

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, June 6, 2002, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

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

STAFF PRESENT:	John Berkich	City Manager
	Alan Glover	Clerk-Recorder
	Al Kramer	Treasurer
	Andrew Burnham	Development Services Director
	David Heath	Finance Director
	Mark Forsberg	Chief Deputy District Attorney
	Larry Werner	City Engineer
	Rob Joiner	Redevelopment/Economic Development Mgr.
	Katherine McLaughlin	Recording Secretary
	Justine Chambers	Contracts Coordinator

(B.O.S. 6/6/02 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 Masayko convened the meeting at 8:30 a.m. Roll call was taken. The entire Board was present, constituting a quorum. Rev. Elaine Morgan of the Episcopal Diocese of Nevada gave the Invocation. Mayor Masayko lead the Pledge of Allegiance.

CITIZEN COMMENTS (1-0033) - Virginia Orcutt explained her sewer bill concerns. She felt that she had been charged for irrigating her landscaping. She asked the Board to look into the matter as well as the Code. Mayor Masayko explained that he had given her letter to the Utility Rate Committee and asked them to analyze the situation. He also explained that her alternative is to install an irrigation meter. Water running through this meter would not be charged for sewer usage. The question with this is whether this cost is the most appropriate use of her capital. In the interim she should pursue the issue with Mr. Berkich and Mr. Hoffert. Ms. Orcutt indicated that legal action could be brought against the City unless the problem is addressed. Mayor Masayko acknowledged that the matter would take time to address. It is unfortunate that she was caught by the program.

Carrie Henson explained that she would be appealing the denial of her child care license. She thanked the Board

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 2

for its assistance in solving the problems. Mayor Masayko thanked her for her comments and indicated that the Board and staff were working to find a solution for her.

1. APPROVAL OF MINUTES - 3/21/02 REGULAR SESSION, 3/18 AND 19/02 BUDGET

SESSIONS (1-0094) - Mayor Masayko noted the correction to Ada Roelke's name on Page 4. Supervisor Plank moved to approve the Minutes of the March 18 budget meeting, the budget session of March 19, and the regular meeting of the March 21 with the correction to the spelling of Ada Roelke's last name on Page 4. Supervisors Williamson and Livermore seconded the motion. Motion carried 5-0. Supervisor Williamson complimented Ms. McLaughlin on the Minutes which were for long, complicated meetings.

2. AGENDA MODIFICATIONS (1-0126) - None.

3. SPECIAL PRESENTATIONS (1-0128) - Redevelopment and Economic Development Manager Rob Joiner

A. ACTION TO APPROVE A RESOLUTION OF APPRECIATION TO AUDREY

ALLAN FOR HER SERVICE TO THE CITY OF CARSON CITY - Mr. Joiner introduced Ms. Allan and thanked her for her assistance in obtaining CDBG grants. Mayor Masayko read the Resolution into the record. Supervisor Livermore moved to adopt Resolution No. 2002-R-32, A RESOLUTION OF APPRECIATION TO AUDREY ALLAN FOR HER SERVICE TO THE CITY OF CARSON CITY. Supervisor Williamson seconded the motion. Discussion indicated Ms. Allan is moving to Alaska and will be operating a bed and breakfast there. The Board and public were invited to visit it. Supervisor Williamson explained Ms. Allan's work with WNDD and for the rural communities. She thanked her for her help and wished her success in her new venture. Mr. Berkich echoed her comments and thanked Ms. Allan for her assistance, dedication, support and patience. Supervisor Staub expressed his appreciation for her efforts and wished her success in her retirement. Mayor Masayko explained her involvement at NACO which had consolidated the CDBG and Economic Development Commission and had allowed more participation by the smaller counties. He expressed his and the community's appreciation for her cooperation. He felt that a lot had been accomplished with her help. The motion to adopt Resolution No. 2002-R-32 was voted and carried 5-0.

Ms. Allan thanked them for the honor. She felt she had a wonderful career with the State and having it acknowledged by the communities for which she had worked was overwhelming. She had enjoyed her time in the community and the expertise of the City's staff including Mr. Berkich, Mr. Joiner, and Ms. Teixeira. She invited all to visit her in Alaska.

B. RECOGNITION OF THE AIR NATIONAL GUARD BAND OF THE WEST COAST

FREE CONCERT "KEEPING THE SPIRIT ALIVE" ON JUNE 30, 2002 (1-0248) - Mayor Masayko announced the free concert on June 30 that kicks off the 4th of July celebrations in Carson City. Mr. Joiner explained the Redevelopment Authority Citizens Committee support for the concert. Brewery Arts Center Executive Director Joe McCarthy explained his reasons for wanting to have the concert at the former St. Teresa's Catholic Church and the activities which have been held in the building. He read a press release announcing the "JIVE Bombers". Suggestions on how the City could show its support for the band were limited. Mayor Masayko thanked him for the

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 3

concert and committed the Board to assisting him in any way possible. The City, unfortunately, does not have a key which could be presented to the band. He was willing to do a proclamation and try to recognize the patriotism of the community. Mr. McCarthy indicated that he would be working with Supervisor Williamson to ensure that the program is a success. He planned to talk to the Nevada Appeal regarding its contribution. It is a free concert by a great band. The public was invited to attend. Mr. McCarthy hoped to have a full house. Formal action was not required or taken.

LIQUOR AND ENTERTAINMENT BOARD (1-0375) - Mayor Masayko recessed the Board of Supervisors session and immediately convened the meeting as the Liquor and Entertainment Board. The entire Board was present including Sheriff's Representative Bill Callahan, constituting a quorum. Member Callahan introduced Lt. Bev Moltz who will be assuming the responsibilities for liquor license applications. Chairperson Masayko welcomed her.

4. TREASURER - Al Kramer

A. ACTION TO APPROVE AN ASSEMBLY PERMIT WITH WAIVER OF THE \$25 APPLICATION FEE AND THE \$100 PERMIT FEE FOR ADVOCATES TO END DOMESTIC VIOLENCE, PROMOTER OF THE TASTE OF DOWNTOWN (1-0386) - Advocates Executive Director Lisa Lee explained the activities and the request for a fee waiver. Chairperson Masayko noted that this is a premier event for the City. He credited Ms. Lee and her staff for their hard work to complete all the details and organization of the highly successful event which the community supports. Ms. Lee explained the work which had been done to revitalize the downtown area which makes it so successful, i.e., the additional landscaping, the railings and gas lighting. This had given the Advocates the idea to motivate the public to come and see that the downtown is alive and thriving. Member Williamson moved to approve an assembly permit with waiver of the \$25 application fee and the \$100 permit fee for Advocates to End Domestic Violence, promoter for the Taste of Downtown under Carson City Municipal Code 4.28.020 and .050, and the \$20 liquor fee is the fiscal impact. Members Plank, Williamson, and Staub seconded the motion. Member Williamson thanked the Advocates for showcasing the downtown area, showing the restaurant potentials, and for having a chance to enjoy the activities. Ms. Lee explained where the \$30 tickets are can be obtained. They are going fast. If an individual is unable to obtain a ticket, they can still join the fun and participate in the activities and dancing. They will not be able to taste the food. The motion to approve the request was voted and carried 6-0.

B. ACTION TO APPROVE A PACKAGED LIQUOR LICENSE FOR SATNAM SINGH AND GURINDER SANDHU, DOING BUSINESS AS WINNIE DISCOUNT LIQUOR, LOCATED AT 262 WEST WINNIE LANE (1-0472) - Chairperson Masayko reminded the applicants that having a liquor license is a privilege and the obligations which go along with having the liquor license including having a knowledge of the ordinances and statutes related thereto. They assured the Board that they would know the laws and would train their employees in them. Member Callahan noted the favorable Sheriff's Investigative Report. Both Chairperson Masayko and Member Plank stressed that the Spark's incident of selling liquor to a minor should not reoccur. Ms Sandhu agreed. Chairperson Masayko explained that if it should happen, the Board could revoke the license. Ms. Sandhu indicated her intent to be careful. Member Williamson noted that they were taking over a vacant building and expressed her appreciation of their investment. Discussion explained that the business would open in a month or so. There are problems with the flooring. They plan to sell groceries and sandwiches. It is to be a convenience

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 4

store. Its location was explained. It will not be a liquor store. Member Williamson moved to approve a packaged liquor license for Satnam Singh and Gurinder Sandhu doing business as Winnie Discount Liquor located at 262 West Winnie Lane under Carson City Municipal Code 4.13, fiscal impact is \$200 per quarter, \$1,000 original new fee, and \$575 investigation fee. Member Plank seconded the motion. Motion carried 6-0. Chairperson Masayko wished them success in the new venture and thanked them for their investment in the community.

BOARD OF SUPERVISORS (1-0570) - Chairperson Masayko adjourned the Liquor and Entertainment Board and immediately reconvened the meeting as the Board of Supervisors. The entire Board was present, constituting a quorum.

