

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was convened on Thursday, July 1, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Ray Masayko	Mayor
	Pete Livermore	Supervisor, Ward 3
	Robin Williamson	Supervisor, Ward 1
	Shelly Aldean	Supervisor, Ward 2
	Richard S. Staub	Supervisor, Ward 4

STAFF PRESENT:	Linda Ritter	City Manager
	Alan Glover	Clerk-Recorder
	Ken Furlong	Sheriff
	Andrew Burnham	Development Services Director
	Sheila Banister	Chief Juvenile Probation Officer
	Larry Werner	City Engineer
	Cheryl Adams	Deputy Purchasing and Contracts Director
	Melanie Bruketta	Deputy District Attorney
	Katherine McLaughlin	Recording Secretary
	Scott Royal	GIS Coordinator

(B.O.S. 7/1/04 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, AND INVOCATION - Mayor Masayko convened the meeting at 8:30 a.m. by noting the 4th of July holiday and expressing the hope that everyone has a good holiday. Roll call was taken. The entire Board was present constituting a quorum. Rev. John Wiltze of the Bread of Life Christian Fellowship gave the Invocation. Mayor Masayko led the Pledge.

CITIZEN COMMENTS - None.

1. APPROVAL OF MINUTES - 4/26/04 Budget Session (1-0001) - Supervisor Livermore moved to approve the Minutes of the April 26, 2006, Board of Supervisors meeting as presented. Supervisor Aldean seconded the motion. Motion carried 5-0.

2. AGENDA MODIFICATIONS (1-0014) - None.

3. BOARD OF SUPERVISORS - NON-ACTION ITEMS

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0020) - Mayor Masayko expressed the Board's intent to attend the ribbon cutting and dedication ceremony for the

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 1, 2004, Meeting

Page 2

Senior Center expansion at 11:15 a.m. if the morning's portion of the agenda is completed in time. Supervisor Aldean reported on her participation in the following: a meeting with staff and Supervisor Staub regarding an ordinance on the infirmed's temporary use of trailers and RVs; her TRPA activities; her attendance at a meeting with Supervisor Williamson and City Manager Ritter on a three-acre park in Silver Oaks, a Mental Health Coalition Steering Committee meeting with Supervisor Livermore and City Manager Ritter; Ken Arnold's retirement luncheon which was attended by Mayor Masayko and Supervisor Williamson; her presentation to the Nevada Girls State Conference; and a tour of the Wellington Crescent fuel reduction area that had been sprayed with a herbicide in an attempt to eliminate/reduce the cheat grass. She stressed the importance of having fuel breaks. Supervisor Williamson reported on her participation in the following: a meeting with Supervisor Aldean and City Manager Ritter on the Silver Oak park efforts; a presentation by Art Hannafin and Tom Metcalf regarding a redevelopment project that Supervisor Staub also attended; a tour of the Ormsby House refurbishing project and discussion on the Redevelopment Incentive Program with Redevelopment/Economic Development Manager Joe McCarthy and Owner Don Lehr; a meeting with Supervisor Aldean on the future of WNDD and the HOME Consortium; her attendance at Ken Arnold's retirement luncheon that was attended by Mayor Masayko and Supervisor Aldean; the Advocates' Taste of Downtown program which a majority of the Board had attended; a tour of the "Blue Line" and its need for sidewalk repair; the search for Western Nevada Community College men's baseball coach including a brief report on the quality and qualifications of the applicants; and the Western Nevada Arts C&D meeting. She noted WNDD's Executive Director Marylou Bentley's resignation. She briefly described the Ward 1 area water restrictions. She thanked the neighborhood for its cooperation and the staff for its hard work relieving the shortage. Supervisor Staub briefly explained his employment's restrictions on his participation in other activities since the last Board meeting. He referenced the reports already given regarding his involvement with the code amendments and redevelopment activities. He then reported on a meeting on Old Clear Creek Road. He hoped that its issues will be resolved by the end of the year. He reported on his participation in the Advocates' Taste of Downtown. He also noted the dedication/ribbon cutting for the Senior Center expansion project and urged the public to attend. Mayor Masayko and Supervisor Staub announced a freeway 30 percent design hearing that is to be held soon. Supervisor Staub questioned the need to have a published public notice regarding a reuse water meeting that took place on June 23. The notice indicates it was published on June 16, 23 and 30. Supervisor Livermore reported on his participation in the Advocates' Taste of Downtown and a YSA meeting. His comments included the need to use effluent for irrigation purposes rather than potable water. He hoped that Governor's Field will commence using effluent shortly. Development Services Director Andrew Burnham and City Engineer Werner indicated that Governor's Field will not commence using effluent today. Supervisor Livermore continued his report with the Mental Health Coalition meeting that Supervisor Aldean had also attended; NDOT's freeway presentation and tour of freeway Phase 1 project provided to the Subconservancy District; and the Hospital Board meeting. Supervisor Livermore described Justices of the Peace Tatro and Willis' efforts to implement the Mental Health Coalition Court. They hope to commence the program today. He encouraged the Board/public to participate in the freeway tours whenever possible. He also noted that the June 2004 *Southwest Contractors' Magazine* included an article on the Carson-Tahoe Hospital, its regional medical center, and the freeway. He congratulated the Senior Center on its grand opening and expressed his intent to attend the activities. Mayor Masayko announced the opening of the Jon Plank Plaza at the Senior Center and hoped that the Board will be able to attend its dedication during the lunch recess. He reported on his participation in the following activities: the Warren Engine Company's 141 Anniversary dinner; welcoming of the Disability Awareness Bicyclists; the Mountain Springs Assisted Care and Veterans recognition of Flag and Fathers' Days; the recognition of Second Lt. Erin Miller's graduation from West Point; the Advocates' Taste of Downtown; the

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 3

Nevada Commission on the Reconstruction of the V&T Railway meeting including its new slate of officers, the status of its efforts to obtain rights-of-way, and its ability to obtain and store a turntable; his representation of the V&T Railway Commission along with the Commission's Project Coordinator at a special meeting with the Nevada Tourism Commission's Director who agreed to reimburse the V&T Commission for some out-of-pocket capital expenses in accordance with its \$1 million grant conditions; Ken Arnold's farewell luncheon; the welcoming of Don Quilici's "modernsportsman.com" event; and a luncheon for Miss Nevada Christine O'Neill. He announced the Miss Nevada Pageant will be held at the Community Center Auditorium next Saturday. He also explained the intent to hold the pageant in Carson City annually. Public attendance and volunteers were solicited. He then reported on his welcoming of Jaycees National President Ron Fox, his speech to the Carson City Sertoma Club regarding the City's annual report and a video presentation on the V&T Railway. Board comments complimented the Advocates on the Taste of Downtown. No formal action was required or taken on any of these items.

B. STAFF REPORTS AND STATUS REPORTS (1-0467) - City Manager Ritter indicated that 100 applications were received for the Parks and Recreation Director's position. The top five candidates will be interviewed. She also indicated that staff has been working hard on the water issues. Her followup memo on the current water situation and options was briefly summarized. (A copy of the memo was distributed to the Board and Clerk. A copy is in the file.) Justification for pursuing some of the options was provided. She then indicated that the tanks looked good this morning with Lakeview and Timberline tanks at more than 70 percent. The tanks citywide are at 48 percent. No formal action was required or taken on any of these items.

4. CONSENT AGENDA (1-0500)

4-1. SHERIFF - ACTION TO APPROVE THE ACCEPTANCE OF THE STATE OF NEVADA PUBLIC SAFETY OFFICE OF CRIMINAL JUSTICE ASSISTANCE BYRNE MEMORIAL FORMULA GRANT IN THE AMOUNT OF \$157,124 WITH MATCHING FUNDS OF \$52,375 FOR A TOTAL OF \$209,499

4-2. PURCHASING AND CONTRACTS - ACTION TO APPROVE CONTRACT NO. 0405-013, A REQUEST TO RENOVATE THE CIVIL WAR STATUTE AT LONE MOUNTAIN CEMETERY BY KARKADOULIAS BRONZE ART FOR A NOT TO EXCEED COST OF \$82,000 EXEMPT FROM COMPETITIVE BIDDING

4-3. CITY MANAGER

A. ACTION TO APPROVE A REVISED INTERLOCAL AGREEMENT FOR THE WESTERN NEVADA REGIONAL YOUTH CENTER (WNRYS)

B. ACTION TO REAPPOINT TWO MEMBERS TO THE WILDLIFE ADVISORY BOARD

4-4. DEVELOPMENT SERVICES

A. ACTION TO APPROVE AN AGREEMENT BETWEEN ALAN BENNETT AND CARSON CITY WHEREBY ALAN BENNETT AGREES TO GRANT A TEMPORARY CONSTRUCTION EASEMENT UPON, OVER, AND ACROSS CERTAIN REAL PROPERTY DESCRIBED AS ASSESSOR'S PARCEL NO. 002-142-18 FOR THE PURPOSE OF ROADWAY CONSTRUCTION RELATED TO THE WIDENING OF A PORTION OF ROOP STREET

B. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON THE FAIRVIEW DRIVE WIDENING FROM CARSON STREET TO CARSON CITY FREEWAY INTERCHANGE PROJECT, CONTRACT NO. 2003-113 AND AUTHORIZE DEVELOP-

MENT SERVICES TO ISSUE PAYMENTS TO THE LOUIS BERGER GROUP, 500 AMIGO COURT, SUITE 100, LAS VEGAS, NV 89119, FOR AN AMENDMENT NO. 1 AMOUNT OF \$397,820 AND AUTHORIZE THE CONTRACTS DIVISION TO ISSUE AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF \$32,180

