0111) Concerns were expressed about the proposal to move the Community Counseling Center's residential treatment facility to Carson Hospital Rehab Center on Long Street and its lack of kitchen facilities. It was felt that the meals could be cooked at the jail and transported to the Center. Some of the Rehab Center may be rented to other agencies. The amount of space available for other purposes is still being analyzed. Discussion explained: the funding for Governors Field lighting and ongoing debt, reasons the Community Counseling Center's Rehab facility cannot be relocated, failure to fund the rodeo announcer's booth, that the Span funds were in addition to the CQI funds allocated for hardware and software items; the number of vehicles owned by the City and its replacement program; (2-0440) reasons for needing \$15,000 for a downtown business association startup fund; the water quality upgrade being made at the Courthouse; the funding for small structural needs in the downtown area; the funding level for matching grants; the fire shelters; the use of the Board's goals in the funding process; the supplemental requests for 9.5 full-time employee positions; the need to annually appraise or recalculate the appraisals for the entire City; inclusion of CASA in the ongoing budget items; the need for a consultant to assist Mr. McCarthy with economic development in the downtown area; Mayor Teixeira and Supervisor Livermore's reasons for supporting the Parks Maintenance Worker I position; reasons for not having homeowner associations maintain neighborhood parks; the need to develop a creative process that will allow maintenance considerations to be included in the dedication of parks; (2-0846) the child seat safety check program; Juvenile Probation Officers' use of PDAs; the potential loss in the building permit budget and its reserves which will cover the shortage; and the high gas prices and its lack of an impact on gas volume.

Board comments requested a list of the hardware and software major items per function that are included in the \$470,000 funding level and a listing of the savings created by these items for discussion during the next year's budget review; a separate discussion on the vehicle replacement program which is to occur sometime during the year; justifications for not providing any funding for the library beyond the base budget, the need to "educate" the library on what is a reasonable request and expectation for a function that is not mandated. (2-0275) The title for the Capital Improvement Program listing of items is to be revised to indicate that the listing is of requested items that were not funded. The listing of "Capital Improvement Program's Recommended Listing" should include only those items recommended for funding. (2-0667) Mayor Teixeira urged Mr. Dawley to discuss his staffing needs with the City Manager and hire a temporary person so that the "books" can be entered as quickly as possible. There are 3.5 FTE positions that are mandated. Mayor Teixeira encouraged Ms. Ritter and her staff to look at the overall organization and its staffing level and make changes wherever possible. He hoped that it will be possible to eliminate the need for additional positions next year. Mayor Teixeira explained his belief that \$100,000 worth of funding should be provided to fight the methamphetamine problem and directed the City Manager to find the funds for this purpose somewhere in the proposed budget. Supervisor Livermore supported his direction. Discussion also indicated that the proposed \$100,000 in one shot funding and the \$190,000 in ongoing funding should be adequate for the

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community service nonprofit organizations. Mr. Minton's review of the enterprise funds included pointing out that the Cemetery may need supplemental General Fund support in a few years. Board comments encouraged staff to increase the nonresident fees for the landfill.

(2-1263) RECESS: A recess was declared at 3:10 p.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 3:18 p.m., constituting a quorum

Ms. Ritter briefly summarized the Board's goals, their status, and the funding if appropriate. Discussion indicated that WNCC is partnering with the City and the School District in the joint use of facilities. Supervisor Livermore suggested that Cooperative Extension Director Jo Ann Skelly educate the School District on how to eliminate dandelions at Seeliger. Clarification indicated that there is \$290,000 already set aside within the budget for grants. Staff members were asked for comments but none were given. Supervisor Staub moved to direct staff to prepare the final budget for the Carson City General Fund and all other Nonenterprise Funds for Fiscal Year 2005-2006 for final consideration and action by the Board of Supervisors on May 16, 2005, with the addition of \$100,000 for a one-shot methamphetamine program. Supervisor Williamson seconded the motion. Mayor Teixeira complimented City staff and Ms. Ritter for their cooperation in developing a budget and restraining their funding requests. Ms. Ritter reiterated that it was a team effort with a lot of give and take on both sides. Comments suggested that the nonprofit community service organizations work together to develop their budget. The motion to direct staff to prepare the final budget as indicated with the one addition of \$100,000 for a one-shot methamphetamine program was voted and carried 5-0.

**14. ACTION TO ADJOURN (2-1480)** - Supervisor Aldean moved to adjourn. Supervisors Williamson and Livermore seconded the motion. Motion carried 5-0. Mayor Teixeira adjourned the meeting at 3:30 p.m.

The Minutes of the May 5, 2005, Carson City Board of Supervisors meeting

ATTEST: ARE SO APPROVED ON June 2, 2005.

/s/  
Alan Glover, Clerk-Recorder

/s/  
Marv Teixeira, Mayor