5. CONSENT AGENDA (1-0582)

5-1. TREASURER

A. ACTION TO APPROVE THE PARTIAL REMOVAL OF TAXES TO THE 2001-2002 REAL PROPERTY TAX ROLL ON SEVEN PARCELS DUE TO DONATION OF VETERAN'S EXEMPTION TO THE VETERAN'S HOME

B. ACTION TO ADOPT A RESOLUTION TO INCORPORATE THE CHANGES MADE BY THE ECONOMIC GROWTH AND TAX RELIEF RECONCILIATION ACT OF 2001 ("EGTRRA") INTO THE TWO DEFERRED COMPENSATION PLANS SPONSORED BY CARSON CITY FOR ITS EMPLOYEES

C. ACTION TO ADOPT A RESOLUTION TO ALLOW VALIC, WORKING IN CONJUNCTION WITH BENCOR, TO TAKE OVER ADMINISTERING THE 457 DEFERRED COMPENSATION PLAN FOR THE PART-TIME, SEASONAL AND TEMPORARY EMPLOYEES OF CARSON CITY NOW BEING ADMINISTERED BY THE CITY TREASURER'S OFFICE

D. ACTION TO ADOPT A RESOLUTION TO ESTABLISH VALIC, WORKING IN CONJUNCTION WITH BENCOR, AS A DEFERRED COMPENSATION PLAN PROVIDER TO THE FULL TIME PERMANENT EMPLOYEES OF CARSON CITY

5-2. ASSESSOR

A. ACTION TO APPROVE THE REMOVAL AND REFUND OF THE TAXES ON APN 8-054-15, WHICH WAS ACQUIRED BY CARSON TAHOE HOSPITAL ON JANUARY 9, 2002, PER NRS 361.055

B. ACTION TO APPROVE THE REMOVAL AND REFUND OF THE TAXES ON APN 8-054-16, WHICH WAS ACQUIRED BY CARSON TAHOE HOSPITAL ON JANUARY 9, 2002, PER NRS 361.055

C. ACTION TO APPROVE THE REMOVAL AND REFUND OF THE TAXES ON APN 8-123-21, WHICH WAS ACQUIRED BY THE STATE OF NEVADA ON OCTOBER 23, 2001, PER NRS 361.055

D. ACTION TO APPROVE THE REMOVAL AND REFUND OF THE TAXES ON APN 8-756-01, WHICH WAS ACQUIRED BY THE STATE OF NEVADA ON JULY 30, 2001, PER NRS 361.055

E. ACTION TO APPROVE THE REMOVAL AND REFUND OF THE TAXES FOR THE 2001/2002 FISCAL YEAR ON APN 8-125-30 WHICH IS OWNED BY THE STATE OF NEVADA AND CEASED BEING RENTED OUT PRIOR TO JULY 1, 2001, PER NRS 361.055

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 5

5-3. DEVELOPMENT SERVICES - CONTRACTS

A. ACTION TO APPROVE STAFF'S RECOMMENDATION AND AWARD THE 2000/2001 SEWER AND WATER REPLACEMENT PROJECT, CONTRACT NO. 2001-121 TO (BIDDER#1) WEST COAST CONTRACTORS OF NEVADA, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO THE REQUIREMENTS OF NRS CHAPTER 332, 338, 339 AND 624 FOR A CONTRACT AMOUNT OF \$985,164 AND A CONTINGENCY AMOUNT OF \$98,309.90

B. ACTION TO ACCEPT STAFF'S RECOMMENDATION ON AMENDMENT NO. 2 TO THE JUVENILE JUSTICE CENTER EXPANSION - DESIGN SERVICES, CONTRACT NO. 9798-218 AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO GANTHNER MELBY, LLC, FOR AN AMOUNT OF \$4,352.66

C. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON GENTRY LANE SEWER EXTENSION, CONTRACT NO. 2001-116 AND AUTHORIZE PAYMENT TO MARV MCQUEARY EXCAVATING, INC., P.O. BOX 1841, CARSON CITY, NV 89702-1841 FOR AMENDMENT NO. 1 IN THE AMOUNT OF \$2,922.91

D. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON ARSENIC LEVEL REDUCTION PROJECT, CONTRACT NO. 2001-075 AND AUTHORIZE PAYMENT TO HDR ENGINEERING, 271 TURNPIKE DRIVE, FOLSOM, CALIFORNIA 95630 FOR A CONTRACT AMOUNT OF \$141,902 AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF \$18,098 FOR A MAXIMUM CONTRACT AMOUNT NOT TO EXCEED \$160,000

5-4. PURCHASING AND CONTRACTS

A. ACTION TO ADOPT A RESOLUTION AUTHORIZING THE BOARD OF SUPERVISORS TO DETERMINE THAT THE ATTACHED LIST OF 171 PIECES OF MISCELLANEOUS COMPUTER EQUIPMENT AND OTHER MISCELLANEOUS PROPERTY HAVE REACHED THE END OF THEIR USEFUL LIVES AND WILL BE DONATED TO ANOTHER GOVERNMENTAL ENTITY OR TO REQUESTING NONPROFIT ORGANIZATIONS CREATED FOR RELIGIOUS, CHARITABLE OR EDUCATIONAL PURPOSES AS SET FORTH IN NRS 372.3261

B. ACTION TO APPROVE CONTRACT NO. 0203-022 FOR DEVELOPMENT SERVICES - VEHICLE MAINTENANCE TO CONTRACT WITH HARLEY DAVIDSON OF RENO, INC., BY JOINDER BID THROUGH CITY OF SPARKS TO PURCHASE THREE (3) POLICE MOTORCYCLES

5-5. DEVELOPMENT SERVICES - ENGINEERING

A. ACTION TO APPROVE A NOTICE OF RECISION AND CANCELLATION OF A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND HERMAN K. BAUER, REGARDING ASSESSOR'S PARCEL NO. 8-816-69 FOR SIDEWALK IMPROVEMENTS

B. ACTION TO APPROVE A DEDICATION OF RIGHT-OF-WAY FOR CURRY STREET CONSISTING OF A STRIP OF LAND CONTAINING APPROXIMATELY 1201 SQUARE FEET LOCATED AT 2680 S. CARSON STREET (MICHAEL'S CYCLES), APN 9-051-09

C. ACTION TO ACCEPT A DEDICATION OF A WATER AND SEWER UTILITY EASEMENT FOR THE BENEFIT OF CARSON CITY INCLUDING ACCESS,

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 6

INSTALLATION, AND MAINTENANCE OF WATER AND SEWER LINES WITHIN THE MICHAEL'S CYCLES PARCELS LOCATED AT 2680 S. CARSON STREET, CONSISTING OF TWO STRIPS OF LAND CONTAINING APPROXIMATELY 500 SQUARE FEET ON APN 9-051-09 AND APPROXIMATELY 2001 SQUARE FEET ON APN 9-051-16

D. ACTION TO ACCEPT AN OFFER OF DEDICATION OF PUBLIC DRAINAGE EASEMENT, ACROSS APN 8-128-01, 3006 N. ROOP STREET, CONTAINING 9,895 SQUARE FEET MORE OR LESS, DRAINAGE CONVEYANCE, BOTH OVERLAND AND UNDERGROUND, INCLUDING MAINTENANCE, ACCESS, AND APPURTENANCES THERETO

5-6. DISTRICT ATTORNEY - ACTION TO APPROVE AMENDMENT NO. 1 TO THE INTERLOCAL CONTRACT FOR IV-D SERVICES BETWEEN THE STATE OF NEVADA DEPARTMENT OF HUMAN RESOURCES WELFARE DIVISION AND THE CARSON CITY DISTRICT ATTORNEY CHILD SUPPORT DIVISION BY WHICH CARSON CITY RECEIVES SUBSTANTIAL REIMBURSEMENT FUNDING FOR THE COLLECTION OF CHILD SUPPORT OBLIGATIONS BY THE DISTRICT ATTORNEY'S OFFICE, INCLUDING SALARIES AND EQUIPMENT FOR THE PERFORMANCE OF THIS FUNCTION OF THE ORIGINAL CONTRACT DATED MARCH 13, 2001 WHICH INCLUDES THE STATEWIDE COLLECTIONS FOR FISCAL YEAR 2000 AND OTHER MATTERS PROPERLY RELATED THERETO

5-7. CARSON CITY AIRPORT AUTHORITY - ACTION TO APPROVE ASSIGNMENT OF AIRPORT LEASE ON LOT NO. 38 FROM TED E. CONTI TO TED E. CONTI FAMILY TRUST

5-8. PARKS AND RECREATION - ACTION TO APPROVE A USE AGREEMENT BETWEEN THE CITY AND THE CARSON CITY YOUTH SPORTS ASSOCIATION (Y.S.A.)

5-9. FINANCE DIRECTOR - ACTION TO RATIFY THE EXPENDITURE APPROVAL LISTING FOR THE MONTH OF MAY 2002

5-10. CITY MANAGER - ACTION TO APPROVE A CONTRACT FOR GOVERNMENTAL AFFAIRS SERVICES WITH WALKER AND ASSOCIATES FOR FISCAL YEAR 2002/2003 - Mayor Masayko pulled Item 5-3A, the sewer and water replacement project, for discussion. Supervisor Livermore disclosed that he had signed, as the YSA President, the agreement with the City, Item 5-8. He indicated that he does not have a financial conflict with the agreement. Supervisor Staub pulled Item 5-4B, the Harley Davidson Police motorcycles, for discussion. Discussion also explained the resolution numbers for the four items. Supervisor Plank moved to approve the 22 items on the Consent Agenda as presented today excluding Item 5-3A from the Development Services and Item 5-4B from Purchasing and indicated that in the 22 items there are four resolutions; and assigned numbers to each as follows: 5-1B - 2002-R-33, 5-1C - 2002-R-34, 5-1D - 2002-R-35, and 5-4A - 2002-R-36. Supervisor Williamson seconded the motion. Supervisor Williamson noted the contract with Mary Walker for legislative services and thanked her for her ongoing efforts which will be productive and successful for the City. The motion to approve the 22 items as indicated was voted and carried 5-0.

5-3A. (1-0653) - Development Services Director Andrew Burnham, Senior Project Manager Jay Ahrens, City Engineer Larry Werner, Contract Coordinator Justine Chambers - Discussion explained the budget, the linear feet of sewer and water lines to be replaced, and the locations. Staff had attempted to coordinate the business needs with the schedule. A community liaison officer will be appointed to work with the businesses and residents. The work is scheduled to be done at night to avoid disrupting the businesses and traffic as much as possible along Carson Street and at the Bordewich School. The tentative work schedule was limned. Notices will be sent to the residents

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 7

and businesses and some door hangars will be distributed. Notices will also be sent to out-of-town property owners. Mayor Masayko recommended staffing a 24-hour a day telephone number by an individual who will be able to make decisions. Messrs. Ahrens, Burnham and Werner agreed. The work is to be coordinated with Street Operations Manager John Flansberg's projects. Patching similar to that done on Edmonds should not be allowed. Clarification indicated that the door hangers will only be placed on the streets where work is being done. Weekly press releases and the schedule advising where the work is to be done are to be provided. Supervisor Livermore encouraged staff to provide a two week notification period and to purchase the ads rather than expect the newspaper to run pro bono notifications. The contact person's name and telephone number are to be included in the press releases. Mr. Ahrens agreed to publish the schedule once the contractor has developed it. The Chamber of Commerce's experience with NDOT projects was limited to illustrate the amount of coordination that it provides and that problems still occur. The more information provided and the longer the notification period the better it is for the community. It was suggested that consideration be given to having a neighborhood block leader. Mr. Ahrens reiterated the intent to provide the residents with door hangers. Each property owner has been notified. The names and telephone number for the contact liaison will be provided on the door hangers. Supervisor Williamson agreed that the work would be disruptive, however, the area needs the new infrastructure improvements. It will solve some of the problems. There is also a need to work with the residents and businesses. Hopefully, they are aware of the infrastructure needs and the disruption will be short lived. Mr. Werner explained Mr. Ahrens' individual contact with the property owners which has created a design which will address some of the project concerns. A project sign has been developed which was displayed that will be used in the future to alert the people driving through a project. As this project is spread out, it will not be used. Supervisor Staub commended staff for doing the work in-house and working with the citizens to upgrade the infrastructure. It is a huge project and they will receive the phone calls if something goes wrong. Supervisor Livermore reminded the Board and staff of the experience two years ago with a Southwest Gas project to illustrate the concerns. The contractor, West Coast Contractors of Nevada, will be doing the work for Carson City. Mayor Masayko noted for the record that there was less than a \$3,000 difference between the two lowest bidders on this \$1 million project. Supervisor Williamson moved to approve staff's recommendation and award the 2000/2001 sewer and water replacement project, Contract No. 2001-121 to Bidder No. 1, West Coast Contractors of Nevada, Inc., as the lowest responsive and responsible bidder pursuant to the requirements of NRS Chapter 332, 338, 339 and 624 for a contract amount of \$985,164 and a contingency amount of \$98,309.90; funding source is Accounts 515-0000-434-79-50 Sewer Capitalization/Public Works and 520-3505-435-73-06 Water/Capital Projects as provided for in fiscal year 2001-2002. Supervisor Plank seconded the motion. The motion was voted and carried 5-0.