C. ACTION TO APPROVE AN AGREEMENT BETWEEN KATY J. FRAGER AND CARSON CITY WHEREBY KATY J. FRAGER AGREES TO 1. GRANT A PERMANENT PUBLIC UTILITY EASEMENT, AND 2. GRANT A TEMPORARY CONSTRUCTION EASEMENT UPON, OVER, AND ACROSS CERTAIN REAL PROPERTY DESCRIBED AS ASSESSOR'S PARCEL NO. 002-112-11 FOR THE PURPOSE OF ROADWAY CONSTRUCTION RELATED TO THE WIDENING OF A PORTION OF ROOP STREET

D. ACTION TO APPROVE AN AGREEMENT BETWEEN MICHAEL J. AND DONNA M. SCHELLIN, TRUSTEES OF THE SCHELLIN FAMILY 2002 TRUST, AND CARSON CITY WHEREBY MICHAEL J. AND DONNA M. SCHELLIN AGREE TO 1. SELL AND CONVEY A PORTION OF CERTAIN REAL PROPERTY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 002-121-03; 2. GRANT A PERMANENT PUBLIC UTILITY EASEMENT UPON, OVER AND ACROSS CERTAIN REAL PROPERTY DESCRIBED AS ASSESSOR'S PARCEL NO. 002-121-03 AND, 3. GRANT A TEMPORARY CONSTRUCTION EASEMENT UPON, OVER, AND ACROSS CERTAIN REAL PROPERTY DESCRIBED AS ASSESSOR'S PARCEL NO. 002-121-03 FOR THE PURPOSE OF ROADWAY CONSTRUCTION RELATED TO THE WIDENING OF A PORTION OF ROOP STREET

E. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON THE 2004-2005 WELL PROGRAM PROJECT, CONTRACT NO. 2004-003 AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO BROWN AND CALDWELL, 3264 GONI ROAD, SUITE 153, CARSON CITY, NV 89706, FOR A CONTRACT AMOUNT OF \$147,000 AND AUTHORIZE THE CONTRACTS DIVISION TO ISSUE AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF \$8,000

4-5. DEVELOPMENT SERVICES - PUBLIC WORKS

A. ACTION TO APPROVE A CONTRACT BY AND BETWEEN CARSON CITY AND THE NEVADA FIRE SAFE COUNCIL FOR \$185,500 IN GRANT FUNDING TO SUPPORT THE HIGHWAY 50 EAST WATERLINE PROJECT TO PROVIDE WATER TO THE BIOMASS PROJECT AND THE CARSON CITY SANITARY LANDFILL'S WOOD WASTE RECYCLING PROGRAM

B. ACTION TO APPROVE A CONTRACT BY AND BETWEEN CARSON CITY AND THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION FOR \$15,000 IN GRANT FUNDING TO PURCHASE A TABBED INSERT IN THE SBC NEVADA BELL CARSON CITY PHONE BOOK TO PROMOTE RECYCLING

4-6. JUVENILE PROBATION

A. ACTION TO APPROVE THE ACCEPTANCE OF \$26,159 IN COMMUNITY CORRECTIONS BLOCK GRANT FUNDS DURING THE 2004/2005 FISCAL YEAR FROM THE OFFICE OF JUVENILE JUSTICE AND DELINQUENCY PREVENTION

B. ACTION TO APPROVE CARSON CITY JUVENILE PROBATION DEPARTMENT RECEIVING \$25,664 IN FEDERAL FUNDS DURING THE 2004/2005 FISCAL YEAR FROM THE OFFICE OF JUVENILE JUSTICE AND DELINQUENCY PREVENTION JUVENILE ACCOUNTABILITY INCENTIVE BLOCK GRANT

C. ACTION TO APPROVE CARSON CITY JUVENILE PROBATION DEPART-

MENT RECEIVING \$8,640 IN FEDERAL FUNDS DURING THE 2004/05 FISCAL YEAR FROM THE OFFICE OF JUVENILE JUSTICE AND DELINQUENCY PREVENTION

D. ACTION TO APPROVE CARSON CITY JUVENILE PROBATION DEPARTMENT RECEIVING \$4,000 IN TITLE II PART E FUNDS DURING CALENDAR YEAR 2004 FROM THE OFFICE OF JUVENILE JUSTICE AND DELINQUENCY PROBATION

E. ACTION TO APPROVE CONTRACT NO. 0405-014, A REQUEST FOR PROFESSIONAL SERVICES TO BE PROVIDED BY BRUNO BIELAT, PH.D., THROUGH JUNE 30, 2005, FOR A NOT TO EXCEED COST OF \$33,000

4-7. FIRE - ACTION TO ACCEPT THE OFFICE OF DOMESTIC PREPAREDNESS (ODP) FFY 2004 STATE HOMELAND SECURITY PROGRAM (SHSP) GRANT AWARD IN THE AMOUNT OF \$602,965 AND LAW ENFORCEMENT TERRORISM PREVENTION PROGRAM (LETPP) GRANT AWARD IN THE AMOUNT OF \$364,650.02 FROM THE NEVADA DIVISION OF EMERGENCY MANAGEMENT (DEM) TO THE CARSON CITY LOCAL EMERGENCY PLANNING COMMITTEE (LEPC)

4-8. INFORMATION SERVICES - GIS

A. ACTION TO RENAME POSITIVE PLACE TO RUSSELL WAY

B. ACTION TO RENAME RUSSELL ROAD TO DUKE ROAD - Mayor Masayko noted for the record that Mr. Yanuck was present for confirmation of his appointment to the Carson City Advisory Board on Wildlife. He opined that the Board's name as listed on the agenda was incorrect. He pulled Item 4-3B in order to recognize Mr. Yanuck, thank him for his service and for volunteering. He then listed the remaining Consent Agenda items. Supervisor Aldean pulled Items 4-4A, C, and D. Supervisor Williamson complimented the Departments on their aggressive grant writing efforts. Mayor Masayko pointed out that the grants are "not small potatoes" and urged staff to continue to work jointly with the State to address homeland security issues. No other items were pulled for discussion. Supervisor Livermore moved to approve the Consent Agenda with the 15 remaining items being two from the Sheriff, one from Purchasing and Contracts----. Following a request for a correction to the motion, Supervisor Livermore corrected his motion to be one from the Sheriff, one from Purchasing and Contracts, one from the City Manager, two remaining from Development Services, two from Development Services - Public Works, five from Juvenile Probation, one from Fire, and two from Informational Services - GIS. Supervisor Staub seconded the motion. Motion carried 5-0.

4-3B. (1-0556) Mayor Masayko welcomed and thanked Mr. Yanuck for applying. He pointed out that Mr. Yanuck is presently serving on the Governor's Sagebrush Grouse Study Committee. He noted that the second applicant for the Carson City Board to Manage Wildlife, Jennifer Derley, was not present. He complimented Mr. Yanuck on his willingness to serve the community and his attendance record. Mr. Yanuck thanked the Board for the appointment. He felt that serving on the committee was a method of paying back the City for its services to the residents. Supervisor Aldean moved to reappoint two members to the Wildlife Advisory Board, Jennifer Derley effective July 2004 to July 2007, and Gilbert Yanuck, effective July 2004 through July 2006. Supervisor Williamson seconded the motion. Motion carried 5-0.

4-4A, C, and D. (1-0588) Supervisor Aldean explained that she had discussed her issue(s) with City Engineer Larry Werner. The proposal is to obtain both permanent and temporary easements. Problems with the Roop Street development plans were noted. She suggested that the permanent easements be approved and that the temporary easements be held in abeyance even though they have been signed by the grantor. If and when a decision is made to move forward with the Roop Street widening project, the checks for the temporary

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 6

easements could be cut. The temporary easements will not be used until construction commences. The permanent easements may be needed at some future date. Mr. Werner agreed. Mayor Masayko felt that if the agreements are modified, the grantor should be notified before recordation occurs. Mr. Werner suggested that staff withhold the checks/payment until the decision to move forward with the construction is decided. At that time the agreements will be executed. The termination dates will not change. The value of the property is valid until 2006. An extension beyond 2006 will have to be renegotiated. Discussion indicated that representations have been made to the grantors. They should be allowed to back out of the agreement if they do not agree to the changes. In the future, language, that is to be provided by Supervisor Aldean, will be used. Mayor Masayko reiterated his desire to allow the grantors an opportunity to withdraw the temporary easements as the terms are being revised. Mr. Werner agreed. He also indicated that none of the terms discussed originally regarding the temporary construction easement will be changed. Supervisor Staub suggested that the agreements be revised in the future to indicate that they are effective and payable upon acceptance of the bid. Mr. Werner agreed and explained that the property owners want the checks for the temporary easements when construction occurs. The agreement terminates in March 2006. The completion date will not be changed. Payment will not occur until the City "moves in". He reiterated the need to renegotiate the contracts if the City does not "move into the property before 2006". Future language changes can be made. Public comments were solicited but none were given. Supervisor Aldean moved to approve, concerning Item 4-4A, an agreement between Alan Bennett and Carson City whereby Alan Bennett agrees to grant a temporary construction easement upon, over, and across certain real property described as Assessor's Parcel No. 002-142-18 for the purpose of roadway construction related to widening of a portion of Roop Street, said grant shall, however, not be executed by the City until a decision is made to move forward with the funding of the Roop Street widening project. Supervisor Staub seconded the motion. Mayor Masayko indicated his intent to clarify the record and that all of the items between the Bennetts and the City, if they are not executed, mean they will have an opportunity to say "let's start again". Motion carried 5-0.

4-4C. Supervisor Aldean moved to approve an agreement between Katy J. Frager and Carson City whereby Katy J. Frager agrees to 1. Grant a permanent public utility easement, and 2. Grant a temporary construction easement upon, over, and across certain real property described as Assessor's Parcel Number 002-112-11 for the purpose of roadway construction related to the widening of Roop Street, said temporary construction easement, however, shall not be executed by the City until a decision is made to move forward with the funding of the Roop Street widening project. Supervisor Staub seconded the motion. Mayor Masayko stated that his comments as indicated with the foregoing Item hold for this Item and that the grantor will be advised of the City's changes to the terms and conditions. Discussion was solicited but none was given. The motion was voted and carried 5-0.