5-4B. (1-0988) - Undersheriff Bill Callahan, Vehicle Maintenance Supervisor Bill LaCombe - The motorcycle officers volunteer for the duty. Discussion explained the proposal to replace two motorcycles and the justification for having motorcycles rather than automobiles. During periods of inclement weather, the motorcycle police officers use other vehicles. The officers who ride the motorcycles prefer motorcycles over the vehicles. The motorcycles have heated handle bars. The lease program contains a buyback clause, however, the demand for the motorcycles is such that they believe they will get more by selling them than it will provide. An example was given to illustrate this belief. One of the old motorcycles may be kept for training. It was felt that the two motorcycles that are being replaced were at the end of their life on active police duty. Supervisor Plank moved to approve Contract No. 0203-022 for Development Services - Vehicle Maintenance to contract with Harley Davidson of Reno, Inc., by joinder bid through the City of Sparks to purchase three police motorcycles. Supervisor Staub seconded the

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 8

motion. Supervisor Plank amended his motion to include: fiscal impact is \$61,000. Supervisor Staub concurred. Motion carried 5-0.

6. BOARD OF SUPERVISORS - NON-ACTION ITEMS

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-1110)

(2-0070) - Supervisor Plank reported on the following meetings/events: May 20th TRPA meeting, Ron Wood Family Counseling Center's Trustees meeting and the May 4th staff meeting on the RTC agenda. He announced that a workshop on the Stewart-Roop corridor would be conducted in the lobby of the Community Center on Monday from 4 to 6 p.m. and a Ron Wood Family Counseling Center's Trustees meeting scheduled for Friday. He had received a call from a Buzz Harris regarding the low bid for the transit service. He had asked Mr. Flansberg to contact some of the other communities with whom the bidder had provided the service. Mayor Masayko explained his feeling that this research should be completed before a contentious item is brought to the Board for action. Supervisor Plank also explained his intent to attend a community garden meeting at the site this evening and the problem encountered in attempting to get water to the original BLM site. For this reason the garden was moved to a site east of the cemetery office under the powerlines. The status of the preparatory work on the garden was described. Supervisor Williamson reported on the following meetings/events: Carson River Advisory Committee meeting; Clear Creek Watershed Council meetings; Economic Strategy Development plan workshops and announced its June 11th workshop; Redevelopment Authority Citizens Committee's survey and announced its June 26th meeting; the WNDD Subcommittee meeting on a joint grant writer position and options; the State Transportation Board meeting and its new policy to include landscaping on all roads and highways with a 50-50 match from the local communities and complimented all of the individuals who had worked to make this program a reality; a legislative meeting with Senator Mark Amodei, Lyon County Commissioner Leroy Goodman and WNDD Executive Director Marylou Bentley on getting WNDD recognized so that it can receive federal grants and funds for the Home Consortium; the CQI meeting; the Carson-Tahoe Hospital Auxiliary installation of officers luncheon; and the Breakfast with Senator Ensign. She announced the June 15 Taste of Downtown; Clear Creek Watershed Council's work day along the creek and invited the public to participate; and her June 18th freeway walk from 6 to 8 p.m. from Arrowhead to Highway 50. Public Transit will take the walkers back to their vehicles. NDOT Project Manager Jim Gallegos will participate. Supervisor Plank noted the cultural change experienced by NDOT regarding landscaping along the freeways and roads. He asked that the Mayor develop a resolution/proclamation recognizing this change at NDOT and that recognition within it be given to GROW for its effort to obtain this change. Mayor Masayko agreed. Supervisor Staub reported on his visit to Tucson and his Little League activities. He announced the Hooligan's Regional Tournament in Reno and the State Tournament which will be in Carson City on June 6 through the 13. The Mayor had been asked to participate in the opening ceremonies. He also announced the PTAC meeting scheduled for Tuesday and that the transit contracts will be discussed at that time. Supervisor Livermore reported on the following meetings/events: Carson-Tahoe Hospital community picnic in the park; the Subconservancy's Newlands Committee meeting; Mental Health Coalition meeting; Economic Development Committee meeting, Youth Sports Association meeting; Carson-Tahoe Hospital Board of Trustees meeting and described the status of the property which the Hospital is acquiring for the future regional facility; the Lone Mountain Cemetery Memorial Day activities and complimented the Mayor on his Master of Ceremonies activities at this function; Breakfast with Senator Ensign; Carson-Tahoe Hospital interviews for additional Trustees and the decision to expand the membership to 12; Chamber of Commerce Transportation Committee meeting; Carson City

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 9

Republicans Central Committee Candidates forum; and the Hospital's strategic planning session. He announced the Taste of Downtown on the 15th and the Little League's Father's Day Breakfast at Seeliger School on the 16th. Mayor Masayko announced the Rendezvous scheduled for the weekend and urged the public to attend and the Nevada Commission for Reconstruction of the V&T Railway meeting at the Atlanta on the 15th from 9 a.m. to 2 p.m. He thanked the Vietnam Veterans for their recognition of the Parks Department. Mayor Masayko reported on the State Transportation Advisory Committee (STAC) meeting including its decision to relinquish local streets to the local community when Interstate Highways have constructed to handle the traffic. Washoe County had made a presentation to STAC regarding a desire to obtain legislation that will allow an eighth of a cent sales tax for maintenance. He also noted his comments to the media regarding the breaks in the center divider on Highway 50. The interchange as proposed by the developer was creative, however, the City at this time wishes to keep as much money as possible for the freeway. The \$4.5 million price tag for the interchange was felt to be rather hefty.

B. STAFF COMMENTS AND STATUS REPORTS (1-1109) (2-0668) - None.

REDEVELOPMENT AUTHORITY (1-1111) - Mayor Masayko 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 (1-1768) - Following adjournment of the Redevelopment Authority, Chairperson Williamson returned the gavel to Mayor Masayko who reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

RECESS: A recess was declared at 10:10 a.m. The entire Board was present when Mayor Masayko reconvened the meeting at 10:25 a.m., constituting a quorum.

7. ECONOMIC DEVELOPMENT/REDEVELOPMENT MANAGER - Rob Joiner

A. ACTION TO APPROVE A REQUEST FROM MADALENA FARROW (PROPERTY OWNER: BOAC, LTD. [FORMERLY BANK BUILDING INC.]), FOR REDEVELOPMENT INCENTIVE PROGRAM FUNDING IN AN AMOUNT NOT TO EXCEED \$100,000 AND NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS FOR HEATING, VENTILATION, AND AIR CONDITIONING IMPROVEMENTS, EXTERIOR SHADE STRUCTURES, CONCRETE AND STUCCO ARCHES, LIGHTING AND LANDSCAPING, ON PROPERTY LOCATED AT 600 EAST WILLIAM STREET, APN 2-145-01; FURTHER THE REDEVELOPMENT AUTHORITY/BOARD HEREBY FINDS THIS PROJECT MEETS THE REQUIREMENTS OF NRS 279.486 AND FINDS THE PROJECT IS OF BENEFIT TO THE REDEVELOPMENT PLAN AREA AND THE IMMEDIATE NEIGHBORHOOD AND THAT NO OTHER REASONABLE MEANS OF FINANCING THIS PROJECT IS AVAILABLE; AND DETERMINES THE INCENTIVE AMOUNT PAID BY THE REDEVELOPMENT AUTHORITY SHALL BE ON A REIMBURSEMENT BASIS ONLY AFTER THE WORK HAS BEEN COMPLETED AND AS TAX DOLLARS OR OTHER FINANCING IS AVAILABLE TO THE REDEVELOPMENT AUTHORITY; FURTHER THIS APPLICATION IS APPROVED SUBJECT TO THE APPLICANT FULFILLING ANY OTHER CITY REQUIREMENTS

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 10

(1-1770) - Supervisor Williamson moved that the Board of Supervisors approve a request from Madalena Farrow, property owner: BOAC, Limited, formerly Bank Building Inc., for redevelopment incentive program funding in an amount not to exceed \$80,000 and not to exceed 20 percent of the project costs for exterior shade structures, concrete and stucco arches, vestibules, and pedestrian routes on property located at 600 East William Street, APN 002-145-01; further the Board of Supervisors hereby finds this project meets the requirements of NRS 279.486 and finds the project is of benefit to the redevelopment plan area and the immediate neighborhood and that no other reasonable means of financing this project is available and excludes plans for future construction of another building and related parking and determines the incentive amount paid by Redevelopment Authority shall be on a reimbursement basis only after the work has been completed and as tax dollars or other financing is available to the Redevelopment Authority; further this application is approved subject to the applicant fulfilling any other City requirements. Supervisor Plank seconded the motion. Motion carried 5-0.