4-4D. Supervisor Aldean moved to approve an agreement between Michael J. and Donna M. Schellin, Trustees of the Schellin Family 2002 Trust, and Carson City whereby Michael J. and Donna M. Schellin agree to 1. Sell and convey a portion of certain real property described as Assessor's Parcel Number 002-121-03; 2. Grant a permanent public utility easement upon, over and across certain real property described as Assessor's Parcel Number 002-121-03; and, 3. Grant a temporary construction easement upon, over, and across certain real property described as Assessor's Parcel Number 002-121-03, for the purpose of roadway construction related to the widening of a portion of Roop Street, the aforementioned grant of temporary construction easement shall not be executed by the City until the City has made (a decision) to move forward with the funding of the Roop Street widening project. Supervisor Staub seconded the motion. Mayor Masayko reiterated that the same conditions apply as far as allowing the Schellins to also renegotiate.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 7

Discussion was solicited but none was given. The motion was voted and carried 5-0.

5. FIRE - ACTION TO ADOPT ON SECOND READING BILL NO. 109, AN ORDINANCE AMENDING CHAPTER 5.18 (AMBULANCE SERVICES), SECTION 5.18.040 (FEES AND RATES) BY INCREASING THE FEE AND RATE SCHEDULE 7.5% FOR EXISTING SERVICES AND OTHER MATTERS PROPERLY RELATED THERETO (1-0718) - EMS Battalion Chief Vince Pirozzi - Discussion noted the agenzizing technicality which had delayed second reading of this Item. The ordinance is not effective until after publication. Chief Pirozzi indicated that this will not create a problem as the increased fees will not take effect until "a computer switch is pulled". Mayor Masayko stated for the record that, on this matter, he had not been contacted by the public either pro or con between the first and second readings. The first reading was four weeks ago. Public comments were solicited but none were given. Supervisor Williamson moved to adopt on second reading Bill No. 109, Ordinance No. 2004-11, AN ORDINANCE AMENDING CHAPTER 5.18, AMBULANCE SERVICES, SECTION 5.18.040, FEES AND RATES, BY INCREASING THE FEE AND RATE SCHEDULE 7.5% FOR EXISTING SERVICES AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisors Aldean and Livermore seconded the motion. Motion carried 5-0.

6. DEVELOPMENT SERVICES - PLANNING AND COMMUNITY SERVICES - Community Development Director Walter Sullivan - ACTION TO ADOPT ON SECOND READING BILL NO. 110, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, SECTION 18.03.010. DEFINITIONS, BY DELETING THE DEFINITION FOR "ELECTRICAL DISTRIBUTION SUBSTATION"; TO MODIFY SECTIONS 18.04.145, LIMITED INDUSTRIAL, AND 18.04.150, GENERAL INDUSTRIAL, TO CHANGE "UTILITY SUBSTATION" FROM A PRIMARY PERMITTED USE TO A CONDITIONAL USE REQUIRING A SPECIAL USE PERMIT IN THE LIMITED INDUSTRIAL (LI) AND GENERAL INDUSTRIAL (GI) ZONING DISTRICTS; TO MODIFY THE PURPOSE STATEMENT OF SECTION 18.04.145, LIMITED INDUSTRIAL, TO MODIFY SECTIONS 18.04.125, DOWNTOWN COMMERCIAL, 18.04.140, TOURIST COMMERCIAL, 18.04.155, AIR INDUSTRIAL PARK, AND 18.04.170, PUBLIC, TO INCLUDE "UTILITY SUBSTATION" AS A CONDITIONAL USE REQUIRING A SPECIAL USE PERMIT IN THE DOWNTOWN COMMERCIAL (DC), TOURIST COMMERCIAL (TC), AIR INDUSTRIAL (AIP), AND PUBLIC (P) ZONING DISTRICTS; TO MODIFY SECTIONS 18.04.125, DOWNTOWN COMMERCIAL, AND 18.04.140, TOURIST COMMERCIAL, TO ADD "MUNICIPAL WELL FACILITY" AS A CONDITIONAL USE REQUIRING A SPECIAL USE PERMIT; TO MODIFY SECTION 18.04.175, PUBLIC NEIGHBORHOOD, TO NOTE THAT "UTILITY SUBSTATION" IS A PROHIBITED USE WITHIN THE PUBLIC NEIGHBORHOOD (PN) ZONING DISTRICT; AND OTHER TECHNICAL OR TYPOGRAPHICAL CORRECTIONS TO THESE SECTIONS, FILE NO. ZCA-04-083 (1-0759) - Community Development Director Walter Sullivan's introduction included a statement that neither he nor his office had received any telephone calls on the ordinance since the first reading. Mayor Masayko disclosed, as he had during the first reading of the ordinance, that he is a former employee of Sierra Pacific Power Company. He did not have any connection to the ordinance nor has he spoken to any representatives of the Company regarding this matter. Supervisor Livermore disclosed a discussion he had with Linda Galley of Sierra Pacific Power Company regarding her understanding of the City's need to revise the ordinance. She indicated that the Company has a building permit for the Fairview Drive site and that she understands the process required for future sites. Public comments were solicited but none were given. Supervisor Livermore moved to adopt on second reading Bill No. 110, Ordinance No.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 1, 2004, Meeting

Page 8

2004-12, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, SECTION 18.03.010. DEFINITIONS, BY DELETING THE DEFINITION FOR "ELECTRICAL DISTRIBUTION SUBSTATION"; TO MODIFY SECTIONS 18.04.145, LIMITED INDUSTRIAL, AND 18.04.150, GENERAL INDUSTRIAL, BY CHANGING "UTILITY SUBSTATION" FROM A PRIMARY PERMITTED USE TO A CONDITIONAL USE REQUIRING A SPECIAL USE PERMIT IN THE LIMITED INDUSTRIAL AND GENERAL INDUSTRIAL ZONING DISTRICTS; TO MODIFY THE PROPOSED (PURPOSE) STATEMENT OF SECTION 18.04.145, LIMITED INDUSTRIAL, TO MODIFY SECTIONS 18.04.125, DOWNTOWN COMMERCIAL, 18.04.140, TOURIST COMMERCIAL, 18.04.155, AIR INDUSTRIAL PARK, AND 18.04.170, PUBLIC, TO INCLUDE "UTILITY SUBSTATION" AS A CONDITIONAL USE REQUIRING A SPECIAL USE PERMIT IN THE DOWNTOWN COMMERCIAL, TOURIST COMMERCIAL, AIR INDUSTRIAL, AND PUBLIC ZONING DISTRICTS; TO MODIFY SECTIONS 18.04.125, DOWNTOWN COMMERCIAL, AND 18.04.140, TOURIST COMMERCIAL, TO (ADD) "MUNICIPAL WELL FACILITY" AS A CONDITIONAL USE REQUIRING A SPECIAL USE PERMIT; TO MODIFY SECTION 18.04.175, PUBLIC NEIGHBORHOOD, TO NOTE THE "UTILITY SUBSTATION" IS A PROHIBITED USE WITHIN THE PUBLIC NEIGHBORHOOD ZONING DISTRICT; AND OTHER TECHNICAL TO (OR) TYPOGRAPHICAL CORRECTIONS TO THIS SECTION, FILE NO. ZCA-04-083. Supervisor Williamson seconded the motion. Motion carried 5-0.

7. INFORMATION SERVICES - GIS - Coordinator Scott Royal - ACTION TO CREATE A SINGLE STREET NAME FOR A MAJOR ARTERIAL ROUTE THROUGH AND AROUND CARSON CITY BY RENAMING THE PORTION OF WEST COLLEGE PARKWAY EAST OF NORTH CARSON STREET, EAST COLLEGE PARKWAY, EAST GRAVES LANE, GRAVES LANE, NORTH EDMOND DRIVES, THAT PORTIONS OF SOUTH EDMOND DRIVE FROM NORTH EDMOND DRIVE TO FAIRVIEW DRIVE AND FAIRVIEW DRIVE TO CAPITAL PARKWAY (1-0834) - GIS Coordinator Scott Royal, Chamber of Commerce Chief Executive Officer Larry Osborne - Mayor Masayko pointed out that the public had voiced its preference to have the street area surrounding the Sheeran Business Park remain known as College Parkway. Consensuses during the two separate public hearings had supported two names. This may not be makes' it easy for GIS or when giving directions but Highway 50 East could be the demarcation point. Other areas use similar points of debarkation in street names. Discussion indicated that if the Board approves the name change(s) the resident(s)/business(es) will be notified and given a year to make the change. The Post Office will continue forwarding mail addressed to the former address for a year after that period. Mr. Royal indicated that staff will send reminder letters to the addresses advising them that on July 1, 2005, the name will be officially changed. Supervisor Staub explained RTC's motion to name the street College Parkway from North Carson Street to Highway 50 East and Fairview from Highway 50 East to South Carson Street and that the name changes are effective in two years. He supported advance notification of the name change. He believed that RTC had included potential funding for adversarial affected businesses. He did not support the recommendation to call the street "Capital Parkway". Mayor Masayko directed that, in the future, staff is to use public input as the primary recommendation with all other suggestions as alternatives. He was not pleased with staff's recommendation to use a single name for the street and overlook the public's input. Supervisor Aldean explained that the RTC had received a lot of input with unanimity supporting reducing the number of names without creating a large fiscal impact on the businesses. She also supported RTC's recommendation to have two names based on public input. Supervisor Livermore explained that he is not a member of the RTC, however, he agreed with its recommendation. He had discussed the name Capital Parkway and his disapproval of staff's recommendation with Mr. Royal. He also noted that there is a list of

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 9

other streets with dual names. Discussion indicated that the Item had been ajenized to allow the Board to follow RTC's recommendation as an alternative. Supervisor Williamson described Mr. Royal's presentation to the Redevelopment Authority Citizens Committee (RACE) and its recommendation to have one name for the entire length. She had not supported this recommendation due to her dislike of McCarran Boulevard in Reno. She felt that the name North Capital Way was unappealing. Only RACC Members were present at its meeting. Public comments were solicited.

Mr. Osborne explained that the Chamber Members had not selected a name for the street but encouraged the City to accept public input and select a name from it. They had voiced concerns regarding the timeframe for implementation and questioned whether adequate time would be provided for them to use up their stationery inventory and to change their business licenses. He felt that a year of advanced notice was an adequate amount of time for the change to be made particularly if the Postal Service continues to deliver the mail for a year thereafter.

Mayor Masayko pointed out that the Board's packet includes letters from the Sheehan Business Park supporting the name College Parkway and the name recognition it provides. There are a lot of private and State businesses in the business park. Additional public comments were solicited but none were given.

Supervisor Staub moved to rename the portion of West College Parkway east of North Carson Street, East College Parkway, and East Graves Lane north of Highway 50 East to College Parkway and further to rename Graves Lane from Highway 50 East, North Edmonds Drive, and that portion of South Edmonds Drive continuing to South Carson Street to Fairview Drive effective 12 months from today's date. Supervisor Livermore seconded the motion. Discussion indicated that East College Parkway was to be changed to College Parkway. Discussion between Mr. Royal and Supervisors Aldean and Staub indicated that College Parkway west of North Carson Street will continue to be named West College Parkway. The portion between North Carson Street and the Highway 50 East will be called College Parkway. There is to be no East College Parkway. It will be a year before the name change occurs. The Postal Service will continue delivering the mail for a year after the change is made. The motion as clarified was voted and carried 5-0.

8. FINANCE - Director Tom Minton - ACTION TO ADOPT A RESOLUTION TO LEVY THE CARSON CITY FISCAL YEAR 2004-05 AD VALOREM TAX RATE AS CERTIFIED BY THE NEVADA TAX COMMISSION (1-1052) - Mayor Masayko indicated for the record that the proposed tax rate is the same as adopted during the budget process in May. The State Department of Taxation did not make any changes to the base rates. Mr. Minton agreed. Public comments were solicited but none were given. Supervisor Aldean moved to adopt Resolution No. 2004-R-23, A RESOLUTION TO LEVY THE CARSON CITY FISCAL YEAR 2004-05 TAX RATE AS CERTIFIED BY THE NEVADA TAX COMMISSION. Supervisor Williamson seconded the motion. Motion carried 5-0.

9. DEVELOPMENT SERVICES - City Manager Linda Ritter - ACTION ON A RESOLUTION ADOPTING THE STORM WATER MANAGEMENT PROGRAM ADVISORY QUESTION FOR THE NOVEMBER 2, 2004, GENERAL ELECTION WHICH ALLOWS THE RESIDENTS OF CARSON CITY TO HAVE INPUT REGARDING THE FUNDING OF THE PROGRAM, SETS FORTH THE ARGUMENTS IN FAVOR OF THE ADVISORY QUESTION AND AGAINST THE ADVISORY QUESTION AND THE RESPECTIVE REBUTTAL ARGUMENTS, ESTABLISHES THE FISCAL NOTE AND ENVIRONMENTAL ANALYSIS AND STATES THAT THE RESULT OF

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 10

VOTING ON THE QUESTION DOES NOT PLACE ANY LEGAL REQUIREMENT ON THE CARSON CITY BOARD OF SUPERVISORS OR ANY OFFICER OF THE POLITICAL SUBDIVISION AND THAT CARSON CITY MUST COMPLY WITH NRS 293.481(1)(a) AND NRS 293.482 AND OTHER MATTERS PROPERLY RELATED THERETO (1-1082) - Ms. Ritter's introduction included an explanation that one member committees had developed the explanations. Funding for capital is already allowed in the Statutes. Discussion explained the proposal to use the advisory question as support to approach the Legislators about expanding the Statute to allow use of the funds for operations and maintenance. Neither the users' fee nor the one-eighth of a cent sales tax may disappear after 20 years as ongoing maintenance and operation of the capital improvements are needed. It is possible that the users' fee may be reduced or eliminated in the future. Hope was expressed that the Legislators do not change the wording when adopting the program. The need to comply with the federally mandated storm water management act was also stressed. The City cannot continue to delay implementing this program. Mayor Masayko supported restricting the amount of the sales tax used for maintenance and operations to 30-40 percent. The remaining 60-70 percent of the funds are to be used for capital items. Comments pointed out the discrepancy in the media report indicating that the utility fee will be eliminated if the advisory question is approved and adopted by the Legislature. There is no intent at this time to eliminate the fee. Public comments were solicited.

Phillip Harrison indicated that he wrote the pro argument and was willing to revise it. It was a difficult concept to explain. Mayor Masayko indicated that it is up to him whether to revise the argument. He would like to have it as transparent as possible to avoid any future misunderstandings. He neither believed nor promised that the tax will ever be totally eliminated. Board comments thanked Mr. Harrison for his effort and emphasized that the Board is not attempting to tell him how to construct the argument.

Clerk-Recorder Alan Glover explained that the Board has no control over the arguments. He also indicated his belief that the arguments should not be included in the resolution. He pointed out the need to resolve the matter quickly as he must have it by July 18. He also explained that the Statute mandating the argument writing process needs to be revised due to problems encountered by the County Clerks in trying to implement it. Discussion indicated that if the arguments are revised, they will have to be returned to the Board for adoption as they are part of the resolution. If the arguments are left out of the resolution, it could be revised without Board reconsideration. Deputy District Attorney Melanie Bruketta cited NRS 295.121 indicating the need for the arguments to be included in the resolution.

Mr. Harrison pointed out that the advisory question does not indicate how the funding will be used. It merely asks the Legislature to enable the Board to implement a one-eighth cent sales tax. Discussion between the Board and Mr. Harrington explained that the fiscal note convolutes the process. Ms. Ritter pointed out that the rebuttal indicates that the sales tax will not pay for the entire program. This statement indicates that there will be another funding source. Mayor Masayko expressed his desire to have the arguments and question as clear as possible regarding the intent and uses. Comments indicated that the argument writers may have felt that the tax was temporary based on public input even though the resolution clearly indicates that the sales tax is to be in effect during the life of the storm water management program. This period is not less than 20 years. Mayor Masayko indicated that he did not intend to ask the Legislature to sunset the tax at the end of 20 years. It should be made permanent as the capital structures will be permanent and will need continued funding for maintenance and operations. He also felt that the Taxpayers Association may want the entire amount to be spent on capital and for it to sunset in 20 years. If it sunsets, another funding source is needed

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 11

for operations and maintenance. Supervisor Williamson suggested that Page 2 be revised to remove “20 year” from the sentence “The Storm Water Management Program is a 20-year plan covering.....” Comments noted that the Board could not tell Mr. Harrison how to write the argument even though he requested assistance. Board discussion emphasized that the tax will be permanent, the plan is continuous, and that the public should not think otherwise. Mayor Masayko expressed his support for revising the language and noted that the Legislature may choose to limit the life of the tax. He thanked Mr. Harrison for his effort to write the argument. He hoped that he understood the Board’s concern and can adjust the argument and bring it back at the next Board meeting. Supervisor Aldean pointed out that the same opportunity to rewrite the argument against the tax should be provided to its author, Mr. John Wagner. Mayor Masayko explained his suggestion to Mr. Wagner regarding revising the argument. Mr. Wagner had advised him that he was happy with the argument as written. Mayor Masayko directed Ms. Ritter to advise Mr. Wagner of the Board’s concerns and that a revision may be considered on July 15.

Chamber of Commerce Chief Executive Officer Larry Osborne indicated the Chamber’s original support for the concept. He believed that no one thought it was to be for just 20 years. He understood the concern and the confusion. It is a convoluted question. He also wanted both sides to have an opportunity to reconsider the wording. Mayor Masayko agreed to notify Mr. Wagner. He also urged the removal of the 20-year plan and funding terminology. Mr. Osborne pledged to help get the word out and correct any misunderstanding. His contacts have indicated that the City does not need to increase the taxes on its residents and businesses. More money is needed to fund the program. The proposal will help pay for the program. Mayor Masayko pointed out that without the tax it will be necessary to increase the users’ fee. Mr. Osborne expressed his willingness to present the program to the Legislature if it is voter approved. Mayor Masayko expressed an intent to reconsider the arguments on the 15th if necessary.

Supervisor Williamson moved to adopt Resolution No. 2004-R-24, A RESOLUTION ADOPTING THE STORM WATER MANAGEMENT PROGRAM ADVISORY QUESTION FOR THE NOVEMBER 2, 2004, GENERAL ELECTION WHICH ALLOWS THE RESIDENTS OF CARSON CITY TO HAVE INPUT REGARDING THE FUNDING OF THE PROGRAM, SETS FORTH THE ARGUMENTS IN FAVOR OF THE ADVISORY QUESTION AND AGAINST THE ADVISORY QUESTION AND THE RESPECTIVE REBUTTAL ARGUMENTS, ESTABLISHES THE FISCAL NOTE AND ENVIRON-MENTAL ANALYSIS AND STATES THAT THE RESULT OF VOTING ON THE QUESTION DOES NOT PLACE ANY LEGAL REQUIREMENT ON THE CARSON CITY BOARD OF SUPERVISORS OR ANY OFFICER OF THE POLITICAL SUBDIVISION OR (AND) THAT CARSON CITY MUST COMPLY WITH NRS 293.481(1)(a) AND NRS 293.482 AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Livermore seconded the motion. Supervisor Williamson continued her motion to include a fiscal note of none with this action; if the voters approve the ballot question, the Legislature will be requested to modify the Nevada Revised Statutes to allow funding of the City’s storm water program by use of sales taxes; if authorized by Statute, the City could increase the sales tax to fund the program and the fiscal impact would be further analyzed at that time. Supervisor Livermore continued his second. Following discussion, Supervisor Williamson amended her motion to include with a revision to Page 1 line 18/19 to insert the words “to select”. Supervisor Livermore seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 10:02 a.m. The entire Board was present when Mayor Masayko reconvened the meeting at 10:11 a.m., constituting a quorum.