8. FINANCE DIRECTOR - David Heath

A. ACTION TO APPROVE A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR 2001-02 BUDGET (1-1833) - Supervisor Williamson moved to adopt Resolution No. 2002-R-37, A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR 2001-02 BUDGET in the amount of \$75,000. Supervisor Plank seconded the motion. Mayor Masayko requested the record indicate that this is the amount of the Mills Park parking project which Supervisor Plank had assured the Board would be completed by Labor Day of 2002. Motion carried 5-0.

B. ACTION TO APPROVE A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY FISCAL YEAR 2001-02 BUDGET (1-1854) - Mr. Heath explained the revenue increases and budget augmentations. Discussion noted that the sales tax revenue was higher than had been estimated. Attempts to keep the budgets within the allocations were limned. The contingency fund was within the guidelines established by the NRS. Mayor Masayko felt that majority of the uses of the contingency funds had been to the Board for approval. Although the contingency fund had been increased to \$600,000, some personnel costs had been taken from it. The City was maintaining tighter budget controls than had been seen in the past. A more detailed report will be provided in the future. Supervisor Williamson felt that personnel costs should not be taken from the contingency account if the Department has savings in other areas. The contingency should be used for unforeseen items or emergencies. Clarification indicated that the Internal Finance Committee assigns the account from which the allocation is to be taken. The City Manager also has the ability to assign unforeseen or uncontrollable items to the contingency account. Clarification indicated that the elected officials and District Court Judges had overspent their budgets. Overspending without an augmentation must be avoided if at all possible as it is an NRS violation. Mr. Heath emphasized that the Department works hard to control and restrict over expenditures. He was open to revising the policy if the Board desired. Mayor Masayko suggested that over expenditures in the range of \$10,000/\$15,000 should be analyzed. He also pointed out that some of the Departments have CQI funds at the end of the year. Personnel costs should be taken from these funds rather than from the contingency. The Sheriff's salary savings had been used for the military leave for deputies responding to the call up of reserves to active duty due to the 9-11 incident. He complimented the sheriff on this use. This should be the standard operating procedure for all Departments. He also pointed out that one District Court is not receiving the CQI funds but the other is. They also

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 11

need to be told about the policy. Mr. Heath explained the over expenditure by the Library, District Court, and the District Attorney's office. Mayor Masayko questioned whether this is a one time occurrence or an ongoing problem. Mr. Berkich explained that efforts had been made to offset the costs with Departmental savings. He suggested that the Internal Finance Committee draft a policy regarding the contingency uses and submit it to the Board for consideration. Mayor Masayko agreed. Supervisor Livermore pointed out the Board's decision that the pool utility costs be paid with Question 18 funds and user fees. Clarification indicated the executive search had been for the new Personnel Director. Reasons for hiring a "head hunter" for this search were explained. This contract had not been presented to the Board as it was less than \$25,000 which is the level the Board approves. Supervisor Staub asked that in the future an asterisk be placed in front of all items that had been approved by the Board. The elected officials' over expenditure was not felt to be that extreme. Reasons the District Judges have over expenditures were related to the need to hire attorneys for the defendants and for personnel maternity leave. They have been good to work with. Supervisor Staub felt that the Judges should request the augmentation rather than Mr. Heath. This requirement could be added to the policy. Supervisor Staub also suggested that the funding be approved before it is spent. This would avoid the appearance of the Board's action being a rubber stamp. Discussion explained the reasons the Courts may not be able to bring the item to the Board before the expenditure is incurred and the Library promotions and medical leave. A new policy is needed to address this process. It will allow requests for the promotions in the middle of the budget year and allow an augmentation at the end of the year. Mr. Heath suggested a policy be developed whereby Department Heads will seek the Board's approval of the augmentation in the middle of the fiscal year before the expenditure is occurred if it appears that they will be going over their budget. If the over expenditure occurs after that period, the Department Head should justify the expenditure to the Board. Promotions occur when individuals are working out of class and are in accordance with the employee contracts. Sometimes these "promotions" are unforeseen. Discussions at the Internal Finance Committee meetings acknowledge the labor costs and impacts. Supervisor Staub suggested that the Personnel Manager predict these changes in the future. Discussion pointed out that the over expenditures are a violation of the budget process. The augmentation process allows the over expenditure to occur. At the time the over expenditures occur, the status of the budget is unknown. The Board controls the staffing level and does not control the compensation level. Mr. Berkich agreed to develop the policy as directed. Mayor Masayko pointed out that this is a change in philosophy which will allow the Board to be kept apprised of the expenditures before it is incurred. The future will be leaner and must be controlled. The need to be accountable and stay within the budget was stressed. The Board is "serious about meeting the targets and budget listings". Mayor Masayko supported the suggestion that CQI funds be used to pay for the over expenditures. Mr. Heath explained the items which the Board had previously approved. Mayor Masayko felt that the Board should have been aware of the Title 18 changes. He also pointed out that the City had received \$6.4 million in additional funding but the contingency budget was \$140,000 overspent without the Board's approval. Supervisor Livermore moved to adopt Resolution No. 2002-R-38, A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY FISCAL YEAR 2001-02 BUDGET IN THE AMOUNT OF \$6,442,350. Supervisor Williamson seconded the motion. Motion carried 5-0.

C. REVIEW OF FISCAL YEAR 2001-2002 FINANCIAL SUMMARY (1-2438) - Mr. Heath reviewed his financial summary computerized slides. (Copies are in the file.) Mr. Heath is to provide information regarding the contents of the Miscellaneous Retail category to the Board. It had experienced a large drop in income. Mr. Berkich explained a "Wall Street" report indicating that auto sales may be flat or decrease after March. Mayor Masayko felt that the auto manufacturers will react by bringing back the incentives or lower prices. Comments

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 12

acknowledged the unknown factors involved with auto sales. Growth in the sale taxes for this year was felt to be a result of the opening Lowe's and Costco being on line for a full year. Next year's budget had indicated a growth of 3.5 percent. Mayor Masayko felt that sale taxes may flatten after Walmart relocates to Douglas County. Discussion ensued on the status of the residential construction tax and room taxes. Mayor Masayko expressed his concern regarding the use of the extra revenue to meet bond payments rather than other purposes. The \$409,000 loss in water operations was partially due to the impact of depreciation. The water and sewer rates are being studied. The ambulance runs were noted. The building permit fund should be closer to 100 percent due to the construction period. Operating expenses are lagging. This is not a function of operating revenue. A cushion had been provided for engineering and contracting. Justification for reconsidering the fees was provided. The success of the landfill operation was noted. Its funds for rock crushing have not been spent. Douglas County has expressed a desire to use the Carson City landfill. Transit operations may need a temporary loan from the General Fund due to the slowness in obtaining grant funds from the State. Next year being an MPO may provide additional work and improvements. Mayor Masayko noted that the budget is on track and ahead on revenue projections while low on expenditures. No action was required or taken.

10. ALTERNATIVE SENTENCING - Chief Matthew Fisk - ACTION TO APPROVE THE CONVERSION OF ONE PART-TIME ALTERNATIVE SENTENCING OFFICE TECH TO A FULL-TIME OFFICE SUPPORT TECH 1 GRADE 12, CLASSIFIED (1-2796) - Collection fees have improved. The importance of the position was limned. The grant is no longer available. Mayor Masayko complimented the Department on its collection efforts. He also pointed out that the commitment is to include in all future budgets the \$60,000 in revenue. The program provides an alternative to jail time. The position will receive a six cent an hour increase. The wage scale is comparable to others within the City who perform similar tasks. Discussion indicated that \$7,300 in overtime was incurred but not included in the budget. This expense was incurred due to the misunderstanding on the requirement to pay overtime at the time-and-a-half rate. The Department had always booked it at straight time. A grant has been applied for to pay for the overtime. They will stay within the budget restrictions. Discussion noted Chief Fisk's commitment to increase the collections which should be used as an example of how Departments can generate revenue. A media report on the Alternative Sentencing program was also cited. It had indicated that the Department is on the cutting edge for alternative sentencing programs. The program is designed to insure that the criminal element is kept on a short legal leash and attempts to change the lifestyles. The recognition also indicates that Chief Fisk and his Department have followed the Board's direction and made the position budget neutral. Chief Fisk explained that he had been invited to speak at other communities regarding the Department's self-sufficiency and iterated his commitment to make the Department as self-sufficient as possible. Board support for the request was indicated based upon this effort and reiterated the desire for the other Department Heads to find similar efficiencies and revenue sources. It was also felt that additional positions or changes in classification should only be brought forward during the budget process unless different direction is provided at that time. It was pointed out that if the revenue is not there and a supplement is requested, the Board may be forced to make a decision on whether to keep the position. The Department Heads should be the ones to make the determination of where reductions should be made rather than the Board. Chief Fisk felt that additional improvements and efficiencies may be provided in the coming year. Supervisor Plank felt that Chief Fisk's success needed to be told to both the Board and the public as he had done a good job. Supervisor Williamson pointed out that the Department had always operated on a shoe string budget and aggressively sought grants to provide additional support. Discussion pointed out that some of the probationers have not had to serve time but were assessed

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 13

finest/fees as well as community service time. If they do not live up to the terms of their probation, they face jail time which is expensive. The Department's enforcement makes them more accountable. The Department determines the type of reminders that are required to obtain compliance from those who are lax in meeting these obligations. Jails cost more than the alternatives. Chief Fisk explained that the work release program begins tomorrow. Mayor Masayko thanked him for making this program a reality. Mayor Masayko indicated for the record that Justices of the Peace Willis and Tatro and Court Administrator Sharon Murphy were present. Supervisor Livermore moved to approve the conversion of one part-time Alternative Sentencing Office Tech to a full-time Office Support Tech 1 Grade 12, Classified, position; funding source is General Fund/Department of Alternative Sentencing supervision fees collected and deposited into the General Fund. Supervisor Plank seconded the motion. Mayor Masayko indicated that the fiscal impact is \$20,423 and that the augmentation will be offset by increased revenues. Motion carried 5-0.