10. REDEVELOPMENT/ECONOMIC DEVELOPMENT - Manager Joe McCarthy

A. ACTION TO INTRODUCE ON FIRST READING AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR SOUTH CARSON STREET, PROJECT AREA NO. 2, AND OTHER MATTERS PROPERLY RELATED THERETO (1-1511) - Jan Baldwin, Chamber of Commerce Chief Executive Officer Larry Osborne, David Ruf, Deputy District Attorney Melanie Bruketta - Discussion between Mayor Masayko and Mr. McCarthy corrected a typographical error to indicate that there are 85 parcels and approximately 134 acres in the proposed project area. Mayor Masayko questioned how the former National Guard Armory site had been included in the area when the Board's direction had specifically indicated that only sites used by the auto dealers and properties contiguous to them were to be included in the project area. Mr. McCarthy explained that the area had been designed to include all of the parcels that were auto sales sector related and could contribute to a larger auto sales parcel. This area totaled 85 parcels. Supervisor Staub explained that the State had asked that the National Guard Armory site be included in the project area. It was, therefore, added to the project. All of the other parcels are contiguous to auto dealers or auto sales. The section that is located on Snyder "directly related" to Auto Dealer Michael Hohl. Mr. Hohl has purportedly indicated a desire to try to find additional space in that area or another larger site for his RV sales business. Justification for including all of the other parcels was provided. It provides a comprehensive plan for an auto row if an auto mall is not developed. The auto mall could include dealerships that are not located in Carson City at this time. The inclusion of these lots may eliminate the need to amend the project area in the future. They had not discussed extending the area with the Board prior to including parcels outside the original proposed area due to the feeling that it was reasonable pilot project. Mayor Masayko indicated that he understood the reasons for expanding the area and felt that the public should know that it is not a corridor plan. It is an auto row plan. He was not comfortable with calling it a corridor plan. His approval of the plan does not mean that he approves the corridor Redevelopment plan. His agreement to the plan will be based on the need to provide the tools and incentives for the Board to work effectively and flexibly with the Carson City auto dealers. The sites must be made productive if the dealers are moved to another area. He felt that the April presentation and the proposed program were consistent. Supervisor Staub reiterated that it is an auto row. He also pointed out that the City could be facing vacant property for which a reuse is needed if an auto mall is developed elsewhere. The proposal will allow them to provide incentives for the properties to assist with their sales and redevelopment if this occurs. It is a two-edged sword. He pointed out the need to move cautiously and to keep in mind the predictions of what will happen without an auto mall or row. Mayor Masayko expressed his appreciation of the opportunity to discuss the issue and reminded the Board and the Redevelopment Authority that once they are outside the auto row or mall concept and are discussing other proposals or ideas for Redevelopment incentives, it is beyond the purpose of the proposed plan. If or when it is afield of that purpose, he intends to question the purpose and justification. The explanation that had been provided was acceptable. His concerns regarding blight remain. He did not believe that there is such a thing as "friendly condemnation". Its power allows government to control private business and private property and can create an opportunity for abuse. He indicated his intent to object to any items that look like abuse regardless of the intent. For this reason he cautioned the Board to be careful as it proceeds with the development of the plan, the elements therein, and the criteria placed on the properties that are included in the plan.

Supervisor Aldean disclosed her participation in some of the meetings with Supervisor Staub and Mr. McCarthy that created the proposed project area. The original resolution was very limiting. They had attempted to expedite the process by expanding the area. There was no intent to imply anything beyond a

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 13

pilot project that attempts to retain auto sales. It is a Redevelopment project along the South Carson Street corridor. It is within the scope of the original corridor plan. It is not the corridor project. It is one small pilot project that helps to address an immediate need. She also indicated for the record that the word “blight” is an unfortunate term. There have been numerous discussions about the terminology. It implies something that is not necessarily intended as it can be defined by the Statutes in a variety of different ways. It does not always refer to a visually challenged piece of property or something that represents an immediate threat to public health and safety. It is unfortunate terminology and at some point in the future it may be redefined. She thanked Mr. McCarthy for his assistance and hard work. The plan is workable. No one is under estimating the importance of the auto dealers. If they are unable to bring the auto mall to fruition, they will at least have a viable alternative.

Supervisor Williamson expressed her appreciation for the comments. She pointed out that the Board serves as both the Board of Supervisors and the Redevelopment Authority. There should not be conflict when the Redevelopment Authority chooses to go a certain route it is, in essence, the Board of Supervisors who have selected the route. She acknowledged the hard work performed by the corridor committee. Without it, the auto sales focus area may not have occurred. Redevelopment is an economic tool and the only one available to the Board at this time. It is very closely controlled by the Statutes. Carson City has never abused or used its eminent domain powers. She did not anticipate a change in this policy. She looked forward to the project and pointed out that the rules for the downtown Redevelopment project area will not be the same as the ones established for the proposed project area. The project area will have its own committee, budget and rules. She looked forward to working together to create good opportunities for the community’s future economic health.

Supervisor Livermore pointed out that the project is a “fall back position” if the auto mall does not occur. If it occurs, they will need to consider reuse of the property. This is when blight may occur. He hoped that the property owners and auto dealers recognize it as a tool for redevelopment of those sites. Mr. McCarthy indicated that he had not considered the adaptive reuse program as he wished to stay opportunistic about the area and its ability to remain economically viable. He must work with Redevelopment to clearly define the strategy by which this tool will be used if and when a vacancy occurs. Supervisor Livermore pointed out that a lot of the other businesses in the area, such as his, benefit from having the auto sales staff and their customers as neighbors. The relocation of the auto dealers will create a vacuum for those businesses. He hoped to be able to discuss reuse of the auto sales sites in the future. Mr. McCarthy agreed that this discussion should occur and hoped that the adaptive effort will allow retention of these businesses and not create a significant vacant area.

Supervisor Aldean questioned the reasons the last sentence on Page 16 Subparagraph b is incomplete. Mr. McCarthy agreed to check it. The sentence before it talks about “...taxable property In...” which she felt should not contain an “uppercase I”. The third sentence in the last paragraph on the same page needed to be changed to read “...subdivisions liable for them...” and not “the”. She also pointed out the need to renumber Pages 34 and 35 as the listing contains six criteria, the following two paragraphs reference this criteria as being five. They should be corrected to be six. She also corrected “...their own...” to be “...his or her own property...” in the last sentence of Paragraph V on Page 33. Supervisor Williamson questioned Page 2 Paragraph D “no contiguous areas”. Mr. McCarthy indicated that it should be “there are no noncontiguous areas in the Redevelopment area”. Public comments were solicited.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 14

Ms. Baldwin explained that she manages the storage units off Snyder. The property owners were unable to attend and had asked that she make a statement. They are concerned about the use of eminent domain. The units abut Michael Hohl's property. They should have the ability to discuss it rather than be forced to sell if he wants their property. Mayor Masayko acknowledged the validity of their concern. The Board could only assure her that the Redevelopment Authority and Board of Supervisors are very cautious and sensitive about the use of eminent domain. There must be blight and the use must be of the highest and best for the site before government can say that it will use eminent domain when the parties cannot reach an agreement between themselves. This is a concern that he, personally, has with this program and one that has been expressed to him by others. He asked her to tell the property owners that it is an option which the Board and community do not entertain lightly without there having been an opportunity for the private property owners to negotiate. He could not predict the future. He stressed that it is a serious and sensitive issue which he would not support lightly. Additional public comments were solicited.

Mr. Osborne indicated that the concerns that had been expressed were the same as the Chambers' concerns. They had worked on the auto mall/row with Supervisors Aldean and Staub and concurred with the additional parcels. They also agree that this is a demonstration project that will use Redevelopment incentives to keep the auto dealers in Carson City. They hope that economic development and growth along the corridors continue on its own and that Redevelopment may be eliminated by its success. They will support the project in order to have the incentives. They also urged the Board to approve the additional restrictions on the use of eminent domain that were developed during the various meetings on the pilot project. These restrictions are to be placed within the document. They support the south corridor auto sales project as explained. Mayor Masayko thanked him and the Chamber for their participation. He also noted for the record that three votes can change the plan. This statement was not made in an effort to be provocative or argumentative. It is a fact. Mr. Osborne agreed. Mayor Masayko urged the Chamber and public to be vigilant in watching over the process and indicated that he could not predict the future.

Mr. Ruf indicated that he had participated with the economic vitality corridor group. Among the options that they had considered for an auto mall was the site south of the new Albertson's at Clearview and Carson Street. They had not considered Redevelopment for that area as only one mechanic's shop is there. His support for an auto row or mall was indicated. Justification for the proposed site south of Albertson's was provided. If the Redevelopment pilot project is successful, it should be expanded to include other sites along South Carson Street. There are businesses along South Carson Street that feel that preferential treatment was being given to the auto dealers. They hope that they will eventually be included in the program and can benefit from economic development in the area. Mayor Masayko indicated that he understood Mr. Ruf's position. He also retorted that part of the area Mr. Ruf had referenced included Federal lands. The six-year effort to obtain 2.5 acres of land from the Forest Service for Costco was noted. The Redevelopment process creates a zero sum gain for the general fund for police and fire services, the School District, etc. Mr. Ruf explained that the economic vitality corridor group had considered using some of the funds for capital for the School District. Mayor Masayko explained that the following Agenda item illustrates the capital needs for the School District are not small. Additional public comments were solicited but none were given.