11. FIRE DEPARTMENT - EMS Battalion Chief Vince Pirozzi

A. ACTION ON A MOTION FINDING THE ORDINANCE AMENDING CHAPTER 5.18 (AMBULANCE SERVICES), SECTION 5.18.040 (FEES AND RATES) BY ADDING NEW SERVICES AND RATES AND INCREASING THE FEE AND RATE SCHEDULE FOR EXISTING SERVICES AND OTHER MATTERS PROPERLY RELATED THERETO DOES NOT IMPOSE A DIRECT AND SIGNIFICANT ECONOMIC BURDEN ON A BUSINESS OR DIRECTLY RESTRICT THE FORMATION, OPERATION OR EXPANSION OF A BUSINESS (1-3348) - Battalion Chief Pirozzi indicated that the Chamber of Commerce and the Builders Association of Western Nevada had been contacted. Supervisor Williamson moved to find the ordinance amending Chapter 5.18 Ambulance Services, Section 5.18.040 Fees and Rates by adding new services and rates and increasing the fee and rate schedule for existing services and other matters properly related thereto does not impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business. Supervisor Plank seconded the motion. Motion carried 5-0.

B. ACTION TO INTRODUCE ON FIRST READING AN ORDINANCE AMENDING CHAPTER 5.18 (AMBULANCE SERVICES), SECTION 5.18.040 (FEES AND RATES) BY ADDING NEW SERVICES AND RATES AND INCREASING THE FEE AND RATE SCHEDULE FOR EXISTING SERVICES AND OTHER MATTERS PROPERLY RELATED THERETO (1-3428) - The proposal will allow the fees to keep up with inflation. A fee increase was not implemented last year, therefore, a ten percent increase was recommended. The new fees were based on medicare requirements. There had been only one flat rate previously for these services. The different services levels were described. The State prison contract to transport from Lovelock was explained. The State OSHA requirements for IV's were noted. Discussion also noted the Medicare's ability to pay at whatever rate it determines regardless of the service provided. The Carson Cares program is open for enrollment until June 30th. Its fees may increase next year. This program includes cooperative agreements with Lyon and Storey Counties. Douglas County has elected to not participate at this time. Supervisor Plank suggested that the fees be increased annually rather than lose the compounding effect. Reasons for not increasing the fees last year were noted. Supervisor Plank moved to introduce on first reading Bill No. 126, **AN ORDINANCE AMENDING CHAPTER 5.18 AMBULANCE SERVICES, SECTION 5.18.040 FEES AND RATES BY ADDING NEW SERVICES AND RATES AND INCREASING THE FEE AND RATE**

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 14

SCHEDULE FOR EXISTING SERVICES AND OTHER MATTERS PROPERLY RELATED THERETO, the staff report indicates that the fiscal impact is none although there is some. Mayor Masayko indicated that the fiscal impact relates to the revenue side and agreed that there would be an impact. Supervisor Williamson seconded the motion. Motion carried 5-0. Mayor Masayko indicated that second reading would be heard on June 20. The ordinance would be effective July 1.

RECESS: A recess was declared at 12:20 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 1:30 p.m., constituting a quorum.

12. COMMUNITY DEVELOPMENT - Director Walter Sullivan

A. ACTION TO APPOINT TWO APPLICANTS TO THE CARSON CITY PLANNING COMMISSION (2-0669) - Applicant Roger Sedway had advised the Department that he would not be able to attend the meeting. Michael Noel withdrew his application. The Board interviewed the following applicants: (2-0717) Gene Munnings; (2-0871) Mark Kimbrough; and (2-1174) Patricia Puchert. Mayor Masayko thanked each for applying. The letter from Roger Sedway indicated that he had served a full term and wished to serve a second one. Deliberation ensued on the applicants and their qualifications. Supervisor Livermore explained his knowledge of Mr. Sedway and his work ethnic at the Hospital. Ron Telles is the project manager and will be making presentations to the Planning Commission on the regional facility. Mr. Sedway has always abstained when there is a potential conflict and has on occasion made presentations. Discussion pointed out that the Commission has seven members. The loss of one member due to an abstention does not prohibit it from acting on any item. Supervisor Livermore explained his reasons for supporting Mr. Sedway's reappointment. He also pointed out the Board's policy to reappoint individuals to a second term when they have requested reappointment. Mayor Masayko explained his philosophy which places the incumbent on the same footing as the other applicants. Supervisor Staub explained his reasons for supporting Mr. Sedway's reappointment. Supervisor Livermore then moved that the Board of Supervisors reappoint Roger Sedway to a second four-year term on the Regional Planning Commission. Supervisor Staub seconded the motion. Motion carried 3-2 with Supervisors Plank and Williamson voting Naye.

Supervisor Williamson recommended Mr. Kimbrough for appointment. Supervisor Staub supported her recommendation. Mayor Masayko felt that anyone of the three remaining applicants would be a good appointment. The round-robin process was used to select Mr. Kimbrough for appointment to the remaining vacancy. Supervisor Williamson moved to appoint Mark Kimbrough to the Carson City Planning Commission. Supervisor Staub seconded the motion. Motion carried 5-0. Mayor Masayko again thanked the other applicants for applying.

B. DISCUSSION REGARDING HISTORIC HOUSING REHABILITATION PRESENTATION BY MEL GREEN, P.E., PRESIDENT AND CHIEF ENGINEER WITH MELVYN GREEN AND ASSOCIATES, INC., A STRUCTURAL ENGINEERING AND HISTORIC PRESERVATION FIRM, ON TUESDAY, JUNE 18, 2002, FROM 6 P.M. TO 8 P.M. AT THE BREWERY ARTS CENTER, 449 WEST KING STREET, CARSON CITY NEVADA (2-1628) - Mr. Sullivan invited the Board to attend the presentation by Mr. Green and offered to agenzize the meeting for the Board. Mayor Masayko felt that the Historic Resource Commission and the Planning Commission should be agenzized for a quorum. It would not be necessary to agenzize the lecture/slide presentation for a quorum of the Board. Comments acknowledged Mr. Green's expertise

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 15

which had been used to address several problems in Carson City including the Old Mint Building, the building at Second and Carson Streets, and the Wungnema House. His expertise and ability to develop creative methods of restoring historic buildings was noted. The public was urged to attend. No formal action was required or taken.

C. ACTION TO ADOPT ON SECOND READING BILL NO. 119, AN ORDINANCE EFFECTING A CHANGE OF LAND USE FROM MOBILE HOME 6000-PLANNED UNIT DEVELOPMENT (MH6-P) TO MULTI-FAMILY APARTMENT-PLANNED UNIT DEVELOPMENT (MFA-P) ON PROPERTY SITUATED ON THE EAST SIDE OF SALIMAN ROAD BETWEEN FAIRVIEW DRIVE AND CARDINAL WAY, ON APN'S: PORTION OF 009-769-07; PORTION OF 009-769-08; 009-804-04; 009-804-05; 009-801-01; 009-801-02; 009-802-01; 009-802-02; 009-802-03; 009-802-04; 009-802-05; 009-802-006; 009-802-07; 009-802-08; 009-802-09; 009-802-10; 009-803-01; 009-803-02; 009-803-03; 009-803-04; 009-804-01; 009-804-02; 009-804-03; 009-805-01; 009-805-02; 009-806-01; 009-806-02; 009-807-01; 009-811-01; 009-811-02; 009-812-01; 009-813-01; 009-813-06; 009-813-07; 009-813-08; 009-814-01; 009-814-02; 009-814-03; 009-814-04; 009-814-05; 009-814-06; CARSON CITY, NEVADA, AND OTHER MATTERS PROPERLY RELATED THERETO (2-1756) - Senior Planner Skip Canfield - Mayor Masayko disclosed for the record that he had not received any comments concerning the ordinance between first and second readings. Supervisor Staub disclosed that he had represented Mr. Bawden and Landmark Homes in the past. He does not currently represent them and did not have any financial interest in the project. Supervisor Livermore moved to adopt on second reading Bill No. 119, AN ORDINANCE EFFECTING A CHANGE OF LAND USE FROM MOBILE HOME 6000-PLANNED UNIT DEVELOPMENT (MH6-P) TO MULTI-FAMILY APARTMENT-PLANNED UNIT DEVELOPMENT (MFA-P) ON PROPERTY SITUATED ON THE EAST SIDE OF SALIMAN ROAD BETWEEN FAIRVIEW DRIVE AND CARDINAL WAY, on the assorted Assessor's Parcel Numbers as represented in the file document before him to be known as Ordinance No. 2002-17. Supervisor Plank seconded the motion. Motion carried 5-0.

D. ACTION TO ADOPT ON SECOND READING BILL NO. 120, AN ORDINANCE EFFECTING A CHANGE OF LAND USE FROM DOWNTOWN COMMERCIAL (DC) TO PUBLIC (P) ON PROPERTY LOCATED AT 207 AND 333 EAST FIFTH STREET, APN 004-062-08; AND 201 EAST SIXTH STREET, APN 004-065-01, AND OTHER MATTERS PROPERLY RELATED THERETO (2-1825) - Discussion between Mr. Sullivan and Mayor Masayko explained the need for a special use permit for any use on the property once it is zoned Public. Mayor Masayko noted for the record that Legislative Council Bureau Director Lorne Malkewich was present. He also explained that he had discussed the change of land use with one unnamed individual; otherwise, he had not received any comments regarding the bill. Supervisor Williamson moved to adopt Bill 120 on second reading, Ordinance No. 2002-18, AN ORDINANCE EFFECTING A CHANGE OF LAND USE FROM DOWNTOWN COMMERCIAL (DC) TO PUBLIC (P) ON PROPERTY LOCATED AT 207 AND 333 EAST FIFTH STREET, APN 004-062-08; AND 201 EAST SIXTH STREET, APN 004-065-01, AND OTHER MATTERS PROPERLY RELATED THERETO, File No. Z-01/02-7. Supervisor Plank seconded the motion. Motion carried 5-0.

E. ACTION TO ADOPT ON SECOND READING BILL NO. 121, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, BY DELETING, IN THE LISTING OF CHAPTERS, THE NOTATION "NOT INCLUDED AT THIS TIME. TO BE ADDED AT

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 16

A LATER DATE” AFTER CHAPTER 18.09 RECREATIONAL VEHICLE PARKS; BY ADDING THE TEXT OF CHAPTER 18. 09, RECREATIONAL VEHICLE PARKS, INCLUDING SECTIONS 18.09.010, PURPOSE; 18.09.020, CONFLICT REGULATIONS; 18.09.030, DEFINITIONS; 18.09.040; MAJOR PROJECT REVIEW/SPECIAL PERMIT/FINAL PLAN APPROVAL; 18.09.050, RECREATIONAL VEHICLE PARK REQUIREMENTS; 18.09.060, WATER SYSTEM; 18.09.070, SEWAGE DISPOSAL; 18. 09.080, ELECTRICAL SYSTEM; 18.09.080, ACCESSORY BUILDINGS AND SERVICE FACILITIES; 18.09.100, REFUSE STORAGE AND INSECT CONTROL; 18.09.110, FUEL SUPPLY AND STORAGE; 18.09.120, FIRE PROTECTION STANDARDS; 18.09.130, GENERAL REGULATIONS; 18.09.140, ZONING REQUIREMENTS; 18.09.150 VIOLATIONS; 18.09.160; ENFORCEMENT; 18.09.170, SEVERABILITY; AND OTHER MATTERS PROPERLY RELATED THERETO (2-1912) - Mayor Masayko reiterated that he had not received any public comments on this item since the first reading of the ordinance. Supervisor Plank moved to adopt Bill No. 121 on second reading, Ordinance No. 2002-19, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, BY DELETING, IN THE LISTING OF CHAPTERS, THE NOTATION “NOT INCLUDED AT THIS TIME. TO BE ADDED AT A LATER DATE” AFTER CHAPTER 18.09 RECREATIONAL VEHICLE PARKS; BY ADDING THE TEXT OF CHAPTER 18. 09, RECREATIONAL VEHICLE PARKS, INCLUDING SECTIONS 18.09.010, PURPOSE; 18.09.020, CONFLICT REGULATIONS; 18.09.030, DEFINITIONS; 18.09.040; MAJOR PROJECT REVIEW/SPECIAL PERMIT/FINAL PLAN APPROVAL; 18.09.050, RECREATIONAL VEHICLE PARK REQUIREMENTS; 18.09.060, WATER SYSTEM; 18.09.070, SEWAGE DISPOSAL; 18. 09.080, ELECTRICAL SYSTEM; 18.09.080, ACCESSORY BUILDINGS AND SERVICE FACILITIES; 18.09.100, REFUSE STORAGE AND INSECT CONTROL; 18.09.110, FUEL SUPPLY AND STORAGE; 18.09.120, FIRE PROTECTION STANDARDS; 18.09.130, GENERAL REGULATIONS; 18.09.140, ZONING REQUIREMENTS; 18.09.150 VIOLATIONS; 18.09.160; ENFORCEMENT; 18.09.170, SEVERABILITY; AND OTHER MATTERS PROPERLY RELATED THERETO, File No. A-01/02-2, no fiscal impact. Supervisor Staub seconded the motion. Motion carried 5-0.

F. ACTION TO ADOPT ON SECOND READING BILL NO. 122, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 15, BUILDINGS AND CONSTRUCTION BY ADDING CHAPTER 15.60, RESIDENTIAL CONSTRUCTION TAX, TO THE LISTING OF CHAPTERS; BY ADDING THE TEXT OF A NEW CHAPTER, CHAPTER 15.60, RESIDENTIAL CONSTRUCTION TAX, INCLUDING SECTIONS 15.60.010, SHORT TITLE; 15.60.020, AUTHORITY; 15.60.030, DECLARATION OF PURPOSE; 15.60.040, DEFINITIONS; 15.60.045, CARSON CITY AS ONE NEIGHBORHOOD PARK AND PARK FACILITIES DISTRICT; 15.60.050, IMPOSITION AND RATE OF THE RESIDENTIAL CONSTRUCTION TAX; 15.60.060, PROCEDURE FOR COLLECTING TAX; 15.60.070, RESIDENTIAL CONSTRUCTION TAX FUND; 15.60.090, USE OF REVENUE IN FUND; 15.60.090, PREVIOUSLY DEDICATED LAND FOR PARKS; 15.60.100, SEVERABILITY; AND OTHER MATTERS PROPERLY RELATED THERETO (2-2016) - Mr. Sullivan corrected the CCMC number to be 15.60.080 rather than 15.60.090 as listed on the agenda. The Board Action Request Form contained the correct listing. Mayor Masayko disclosed that during the two week period between first and second reading he had not received any comments on the ordinance. Supervisor Plank moved to adopt Bill No. 122 on second reading , Ordinance No. 2002-20, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 15, BUILDINGS AND CONSTRUCTION BY ADDING CHAPTER 15.60,

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 17

RESIDENTIAL CONSTRUCTION TAX, TO THE LISTING OF CHAPTERS; BY ADDING THE TEXT OF A NEW CHAPTER, CHAPTER 15.60, RESIDENTIAL CONSTRUCTION TAX, INCLUDING SECTIONS 15.60.010, SHORT TITLE; 15.60.020, AUTHORITY; 15.60.030, DECLARATION OF PURPOSE; 15.60.040, DEFINITIONS; 15.60.045, CARSON CITY AS ONE NEIGHBORHOOD PARK AND PARK FACILITIES DISTRICT; 15.60.050, IMPOSITION AND RATE OF THE RESIDENTIAL CONSTRUCTION TAX; 15.60.060, PROCEDURE FOR COLLECTING TAX; 15.60.070, RESIDENTIAL CONSTRUCTION TAX FUND; 15.60.090, USE OF REVENUE IN FUND; 15.60.090, PREVIOUSLY DEDICATED LAND FOR PARKS; 15.60.100, SEVERABILITY; AND OTHER MATTERS PROPERLY RELATED THERETO, File No. Z-01/02-4, no fiscal impact. Supervisor Livermore seconded the motion. Motion carried 5-0.

H. ACTION TO ADOPT ON SECOND READING BILL NO. 125, AN ORDINANCE EFFECTING A CHANGE OF LAND USE FROM SINGLE FAMILY ONE ACRE (SF1A) TO MULTI-FAMILY DUPLEX (MFD) ON PROPERTY LOCATED AT 4720 SNYDER AVENUE, APN 009-197-01, IN CARSON CITY, NEVADA, AND OTHER MATTERS AS PROPERLY RELATED THERETO (2-2109) - Senior Planner Skip Canfield - Both Mr. Canfield and Mayor Masayko indicated that they had not received any comments on this ordinance during the two week interim between first and second readings. Mayor Masayko also disclosed that he knew the applicant and had voted against the ordinance on first reading as he felt the density was too much. He would again vote against the ordinance. Supervisor Livermore disclosed that he had also voted against the ordinance and would again today for the same reasons. Discussion indicated project reviewed by the Major Project Review staff had proposed a density of ten units per acre as had been submitted to the Board with the first reading. Mayor Masayko noted for the record that Randy Harris and his counsel were present. Public comments were solicited but none were given. Supervisor Plank moved to adopt Bill No. 125 on second reading, Ordinance No. 2002-21, AN ORDINANCE EFFECTING A CHANGE OF LAND USE FROM SINGLE FAMILY ONE ACRE (SF1A) TO MULTI-FAMILY DUPLEX (MFD) ON PROPERTY LOCATED AT 4720 SNYDER AVENUE, ASSESSOR'S PARCEL NUMBER 009-197-01, IN CARSON CITY, NEVADA, AND OTHER MATTERS AS PROPERLY RELATED THERETO based on the findings contained in the staff file, File No. Z-01/02-4, no fiscal impact. Supervisor Staub seconded the motion. Motion carried 3-2 with Mayor Masayko and Supervisor Livermore voting Naye.

RECESS: A recess was declared at 2:48 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 3 p.m., constituting a quorum.

G. ACTION TO ADOPT ON SECOND READING BILL NO. 123, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, BY AMENDING SECTION 18.04.170, PUBLIC (P); AND BY ADDING SECTIONS 18.04.175, PUBLIC NEIGHBORHOOD (PN), 18.04.180, PUBLIC COMMUNITY (PC) AND 18.04.185, PUBLIC REGIONAL (PR); AND OTHER MATTERS PROPERLY RELATED THERETO (2-2200) - Discussion between the Board and Mr. Sullivan explained the need to adopt the text before the map can be amended. Mayor Masayko indicated that he had not received any contact from the public between the first and second readings regarding the change. Public comments were solicited but none were given. Supervisor Plank moved to adopt Bill No. 123 on second reading, Ordinance No. 2002-22, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, BY AMENDING SECTION 18.04.170, PUBLIC (P); AND BY

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 18

ADDING SECTIONS 18.04.175, PUBLIC NEIGHBORHOOD (PN), 18.04.180, PUBLIC COMMUNITY (PC) AND 18.04.185, PUBLIC REGIONAL (PR); AND OTHER MATTERS PROPERLY RELATED THERETO, File No. 00/01-4(a), no fiscal impact. Supervisor Livermore seconded the motion. Motion carried 5-0.

I. ACTION TO ADOPT ON SECOND READING BILL NO. 124, AN ORDINANCE

EFFECTING CHANGE OF LAND USE TO THE OFFICIAL ZONING MAP OF CARSON CITY BY CHANGING CERTAIN PUBLIC-OWNED AND QUASI-PUBLIC OWNED PROPERTIES FROM PARCELS CURRENTLY ZONED "PUBLIC" (P), "CONSERVATION RESERVE" (CR), "SINGLE FAMILY 6,000" (SF6), "SINGLE FAMILY 12,000" (SF12), "SINGLE FAMILY 21,000 (SF21), "SINGLE FAMILY ONE ACRE" (SF1A), "SINGLE FAMILY TWO ACRE" (SF2A), "SINGLE FAMILY FIVE ACRE" (SF5A), "MOBILE HOME 6,000 (MH6), "MOBILE HOME 12,000" (MH12), "MOBILE HOME ONE ACRE" (MH1A), "MULTI-FAMILY DUPLEX" (MFD), "AGRICULTURE" (A), "LIMITED INDUSTRIAL" (LI), "GENERAL OFFICE" (GO), "RESIDENTIAL OFFICE" (RO), "RETAIL COMMERCIAL" (RC), "DOWNTOWN COMMERCIAL" (DC), "TOURIST COMMERCIAL" (TC), AND "GENERAL COMMERCIAL" (GC) TO "PUBLIC NEIGHBORHOOD" (PN), "PUBLIC COMMUNITY" (PC), AND "PUBLIC REGIONAL" (PR), AND PARCELS CURRENTLY ZONED "SINGLE FAMILY 12,000-PLANNED UNIT DEVELOPMENT" (SF12-PUD), SINGLE FAMILY 21,000-PLANNED UNIT DEVELOPMENT" (SF21-PUD), "SINGLE FAMILY TWO ACRE-PLANNED UNIT DEVELOPMENT (SF2A-PUD), "SINGLE FAMILY TWO ACRE-PLANNED UNIT DEVELOPMENT" (SF2A-PUD), AND "GENERAL COMMERCIAL-PLANNED UNIT DEVELOPMENT" (GC-PUD), TO "PUBLIC NEIGHBORHOOD-PLANNED UNIT DEVELOPMENT (PN-PUD) AND "PUBLIC COMMUNITY-PLANNED UNIT DEVELOPMENT:" (PC-PUD), EXCLUDING STATE OF NEVADA, STATE OF NEVADA DEPARTMENT OF TRANSPORTATION AND STATE OF NEVADA DIVISION OF STATE LANDS PARCELS; EXCLUDING CARSON CITY SCHOOL DISTRICT PARCELS AS INDICATED ON THE ATTACHED TABLE AND EXCLUDING THOSE PARCELS AS REQUESTED BY THE PARKS AND RECREATION DEPARTMENT CURRENTLY DESIGNATED AS OPEN SPACE AND INDICATED ON THE ATTACHED TABLE; THE SUBJECT EXCLUDED PARCELS WILL RETAIN THEIR CURRENT ADOPTED ZONING DESIGNATIONS, AND THE CURRENTLY ADOPTED PUBLIC (P) PURPOSE STATEMENT AND USE DESCRIPTION SHALL REMAIN ONLY AS IT IS RELEVANT TO THE SUBJECT PARCELS CURRENTLY ZONED PUBLIC (P), PURSUANT TO THE REQUIREMENTS OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO (2-2290) - Senior Planner Skip Canfield, Tom Quigley, Robert Watson, Barney Mason, Chief Deputy District Attorney Mark Forsberg - Both Mr. Canfield and Mayor Masayko indicated that they had not any contact with the public between first and second readings on the proposal. Mayor Masayko disclosed that a staff meeting was held with the City Manager, BLM, and Planning Commission and staff to provide clarification.