Supervisor Livermore disclosed for the record that he owns property within the District, APN 009-161-01. He then explained his intent to not include this parcel in the Redevelopment area due to his Board and Redevelopment positions and the statutory prohibition against his inclusion in the area while serving on these boards. Mayor Masayko indicated he wondered about the need for Supervisor Livermore to make a

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 15

disclosure and his decision. He was not sure where the parcel was located but felt that it was on the peripheral. State laws severely limit Supervisor Livermore and his wife's ability to expand, sell, or buy property in a Redevelopment district. He also indicated for the record that an individual serving as a member of the Redevelopment Authority is prohibited from owning property within a Redevelopment area. Supervisor Livermore did the correct thing by disclosing it and wanting to be out of the district. He was uncertain whether it is possible for him to be out of the district. Ms. Bruketta explained that if the district is revised, it must be returned to the Planning Commission for approval pursuant to NRS 279.583. Mr. McCarthy felt that the Board could revise the boundaries without returning the district to the Commission for reconsideration as the area had not been formalized. Ms. Bruketta indicated a willingness to read the Statute. Mayor Masayko directed that it be returned to the Commission for revision and brought back at a future meeting. This is the correct process for handling the revision. Supervisor Livermore indicated that he had not obtained legal advice regarding his decision. It was based on his knowledge obtained from watching other property owners who are within Redevelopment districts and the restrictions that had been placed on them. For this reason, he did not wish to be a part of the district. He reserved the right to be included in the future when he is no longer on the Board. Mr. Ruf should be given an opportunity to participate as he wishes. He also indicated that he would abstain on any vote, if necessary. Mayor Masayko indicated that this would not be necessary at this time. He directed that the plan be amended and reconsidered by the Commission. It should be back to the Board in 30 days.

B. ACTION TO REVIEW, EVALUATE, AND RECOMMEND FOR APPROVAL THE COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FUNDING PRIORITIES FOR FY 04-05, DISCUSSION OF THE ROLES AND ACTION TO ESTABLISH POLICIES GOVERNING THE VARIOUS "CDBG REVIEW/ADVISORY COMMITTEES", AND ALSO TO FORWARD CARSON CITY'S CONSOLIDATED PLAN TO DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), A FIVE-YEAR PLAN THAT DETAILS CARSON CITY'S CURRENT AND FUTURE COMMUNITY DEVELOPMENT, ECONOMIC DEVELOPMENT AND HOUSING NEEDS ASSOCIATED WITH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, HOME AND OTHER GRANT PROGRAMS (1-2568) - Mental Health Coalition Executive Director Maryellen Waltz, City Manager Linda Ritter - Mr. McCarthy's introduction included an explanation of the City's being designated as an entitlement City, the funding that this designation creates, the restrictions on the use of these funds, a brief listing of the required policies and programs, and the three programs used by communities to develop HUD housing priorities for grant applications. Carson City's mixed approached complied with all the HUD requirements including public noticing. The Board should establish the priorities for submittal to CDBG. Discussion between Mayor Masayko and Mr. McCarthy indicated that the grant program allows the City to assess 20 percent of the grant for administrative, overhead, and planning purposes. This amount was estimated to be \$117,000. Mr. McCarthy indicated that less could be allocated for this purpose, if desired, and a larger amount allocated to other purposes. Mayor Masayko supported using public input and notification to find the highest and best projects for funding. The overhead costs should be justifiable and, unless justified, 20 percent should not be used for overhead. He also voiced his objection to the "Blue Line ADA Replacement Project". Redevelopment has \$300,000 in project funding and \$1.8 million in capital funds which could be used for this purpose. He agreed that the sidewalk improvements are needed. A Consent Decree from the Department of Justice has been issued mandating the ADA improvements which may be supported by the General Fund. There are other funding opportunities for this purpose that should be explored. He questioned the proposal to use \$45,000 for improvements to a neighborhood park. The ad valorem rate includes 47 cents for the School District for capital expenditures. This totals \$5.3

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 1, 2004, Meeting

Page 16

million annually. It will support \$65 million in bond debt. This amount is above the normal 75-cent allocation for operations. Other resources and priorities should be considered. He questioned the need for another revolving loan fund. Item 4-5A on the Consent Agenda was used to illustrate his concern, specifically, in view of Forest Service Representative Baker's questions vocalized during a tour of the biomass wood recycling project regarding the use of a Forest Service grant for water for the safety/fire suppression/safety purposes at the landfill. Mayor Masayko felt that additional funding will be required before this project can be accomplished. Economic development at the eastern portal to the City needs assistance before infrastructure improvements and economic development to the highest and best possible use of the properties can occur. Funding for this purpose should be considered. Such projects should have a higher priority than those submitted for consideration. If the City fails to take advantage of such opportunities, the community/Board should not be upset when economic development east of the county line occurs. This area will continue to remain outside the urban service boundary unless something happens. The Board/City should provide incentives and infrastructure to allow economic development to occur there. The proposed projects will be accomplished without the proposed funding. The community health clinic should be considered and, with advanced planning, could be completed within a year. He agreed that it could also be included on the next list. He then indicated that he believed his list of items needed to be advanced and should have a higher priority than those listed.

Mr. McCarthy indicated that economic development is near and dear to him. The process used to develop the proposed priorities and projects was briefly limned. The applications listed were the ones that had been received as a result of the public notice. His memo regarding the process was referenced to point out the Board's ability to reallocate the funding and use CDBG grants to bring infrastructure to the eastern portal. (A copy of this memo was not included in the packet.) Both CDBG and the community support affordable housing. The funds can also be used for home energy efficiency projects. The committee had studied the program. The need to have projects that are ready to go was stressed as this is the first year that the City has been able to participate as an entitlement community. The projects must be completed within 12 months. He was unsure whether the housing efficiency project will meet this deadline. Justification for including the free internet service in the downtown area for low and moderate income level individuals and the Parker demonstration pilot program were provided. Additional staffing may be needed to implement the projects. These costs will be included in the administrative allocation. The 20 percent can also include planning funds for a mental health facility. The planning could include a feasibility study, architectural designs, and other planning items crucial to the development of a facility. Mayor Masayko indicated that he had understood this and felt that the definition and commitment should be better understood. He hoped that the process will be more structured in the future. His suggestions were made due to his belief that it is his oversight duty to point such things out. Mr. McCarthy then explained that it takes time to educate the public about the availability of these funds and to develop a clear vision for the five-year plan. His dissatisfaction with the process was indicated for the record. Contact with the mental health coalition and housing people had started discussions regarding its needs. It takes time to develop the public process. Mayor Masayko acknowledged the need for time to get the program started. Additional language should be provided within the policy/plan that will allow the Board to provide for modification as warranted in the future. The policy should be understandable and the participants should have a stake in it to make it successful. Mr. McCarthy agreed and indicated that he will create a citizen participation plan and submit it to the Board. Mayor Masayko felt that minutes of the committee meetings should be given to the Board and that Board feedback should be allowed. Mr. McCarthy agreed.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 17

Supervisor Williamson pointed out that this is the first year under the entitlement program. There is more than \$500,000 which must be spent in 12 months to improve the community. She sent "everyone" an email two weeks ago indicating that she understood the concerns regarding the downtown ADA project. One of the reasons it had been brought forward was that it has been a Redevelopment concern for several years. They have been working with Deputy City Engineer John Flansberg and Senior Engineer Rob Fellows. A plan has been developed which could be adapted and extended by phasing to cover a three or four-year period. The funds could be reallocated, if desired. The Highway 50 waterline infrastructure project should be supported, however, the application deadline was too short. It was not ready to go. She also explained that, although it is HUD funds, it is not a housing program. Other agencies have housing funds available, e.g., the Western Nevada Home Consortium. The CDBG funds are to create jobs which in turn creates the need for additional housing. Affordable housing is needed throughout the region. Not all of it should be located in Carson City. Her awareness of the School District's ability to bond for improvements and its last bond commitment to make improvements at Bordewich and Bray were noted. Her knowledge of their PTA and the YSO's commitments to the schools and equipment acquisitions were limned. Her support for improving the play-ground equipment was based on the fact that it would be used by the schools as well as the entire neighborhood.

Mr. McCarthy explained that he had emulated the Reno and Sparks programs when he developed the proposed program. They worked with their School District's matching funds to provide playground equipment for schools serving low and moderate income families. Mayor Masayko responded by reiterating the School District's ability to use its taxing ability for such improvements. The Board should determine the priorities. The issue should be on the table.

Supervisor Aldean explained that she had discussed the Forest Service grant with Tom Baker. Mr. Baker sought assurances that the project would be completed in a timely manner and that other funding is available for extending the waterline. Ms. Ritter had advised her that there are funds available to complete the project. Supervisor Aldean pointed out that the use of grants reduces the demand on the General Funds. Mayor Masayko explained that he had not seen \$2.6 million for the project in the budget. Supervisor Aldean reiterated that Ms. Ritter had assured her that the funds were available to extend the project. Her personal calculations indicate that 27 percent of the City's existing housing stock is affordable. The Board/City should aggressively encourage the neighbors to carry their fair share of affordable housing. She then explained the WNDD programs that support affordable senior apartment complexes and housing rehabilitation. She expressed her willingness to support the recommended projects so long as the projects can be justified and the Board has the ability to reallocate the funds if deemed appropriate in the future. (2-0053) Mr. McCarthy explained HUD's review and desire to eliminate the need to amend the program by submitting incomplete information. Discussion indicated that the projects must be completed within 12 months. Mr. McCarthy believed that the projects that were being submitted will be able to meet this deadline.