Public comments were solicited. Mr. Quigley showed a video purportedly taken of the 3/18/99 Board meeting of comments made by former Supervisor Kay Bennett indicating a need for additional input and time on a Sierra Pacific request for a project and an allegation that there had been an inordinate amount of pressure placed on staff to allow the project to move forward. Her motion was to postpone the revisions to project and return it to the Planning Commission for further consideration and directed that it be agenized for all appropriate committees, commissions

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 19

and boards for their input and bring it back to the Planning Commission and then the Board. Supervisor Williamson had seconded the motion. Supervisor Livermore had supported the motion due to his concern regarding what the public had perceived as flaws in the ordinance. The community should be involved in determining the uses which should be allowed in public zones. The extra time will allow the best possible solution to be determined. Supervisor Plank assumed that Community Development would be involved in the presentations to each of the committees/commissions that had been identified for review and cautioned against being overly specific in denying anyone with good sense the ability to make judgements in respect to dealing with the final ordinance. Mr. Sullivan had indicated an intent to take a copy of the video to each of the commissions/committees so that they will understand the Board's direction. Mayor Masayko had expressed his feeling that the final process/policy that would be predictable and meet both the current and future needs of the community subject to a determination by reasonable people and public hearings that will result in a decision by the public body based on the issues and facts. It should not be based on an esoteric approach which would not find any manner of addressing the request. All of the stakeholders should be involved in the process and a process developed that balances the needs of the community. The public utilities should also be involved. He also hoped that it would not take a year to complete the process. It was important that the process be a high priority and not be delayed until it becomes a burden upon the applicants. This is the first step in a process requiring the special use permit process to allow a debate on the proposed uses to occur. The motion was voted and carried 5-0. Mr. Quigley alleged that petitions signed by 45 individuals on two separate occasions had requested that the meeting be conducted in the evening. These requests had been ignored. The request began when Sierra Pacific had wanted to put a substation on a public site at Goni and Arrowhead. It has taken three years to reach this point. Purportedly, no action had been taken on the proposal until March 1999 when a zone request for a change to public was submitted. It had not been to the Parks and Recreation Commission, the Open Space Advisory Committee, or the Carson River Advisory Committee. Therefore, the Board had sent it back to obtain their comments. It allegedly came back in March 2002 without any comments from these committees/commissions. The original Sierra Pacific Power Company concern was the inability to put in a power substation in a public zone. It is now going to be allowed in both the Public Community and Public Regional zones with a special use permit. This will make it easier for the public utility companies to obtain what they want. An August 1999 letter purportedly from Community Development Director Walter Sullivan to the Parks and Recreation Commission Chairperson Bob Kennedy suggested that staff is considering allowing the public utility uses in the public zone which included public utility buildings and substations. Items allowed in the public regional zoned areas were read. Purportedly in September 1999 comments were made to different committees/commissions which were not agenzied. One alleged instance of this occurrence was cited as being to the Storm Drainage Committee. Mr. Guzman's comments to this committee were provided. No action was purportedly taken at this meeting. The same occurred at the Parks and Recreation Commission and the Carson River Advisory Committee meetings in September 1999. No action was purportedly taken at these meetings. The Sierra Pacific Power Company wants this change. Mr. Quigley claimed that there would not have been a problem with the one change, however, the entire change was created by Sierra Pacific. He questioned the need to change the entire zoning district for one purpose. Supervisor Bennett had purportedly wanted the staff to review the one use for the power company. The proposal makes a lot of confusing changes. He had allegedly gone to all of the committee meetings and requested the item be agenzied. He questioned his need to do this when the Board had directed Community Development to do it. He also questioned why people will want to volunteer to serve on the City's committees/commissions if the public input is not allowed. He had purportedly asked the Open Space Advisory Committee to do an open space zone. The Chairperson had allegedly indicated that they could not designate any BLM land as open space as the Federal

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 20

government will not honor that zoning. Why can the Open Space Manager say no when the Board of Supervisors wants it done? Why is he getting two different answers? Regarding the property along the east side of the river, if it is zoned public regional, there are 77 uses that can be allowed. If the Feds will not allow it, why do it? The public wants the open space zoning but staff is not interested in doing it. Why? If the proposal is "pushed through", the open space areas will have to come back under the special use permit process to designate those areas open space. This is not necessary as BLM already designates it that way. Why is this process required? A public notification flyer was read allegedly indicating that there were no development plans for the Ambrose Nature area but one day later the news media reported on a desire to put the fairgrounds at this site. Why is the public being told two different things? The public cannot have faith in what the Board is saying when things like this happen. Are there development plans in process for this site right now for any of it? There supposedly are none, however, Parks and Recreation Director Kastens has allegedly asked Utility Manager Hoffert to consider a well site at the Ambrose area. Why is the Board doing it if there are no development plans for the area? At the January 2002 Planning Commission meeting Mr. Guzman allegedly explained some changes to the plan to add a Sierra Pacific utility easement for the public community and public regional zone. Why can Sierra Pacific obtain a change when his comments as a resident adjacent to the site does not matter? The Forest Service, School District, State of Nevada, and the Parks and Recreation sites have been removed. Why couldn't he have a say in it? He felt that he had more at stake than they do. People residing in neighborhoods do not want changes and wish to keep their neighborhood zoning. Community Development has allegedly stated that the Forest Service property is zoned Conservation Reserve and is not part of the Public zone. The property on the east side of the Carson River is also zoned Conservation Reserve. Why is it being included but not other Forest Service property? The City property along the River at the Ambrose area is zoned Public Community. This allows it to be developed. Why isn't open space being allowed there? It would prohibit development. He felt that the property had been purchased for open space. No special use permits should be allowed for development of the area. What is the future of the property and its purpose? The BLM property is to be Public Regional which requires a special use permit. It should be zoned Open Space. All of the presentations and discussions at the Carson River Advisory Committee, the Open Space Advisory Committee, and the Parks and Recreation Commission had indicated that the area east of the River is to be removed from consideration. If they had been aware of the decision to designate the area anything else, they would not have approved the proposal. Why is there no open space zoning as had been requested by many individuals? When will it be created? Is the City's intent to have only the BLM property designated as Public Regional? He was afraid that the proposal would allow all of the open space to be rezoned and developed. BLM is the largest property owner of open space. Without BLM there will be no open space. Why is it necessary to change it to allow 70 uses and not develop the open space zone which should be on it? The change does not comply with the Open Space Advisory Committee or Carson River Advisory Committee's Master Plans nor the Ambrose or Silver Saddle Master Plans. The Conservation Reserve designation should not be changed to Public unless all of the other areas of the community are also changed. It is an arbitrary decision. Who decided to do only part of it? The Mayor and Community Development have allegedly agreed that Public Regional is the most intense development allowed. Why do it? They have wildlife and want to keep it as it is. Mayor Masayko has purportedly indicated that open space is not cast in stone. The Highway 50 gateway is one that is to be developed. This indicates that an amendment can be made as the Mayor has purportedly indicated that development will occur there. What development is to occur there? Who is doing it? Mr. Canfield has allegedly indicated that none of the Public Regional uses will be allowed on BLM land zoned open space. If this is true, why rezone it? Why should the 70 uses be permitted there if BLM will not allow it? Where can a carnival be held? Is it on Public Regional? Can it be at Ambrose if it has a fairgrounds and rodeo there? What

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 21

is the purpose of changing Public Neighborhood to Planned Unit Development and Public Community to Planned Unit Development? Why are there so many changes? He did not believe that there were any problems with the original Title 18 to warrant the changes. What is the criteria to develop the public community, public neighborhood, and public regional zones? Was it arbitrary? There are more questions than answers. There are two maps. He urged the Board to leave things as they are on the east side of the River. He allegedly had additional tapes to show the Board supporting his comments. He urged the Board to think before acting. There had allegedly been 40 people at a night meeting but their comments were written off. The last meeting in March was at Northgate. It had been an unagenized meeting which was a tool to receive complaints. They had vented their concerns at that meeting. There are a lot of emotions involved. The Board should allow the public to attend the meetings at night. As it is now, nothing ever comes back to the Board. He urged the Board to wait until BLM develops its open zoning and then have the City's match it.

(3-0118) Supervisor Williamson indicated that she took exception to the majority of his comments. She had attended the Carson River Advisory Committee meeting. It had supported the plan and asked that any changes be returned to it. There had been three years for the comments to be heard.

Mr. Quigley claimed that there had always been only one map. There had not been any debate at that meeting. They had not had a choice.