Discussion pointed out that under the previous process, the Board had reviewed the applications and determined the priorities. Supervisor Livermore encouraged Mr. McCarthy to follow this procedure rather than bring a list of developed priorities to the Board for ratification. Mr. McCarthy agreed to do so and explained that Regional and National HUD officials supported the process he had used. It did not include Board participation until this point. It is possible to modify the progress as suggested. He agreed that in the future there will be citizen participation with Board analysis and approval throughout the process. A HUD formula had determined that \$500,000 is available for the City. There is no guarantee that the same amount

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 18

will be available next year although he did not feel that the amount would be much different due to the demographics. Supervisor Livermore felt that the Board should consider a revolving five year plan that includes future opportunities and options.

Supervisor Staub indicated his support for Mayor Masayko's comments. He had concerns regarding the process from the beginning. He sent Mr. McCarthy an email questioning how the process had reached this point without the Board's involvement. This is the first year as an entitlement city. He felt that the tail was wagging the dog in this process. Mr. McCarthy had developed the best program he could which appeared to have been done to a degree expeditiously. Supervisor Staub did not feel that it is necessary to spend the \$500,000 just because the City has it. He was unsure whether the projects would be adversely impacted if not funded. The funds should be allocated according to congressional desires which he listed. The list supports housing and urban development. He was unsure whether the proposed listing meets their criteria except for the energy efficiency program, the elder law program, and the medical assistance for the homeless program. Some of the funds are proposed for economic development. The Boys and Girls Club program meets the criteria. He was uncertain whether the wireless downtown model is desired. Adverse editorial comments regarding the Blue Line project were noted. He hoped that in the future the process will be more comprehensive and allow the Board to be better educated so that the plan can adhere to the funding purpose in the future. Discussion indicated that the Board could re-evaluate the process and start over. Mayor Masayko felt that the City funds will be reimbursed by HUD only after they are spent. If they are not spent, the funds will be returned to HUD. Mayor Masayko reiterated his intent to not approve the projects if it includes the Blue Line, the ADA improvements, the downtown wireless project, or the \$50,000 revolving loan program. He reiterated his support for his suggested list of projects. If another project arises that is a higher priority than the eastern portal infrastructure, he was willing to reconsider the allocation. He felt that the message being sent is that the City has started the CDBG process and that some priorities are higher than others. He was willing to consider any projects having a higher priority than infrastructure improvements at the City's eastern portal. He also pointed out that the budget had included over \$30 million in carryover funds for projects not accomplished during the previous fiscal year. The projects for this funding must be accomplished within the 12 month period or the funding is gone.

Mr. McCarthy agreed that the Board has the ability to reallocate the funds. The projects must be completed within a year. The difference in funding purposes between CDBG and HUD were briefly described. He felt that the committee had understood these differences when it selected the recommended projects. Supervisor Williamson read the portion of his memo which spelled out the CDBG objectives. The consolidated plans provide a snapshot on how the community looks now and how it will be dealt with in the next five years. HUD and CDBG are not directing the expenditure of the funds. They encourage the community to develop infrastructure improvements which will result in jobs and help people provide for their own housing. Mr. McCarthy then explained that the revolving loan program will provide seed money and grow the program until it is able to assist more than one or two businesses. Supervisor Aldean pointed out that HUD will determine whether the projects meet the criteria for funding. Mr. McCarthy explained that preliminary conversations with HUD/CDBG indicate that the projects are within national objectives. Supervisor Livermore felt that there had been a lack of communication regarding the projects. The Board sets the priorities. The committee identified the projects. The Board had not provided input on them. Public comments were then solicited.

Ms. Waltz indicated that she had just become aware of the funding programs. A portion of the funding is

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 1, 2004, Meeting

Page 19

meant to be used for the homeless and individuals living in poverty. HealthSmart and the Mental Health Coalition respectfully requested funding for planning a mentally ill shelter. The City currently lacks such a facility. Justification for providing one was briefly indicated. Mayor Masayko pointed out the funding formula for service projects, administration, and capital projects. Overhead, administration, and planning is to receive \$117,200. HealthSmart may be able to obtain some of this funding. Ms. Waltz indicated that she will contact Mr. McCarthy.

Board discussion pointed out that \$10,000 had been recommended for funding for medical services for the homeless, which is community service work. Planning for a permanent shelter was not proposed. Funding cannot be committed for capital projects that are not ready to be constructed as the funds must be spent within a year. Additional public comments were solicited. None were given. Mayor Masayko repeated his belief that the Board should determine the priorities and not allow HUD to do so. He believed that \$209,000 should be allocated for eastern portal's infrastructure which could include low cost housing. **Supervisor Williamson moved to recommend for approval the Community Development Block Grant project funding priorities for FY 04-05 as presented right now: the housing energy efficiency report - \$10,000; the Saliman Road ADA improvements -\$40,600; the Deer Run Road sidewalks - \$39,000; the Fritsch Elementary playground - \$45,000; funding support for the revolving loan program - \$50,000; Boys and Girls Club's of Western Nevada "Kids on the Go" - \$35,000; RSVP's Elder Care Law Program - \$35,000; medical assistance for the homeless population - \$10,000; and the water system along Highway 50 - \$164,000.**

Mayor Masayko expressed his belief that seeding a revolving loan program may run afoul of the HUD program criteria as the funds cannot be carried over year to year. Mr. McCarthy's \$500,000 limit will not occur. It should be removed from the listing. The City has not received any requests for loans for the State CDBG \$100,000 program. Mr. McCarthy acknowledged that this may be a concern. He hoped that once the committee is established the funds will be spent. CDBG gave the City nine months in which to identify projects for the \$100,000 when it awarded the funds a few days ago. The funds should be lent and not left setting in an account. If the loans do not materialize, they will "fold their tent and go away". The criterion for the program was noted. Other communities have had similar programs that were successful. Mayor Masayko reverbiagized his position.

Following discussion on the amounts, **Supervisor Williamson amended her motion to correct the amount for Saliman Road to be \$40,400 and the homeless persons service to be \$10,400.** Mayor Masayko noted that the motion had not been seconded.

Supervisor Staub vocalized his objection to the proposed programs due to his belief that they fail to comply with the criteria and purpose of the grant program. Mr. McCarthy agreed with his interpretation of the program. Supervisor Staub stressed the need to be cognizant of the grant criteria and not be spending money because we have it. The priorities should be needed. He supported the housing energy efficiency program, Deer Run Road sidewalks, the playground equipment, the eastern portal water infrastructure project, the "Kids on the Go", the Elder Law Program, and the homeless persons' services. Mayor Masayko supported this list. Supervisor Aldean expressed her support for services for homeless persons and pointed out the connection between these individuals' need to find jobs and their homeless state. Programs creating jobs are the ultimate objective of the grant program. Supervisor Livermore pointed to the program's introduction which indicated the intent to provide a safe and liveable community. The curbs, gutter, and ADA

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 20

requirements fit this criteria. He was uncertain whether they will create jobs. Sewer and water infrastructure and street paving also meet this criteria. Federal grants have been used to connect homes to sewerlines and eliminate septic systems. The City has areas needing these infrastructure improvements for public health and welfare. Mayor Masayko pointed out that the City has used CDBG grants for this purpose.

Ms. Ritter explained that the City is now handling the funding and administration duties rather than the State. She is held accountable for reporting to HUD on the amount of jobs created. The consolidated plan includes everything—ADA, CDBG, the HOME funds, homeless programs, etc. If the City becomes more involved with the HOME program and less with WNDD, the Board will see how the program meets the consolidated plan. Discussion pointed out that the CDBG funds have been used for street improvements, curbs, gutters, sidewalks, waterline extensions, the Senior Center, and an elevator. Comments also indicated that the funding for an elevator had to be returned.

Supervisor Williamson amended her motion to pull the \$50,000 for the revolving loan program and added it (the \$50,000) to the waterline extension on Highway 50 East. She stated that she was not happy with the revision. **Supervisor Livermore seconded the motion. Motion carried 5-0.** Mayor Masayko pointed out that the program could be revised if a higher priority arises during the year.

AGENDA MODIFICATIONS (2-0660) - Mayor Masayko indicated that the Closed Session and the cost of living increases for unclassified personnel will be considered after lunch and the interviews for the Convention and Visitors Bureau.

11. INTERNAL AUDITOR - I. Steve Wolkomir - ACTION TO APPROVE THE INTERNAL AUDIT REPORT OF THE FIRE DEPARTMENT - REPORT NO. CALENDAR YEAR 2004-1 (2-0668) - Fire Chief Louis Buckley - Mr. Wolkomir began his review with Pages 11 and 12. He complimented the Department on being well managed and effective. Difficulties encountered in attempting to determine its efficiency and performance level were indicated. The lack of a Board approved service policy was noted. A comparison with other Fire Departments in the region could not be performed as they lack emergency medical services. The difficulty(ies) encountered attempting to determine the true training costs were noted. Opportunities for improvements were included in the report. The Fire Prevention Division needs to create a comprehensive inspection manual. Revenue enhancements could be created. The Board's budget decision approving seven new firefighting positions should reduce the overtime budget. A formal sick leave policy needs to be developed. A revenue enhancement was suggested that assessed fees for false alarms. The financial challenge of the Emergency Medical Service was noted. A report on viable alternatives may be provided in the future. Warren Engine Company also needs to be addressed. Ms. Ritter's response to the audit was attached to the report.

Chief Buckley explained information the Department had received indicating that Medicare is adjusting its reimbursement rates in view of the number of ambulance services who have filed or had expressed an intent to file bankruptcy or go out of business. Congress is presently working on the issue.