Mr. Sullivan explained the meetings that had been conducted on the concept including the videos Mr. Guzman had made. The Airport was used as an example of the reasons to change the zoning districts. It had five different designations. It now has one. It was an open process that had required the Department to send public notices to the entire community on three separate occasions as well as to the surrounding residents on two separate occasions. No projects have been submitted to staff for consideration except for the wells in Fuji Park, Fire Station No. 1, and Kings Canyon. All of these will require a special use permit. The previous zoning allowed any local, state or federal use. The effort had been to establish the type of uses which could be allowed on the sites so that the adjacent neighbors would be aware of the items. The BLM has an Interface Land Use Plan, which he displayed. The Open Space Advisory Committee felt that the City could not force the BLM to participate. BLM will use its Interface Land Use Plan to develop any uses on its property. One of the 70 uses allowed in the Public Regional zone is open space. The Interface Land Use Plan's uses were limited. BLM is updating its plan to match the City's Master Plan. The Forest Service is now going through a four year effort to update its plan. They had been left out of the changes. When its plan is completed, the City plan will be updated. The School District's issue will be addressed and the changes brought back for updating. The State had similar issues.

Mr. Canfield explained that it had not been done in an arbitrary manner. It was done in a very calculated manner. The Forest Service had requested that the Conservation Reserve be allowed to remain. The desire to have concurrence from the other groups was explained. This is the reason BLM was added to the plan. The Forest Service had not concurred, therefore, it was left out. Mayor Masayko agreed that there is no hidden agenda. This process results in better planned districts and tools. The steps are being taken in the public interest. The proposal tightens up the uses and requires that a special use permit be requested with public hearings before the Planning Commission and Board of Supervisors. The City also has a strategy plan to deal with the Feds as their planning process allows. He rejected all of Mr. Quigley's allegations that something is going on. It is a reasonable and logical

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 22

plan that makes sense to the Board and community. The effort is an attempt to be more restrictive as to the uses allowed on public land. The City's open space definition does not match BLM's. The City may need to add some subcategories. It should be defined so that people will be able to understand it in the future. It takes 12 to 18 months to update the City's land use plan. Public input is solicited for those changes.

Mr. Sullivan agreed that meetings had been conducted with BLM District Manager John Singlaub and Dan Jacquet on the process and suitable uses. The Urban Interface Plan is what can happen on BLM property regardless of the zoning. Mayor Masayko pointed out that the Pinenuts had not been zoned. The Forest Service does not have a plan but is working on one. There will be public hearings on it and it will be revisited periodically for updates. There is no hidden agenda. The public needs to periodically analyze the uses. The process has taken longer to complete than originally envisioned but it was the correct process. All of the properties will use the special use permit process before construction can occur.

Supervisor Plank pointed out that the problem had arisen over the media report of a plan for the Ambrose Nature Area. It was only a concept but was represented as being a final plan. The Parks and Recreation Commission, the Planning Commission, and the Board had not considered it. Mr. Sullivan explained his memo on the topic which indicated that the original question had been would it fit. It does not fit. A special use permit for the site has not been requested. The Ambrose Nature Area had always been one of the original sites under study. Supervisor Plank pointed out that the "perception had poisoned the well". It made it appear as though CDBG grants for the Deer Run Road improvements at Highway 50 had been tied to the site. This is not true. There was no connection.

Mr. Watson explained that as a business person it was difficult for him to attend the meetings. He questioned the reasons for making the change? His property abuts the Ambrose Nature Area. People visiting the site often walk on his property. He questioned what could be placed on it. He was willing to rely on the City to make that determination but would be watching. The challenge is dealing with BLM and the City. People often park on his property or come to his house thinking it is part of the park. Will the zone change cause more people to park in front of his house? He had been told by the Sheriff to have the City post no parking signs. BLM has been called and told him to install the no parking signs. He had posted the signs but had been informed by the Sheriff that he could not do it. Therefore, he must get the Street Department to post official signs. The public should be encouraged to use the BLM property. He did not want to deny them access to it but did not want people parking in his driveway. He asked the Board to remember the impact of its decisions on the adjacent neighbors. He also wanted to have the public hearings. Mayor Masayko thanked him for coming and apologized for the runaround. Nothing that the Board does today will change the current status or the property use. BLM Representative Dan Jacquet was present and his Interface Plan controls the use. There is other BLM property abutting City land. This zone change will impact them also. They were not changing the Urban Interface Land Use Plan. Mr. Watson should be able to understand that use. The City can help with the signage and the parking problem. Nothing the Board is doing will change his current problem with the users. Additional public comments were solicited.

Mr. Mason indicated that he lives in the Pinion Hills area and had been notified late in the process. Discussion explained that the agendas are posted on the City's website and that he could call the City Manager's office and be placed on the agenda mailing list. Locations where the agendas are posted was explained. Mr. Mason could also call various Departments and be placed on any other agenda mailing lists he desired. Channel 26 also shows the

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 23

schedule of meetings. The newspaper does not carry all of the agendas. Mr. Sullivan explained that his meetings are advertised in the newspapers and that copies of information for his meetings could be obtained from his office. Mr. Mason will have to advise the office once a year if he wishes to remain on the list. Supervisor Livermore explained that the Open Space Advisory Committee and the Parks and Recreation Commission always meet on a set day every month in a public meeting place such as the Sierra Room. The public is always welcome to attend. Agendas will be provided. Mr. Mason indicated his desire to attend more than he had been. Mayor Masayko indicated that the zone change is a public process and that he was welcome to attend the meetings on the Urban Interface Master Plan. Mr. Sullivan indicated that those meetings will commence in July. The City's master plan update will take approximately 12 to 18 months to complete. BLM's will take even longer. A copy of the Urban Interface Master Plan was given to Mr. Mason. Mr. Forsberg explained the notification requirement for individuals residing within 300 feet of a proposed zone change site. For the proposed process, all property owners in the community were noticed. Mr. Sullivan also indicated that if it is in an area with large lots, notices are sent to 30 contiguous parcels, which could be an area 1,500 feet around the property. This is done as part of the public notification policy. Additional public testimony was solicited but none was provided.

Mayor Masayko noted for the record that BLM Representative Dan Jacquet was present and that the Board had attempted to fairly represent the process which had been going on since the beginning of the concept. Mr. Jacquet agreed.

Supervisor Williamson moved to adopt Bill No. 124 on second reading, Ordinance No. 2002-23, AN ORDINANCE EFFECTING CHANGE OF LAND USE TO THE OFFICIAL ZONING MAP OF CARSON CITY BY CHANGING CERTAIN PUBLIC-OWNED AND QUASI-PUBLIC OWNED PROPERTIES FROM PARCELS CURRENTLY ZONED "PUBLIC" (P), "CONSERVATION RESERVE" (CR), "SINGLE FAMILY 6,000" (SF6), "SINGLE FAMILY 12,000" (SF12), "SINGLE FAMILY 21,000 (SF21), "SINGLE FAMILY ONE ACRE" (SF1A), "SINGLE FAMILY TWO ACRE" (SF2A), "SINGLE FAMILY FIVE ACRE" (SF5A), "MOBILE HOME 6,000 (MH6), "MOBILE HOME 12,000" (MH12), "MOBILE HOME ONE ACRE" (MH1A), "MULTI-FAMILY DUPLEX" (MFD), "AGRICULTURE" (A), "LIMITED INDUSTRIAL" (LI), "GENERAL INDUSTRIAL" (GI), "AIRPORT INDUSTRIAL" (AIP), "GENERAL OFFICE" (GO), "RESIDENTIAL OFFICE" (RO), "RETAIL COMMERCIAL" (RC), "DOWNTOWN COMMERCIAL" (DC), "TOURIST COMMERCIAL" (TC), AND "GENERAL COMMERCIAL" (GC) TO "PUBLIC NEIGHBORHOOD" (PN), "PUBLIC COMMUNITY" (PC), AND "PUBLIC REGIONAL" (PR), AND PARCELS CURRENTLY ZONED "SINGLE FAMILY 12,000-PLANNED UNIT DEVELOPMENT", SINGLE FAMILY 21,000-PLANNED UNIT DEVELOPMENT", "SINGLE FAMILY TWO ACRE-PLANNED UNIT DEVELOPMENT", "SINGLE FAMILY TWO ACRE-PLANNED UNIT DEVELOPMENT", AND "GENERAL COMMERCIAL-PLANNED UNIT DEVELOPMENT", TO "PUBLIC NEIGHBORHOOD-PLANNED UNIT DEVELOPMENT AND "PUBLIC COMMUNITY-PLANNED UNIT DEVELOPMENT", EXCLUDING STATE OF NEVADA, STATE OF NEVADA DEPARTMENT OF TRANSPORTATION AND STATE OF NEVADA DIVISION OF STATE LANDS PARCELS; EXCLUDING CARSON CITY SCHOOL DISTRICT PARCELS AS INDICATED ON THE ATTACHED TABLE NO. 1 AND EXCLUDING THOSE PARCELS AS REQUESTED BY THE PARKS AND RECREATION DEPARTMENT CURRENTLY DESIGNATED AS OPEN SPACE AND INDICATED ON THE ATTACHED TABLE NO. 2; THE SUBJECT EXCLUDED PARCELS WILL RETAIN THEIR CURRENT ADOPTED ZONING DESIGNATIONS, AND THE CURRENTLY ADOPTED PUBLIC (P) PURPOSE STATEMENT AND USE DESCRIPTION SHALL

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 6, 2002, Meeting

Page 24

REMAIN ONLY AS IT IS RELEVANT TO THE SUBJECT PARCELS CURRENTLY ZONED PUBLIC (P), PURSUANT TO THE REQUIREMENTS OF THE CARSON CITY MUNICIPAL CODE AND OTHER MATTERS PROPERLY RELATED THERETO, File No. A-00/01-4b. Supervisors Plank and Livermore seconded the motion. Mayor Masayko noted for the record that this is the beginning step in the process which was felt to be a step in the right direction. The motion was voted and carried 5-0.

There being no other matters for consideration, Supervisor Livermore moved to adjourn. Supervisor Plank seconded the motion. Motion carried 5-0. Mayor Masayko adjourned the meeting at 5:30 p.m.

The Minutes of the June 6, 2002, Carson City Board of Supervisors meeting

ARE SO APPROVED ON September 19, 2002.

/s/
Ray Masayko, Mayor

ATTEST:

/s/
Alan Glover, Clerk-Recorder