Mr. Wolkomir complimented Chief Buckley and his staff for their assistance in developing the audit. Mayor Masayko complimented Mr. Wolkomir on the level of detail and management information provided in his report.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 21

Supervisor Aldean cautioned that the establishment and publication of a performance level policy could create unrealistic expectations and liability problems. Chief Buckley explained that he had hired seven or eight of Warren Engine Company's volunteers. A majority of the volunteers are looking for paid firefighting positions, however, the firefighter turnover rate is not that high in Carson City. He does experience a high turnover rate for paramedics. The City does not provide the training for this position. The majority of the City's paramedic recruits are from outside the area. He also indicated his objection to accepting individuals who have low scores on the firefighter test/interview. Mayor Masayko disclosed his service experience as a former volunteer firefighter and his six or seven-year associate membership with the Warren Engine Company. He pointed out the low funding level given to Warren Engine Company. The volunteer fire service provides positivity for the community. The collective bargaining agreement denies them active participation. Only during a crisis situation can the volunteers be called to active duty. Chief Buckley indicated that since City Manager Ritter had joined the City, a change in management's position on management rights has occurred. They have expanded the volunteer roles. Mayor Masayko pointed to the increased use of volunteers by Sheriff Furlong. He compared the difference between the Sheriff's Office and the Fire Department on the use of volunteers to that between night and day. Discussion indicated Chief Buckley's belief that the City's low pay and staffing level created the turnover in paramedics. Carson City is being used as a training ground for other public ambulance services. The private sector pays even less than the City. There are four separate public fire agencies in the Reno/Sparks area who roll on ambulance calls covered by REMSA. Carson City provides the same coverage with only one entity. The City's firefighter/paramedic's workload was felt to be substantially higher than the surrounding communities. Examples illustrating the differences were cited.

Discussion between Mayor Masayko and City Manager Ritter indicated that Finance may be taking over control of the financial information or verifying it. Mayor Masayko indicated that Chief Buckley is "not to create a finance or accounting department within the Fire Department". The City's Finance Department is to provide this service. He was certain that Ms. Ritter and Chief Buckley will discuss this item further. He also thanked them for "pushing the envelope" and involving Warren Engine Company to a greater extent. Volunteers must be used or they will be lost. The funding for Warren Engine Company is less than one percent of the Fire Department budget and should be continued. Future opportunities and mission changes for volunteers could occur in the EMS, mutual aid, ambulance transportation, and other low or non firefighting and EMS support areas. He agreed that Warren Engine Company will never return to its original service level or look like Minden and Gardnerville's. The volunteers' services are worth more than the funding provided for this purpose.

Supervisor Aldean moved to approve the Internal Audit Report on the Fire Department, Report No. Calendar Year 2004-1. Supervisor Livermore seconded the motion. Mayor Masayko commended Mr. Wolkomir on his report. The motion to approve the report was voted and carried 5-0.

Chief Buckley thanked Mr. Wolkomir for his report and for taking the time to understand the process before making the report. Mayor Masayko felt that his comments amplified the Board's confidence in Mr. Wolkomir.

AGENDA MODIFICATION - Mayor Masayko deferred Items 12A and B until after lunch.

RECESS: A recess was declared at 12:40 p.m. The entire Board was present when Mayor Masayko

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 22

reconvened the meeting at 1:35p.m. by explaining the need for the Board to attend the dedication ceremonies at the Senior Center and the traffic delay on Roop Street. He also complimented the Center on the expansion.

12. CITY MANAGER - Linda Ritter

C. OPEN SESSION - ACTION TO APPOINT THREE (3) MEMBERS TO THE CONVENTION AND VISITORS BUREAU - ONE APPOINTMENT TO REPRESENT THE HOTEL/MOTEL INDUSTRY, ONE APPOINTMENT TO REPRESENT THE BUSINESS/COMMERCIAL SECTOR AND ONE APPOINTMENT TO FILL THE CITIZEN-AT-LARGE POSITION. THESE ARE ALL TWO (2) YEAR TERMS TO BEGIN 7/2004 AND EXPIRE 7/2006 (2-1485) - Mayor Masayko stated the applicants will be considered for the classifications they indicated on the applications. Several could be considered for more than one classification. He also indicated for the record that ten applications had been received. Eight were for the one citizen-at-large position. One application was received for hotel/motel position. One application was received for the business position although several of the at-large applications may qualify for this position. There are only three positions open. One in each classification. Discussion clarified that the qualified applicants will be asked if they want to be considered for the business position. In order to qualify for the business position, the individual must not be in the hotel/motel field and must be a business owner or operator. The Board then interviewed: (2-1558) Tom Metcalf who indicated a desire to be considered for both the at-large position and the business position; (2-1850) Kristi Jackson; (2-2210) William "Bill" Fletcher who indicated a desire to be considered for both the at-large position and the business position; (2-2653) Dwight Millard; (2-3131) Elizabeth Moore; (3-0101) Joe Di Lonardo; (3-0295) Steve Platt who asked that he be considered for only the citizen-at-large position in spite of having a business license; (3-0478) Ronnie Hannaman; who asked that she be considered for only the citizen-at-large position in spite of having a business license; (3-0770) Garrett Lepire who asked that he be considered for both the at-large position and the business position; and (3-1069) Neil Rombardo. Mayor Masayko thanked each applicant for applying. Supervisor Livermore disclosed that Mr. Fletcher is his daughter's father-in-law. The Board thanked Messrs. Millard and Di Lonardo for their service on the Bureau's Board. Supervisor Aldean disclosed that Ronnie Hannaman is her campaign director. Ms. Hannaman indicated that she had not advised Supervisor Aldean of her intent to apply for the position. Mayor Masayko noted that four applicants were interested in the business position. They were: Messrs. Metcalf, Di Lonardo, Fletcher and Lepire. The individuals who are not selected for the business position will be considered for the citizen-at-large position.

Supervisor Livermore moved to appoint Dwight Millard to the Carson City Convention and Visitors Bureau to represent the hotel/motel industry for a two-year term ending July 2006. Supervisor Staub seconded the motion. Mayor Masayko announced that there will be a Bureau Board meeting on Monday. Motion carried 5-0.

The Board was then polled to select the individual who should be appointed to the business position. Supervisor Staub moved to appoint Tom Metcalf to the Carson City Convention and Visitors Bureau to represent the business/commercial sector industry for a two-year term ending July 2006. Supervisor Aldean seconded the motion. Motion carried 5-0.

Mayor Masayko read the list of applications for the citizen-at-large position. The Board was then polled to select the individual who should be appointed to the citizen-at-large position. Supervisor Aldean moved to

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 23

appoint Ronnie Hannaman to the Carson City Convention and Visitors Bureau to represent the citizen-at-large for a two-year term ending July 1, 2006. Supervisor Williamson seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 4:12 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 4:22 p.m., constituting a quorum.

A. ACTION TO APPROVE A COST OF LIVING INCREASE FOR UNCLASSIFIED PERSONNEL WITH THE EXCEPTION OF THE CITY MANAGER PURSUANT TO RESOLUTION NO. 2001-R-6 AS AMENDED (3-1437) - The proposed concept was ajenized to determine whether the Board's intent was included in the resolution. Board approval is required on the proposed 2.5 percent COLA and any increase in the ranges as suggested in Section K. Range adjustments do not automatically occur. Ms. Ritter approves employee movement within the range established by the Board. It is not the Board's "job" to approve this movement. Board action increasing the ranges by the CPI maintains a correct salary level. The Internal Auditor and City Manager positions are exceptions to the policy. Mayor Masayko indicated that the ranges for these two positions should be allowed to move, however, an increase in their salaries should not be allowed at this time. Discussion also indicated that several modifications had been made to position titles and an ordinance revision will be submitted to the Board in the future correcting the list. The Deputy City Engineer, for example, is a mid-management, Category D position. The Development Engineer Manager's title has been eliminated. The title Principal Planner/Redevelopment Director should be changed to Redevelopment/Economic Development Manager and separated from Principal Planner. Mayor Masayko felt that the COLA range increase should be given to all unclassified employees subject to the City Manager's submittal of an ordinance/resolution revising the titles appropriately. Supervisor Williamson moved to approve the cost-of-living increase for all of the current unclassified personnel with the exceptions of the City Manager and Internal Auditor of 2.5 percent pursuant to Resolution No. 2001-R-6 as amended with the change to Section K in the ranges. Following discussion on the revision to Section K, Supervisor Williamson amended her motion to be subject to the revision to Section K with the addition of "the negotiated contract of the employees they supervise only after approval by the Board of Supervisors". Mayor Masayko indicated that the City Manager and Internal Auditor's salary ranges would be allowed to increase but they would not receive an increase in salary. Ms. Bruketta indicated that any changes to the resolution must be brought back to the Board at a future meeting. Mayor Masayko directed that this resolution be on the Consent Agenda. It would be effective on July 1. Supervisor Aldean seconded the motion. Motion carried 5-0.

B. CLOSED SESSION - ACTION TO RECESS INTO CLOSED SESSION PURSUANT TO THE NEVADA OPEN MEETING LAW, NRS 241.015(b)(2) FOR THE PURPOSE OF RECEIVING INFORMATION REGARDING POTENTIAL OR EXISTING LITIGATION FROM AN ATTORNEY EMPLOYED OR RETAINED BY THE CITY AND/OR DELIBERATING TOWARD A DECISION (3-1638) - Supervisor Livermore explained his request that this item be ajenized. Chief Deputy District Attorney Forsberg had not, however, had time to review the item(s) he was concerned about; therefore, he withdrew the item. No discussion/action occurred under this heading.

There being no other matters for consideration, Supervisor Aldean moved to adjourn. Supervisor Livermore seconded the motion. Motion carried 5-0. Mayor Masayko adjourned the meeting at 4:33 p.m.

The Minutes of the July 1, 2004, Carson City Board of Supervisors meeting

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 1, 2004, Meeting
Page 24

ARE SO APPROVED ON September 2 2004.

/s/
Ray Masayko, Mayor

ATTEST:

/s/
Alan Glover, Clerk-Recorder