

CARSON CITY BOARD OF SUPERVISORS
Minutes of the July 7, 2005, Meeting
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, July 7, 2005, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Marv Teixeira	Mayor
	Robin Williamson	Supervisor, Ward 1
	Shelly Aldean	Supervisor, Ward 2
	Pete Livermore	Supervisor, Ward 3
	Richard S. Staub	Supervisor, Ward 4
STAFF PRESENT:	Linda Ritter	City Manager
	Alan Glover	Clerk-Recorder
	Andrew Burnham	Development Services Director
	Daren Winkelman	Health Director
	Melanie Bruketta	Chief Deputy District Attorney
	John Flansberg	Deputy City Engineer
	Cheryl Adams	Purchasing and Contracts Manager
	Katherine McLaughlin	Recording Secretary
	Laura Beckerdite	Administrative Assistant
	(B.O.S. 7/7/05 Tape 1-0003)	

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, PLEDGE OF ALLEGIANCE, AND INVOCATION - Mayor Teixeira convened the meeting at 8:30 a.m. Roll call was taken. The entire Board was present, constituting a quorum. City Manager Ritter led the Pledge of Allegiance. Rev. Al Tilstra of the Seventh Day Adventist Church gave the Invocation.

CITIZEN COMMENTS (1-0027) - None.

1. ACTION ON APPROVAL OF MINUTES - 12/20/01 AND 10/21/04 (1-0031) - Supervisor Livermore moved for approval for the Minutes of the December 20, 2001, meeting as presented. Supervisor Williamson seconded the motion. Motion carried 3-0-2 with Supervisor Aldean and Mayor Teixeira abstaining.

Supervisor Aldean moved to approve the Minutes from October 21, 2004, as presented. Supervisor Williamson seconded the motion. Motion carried 4-0-1 with Mayor Teixeira abstaining.

2. CHANGES TO THE AGENDA (1-0045) - Items 6 A and B were pulled.

3. CONSENT AGENDA (1-0053)

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3-1. ASSESSOR'S OFFICE - ACTION TO APPROVE THE REFUND AND PARTIAL REMOVAL OF TAXES FROM THE REAL PROPERTY TAXES FOR 4049 JAMES DR. (APN: 008-112-05) FROM THE 2003/04 AND THE 2004/05 REAL PROPERTY TAX ROLLS, FOR A TOTAL OF TWO YEARS, PER NRS 361.768 AND PER NRS 361.765

3-2. JUSTICE COURT - ACTION TO APPROVE THE APPOINTMENT OF VALERIE COONEY AND MYLA FLORENCE TO THE PANEL OF SUBSTITUTE JUSTICES OF THE PEACE

3-3. PURCHASING AND CONTRACTS

A. ACTION TO APPROVE CONTRACT NO. 0506-022, A REQUEST FOR THE PURCHASE OF ONE (1) RST SYSTEM INSTALLED IN A 2005 FORD E - 450 WITH A GAS ENGINE AND A 16 FOOT HIGH CUBE VAN WITH ACCESSORIES FROM 3-T EQUIPMENT COMPANY, INC. FOR A NOT TO EXCEED COST OF \$123,520.70 EXEMPT FROM COMPETITIVE BIDDING

B. ACTION TO APPROVE CONTRACT NO. 0506-029 TO CONTRACT WITH CONCENTRA HEALTH SERVICES, INC. BY JOINDER BID THROUGH THE STATE OF NEVADA TO PROVIDE OCCUPATIONAL HEALTH SERVICES THROUGH APRIL 30, 2009, PROVIDING CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED

3-4. DEVELOPMENT SERVICES - CONTRACTS

A. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON THE ROOP STREET WIDENING PHASE 1 - CONSTRUCTION MATERIALS TESTING PROJECT, CONTRACT NO. 2005-019, AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO STANTEC CONSULTING, INC., FOR A CONTRACT AMOUNT OF \$57,399 AND AUTHORIZE THE CONTRACTS DIVISION TO ISSUE AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF \$6,000

B. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON THE NORTH STEWART STREET EXTENSION - ENGINEERING SERVICES TASK ORDER AGREEMENT CONTRACT NO. 2004-51 AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO CAPITAL ENGINEERING, P.O. BOX 3750, CARSON CITY, NV 89702 FOR AN AMENDMENT NO. 1 AMOUNT OF \$50,000

C. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON THE SALIMAN ROAD TO MILLS PARK RECLAIMED WATER MAIN EXTENSION - CONTRACT ADMINISTRATION AND CONSTRUCTION INSPECTION SERVICES, CONTRACT NO. 2005-022, AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO STANTEC CONSULTING, INC., 6980 SIERRA CENTER PARKWAY, SUITE 100, RENO, NV 89511 FOR A CONTRACT AMOUNT OF \$95,260 AND AUTHORIZE THE CONTRACTS DIVISION TO ISSUE AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF \$5,000

3-5. PARKS & RECREATION - PROPERTY MANAGEMENT - ACTION TO ADOPT A RESOLUTION OF THE CARSON CITY BOARD OF SUPERVISORS DECLARING ITS INTENTION TO LEASE OFFICE SPACE TO THE STATE OF NEVADA, IDENTIFIED AS SUITE NO. 10 AT 2621 NORTHGATE LANE, APN 2-062-05, AND AUTHORIZE THE MAYOR TO EXECUTE A LEASE AGREEMENT, AND FIXING A TIME LINE FOR A SUBSEQUENT PUBLIC MEETING IN ORDER TO RECEIVE ANY OBJECTIONS TO THE LEASE PURSUANT TO N.R.S. 277.050

3-6. HEALTH - ACTION TO ADOPT THE TRANSFER OF SERVICE DELIVERY AND RECORD AGREEMENT BETWEEN THE STATE OF NEVADA HEALTH DIVISION BUREAU

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OF COMMUNITY HEALTH NURSING PROGRAM AND CARSON CITY

3-7. FINANCE - ACTION TO APPROVE THE APPLICATION TO REMOVE UNCOLLECTIBLE ACCOUNTS RECEIVABLE FROM THE RECORDS OF THE SANITARY LANDFILL FUND IN THE AMOUNT OF \$16,634.29 OUT OF ESTIMATED BILLINGS THROUGH JUNE 30, 2005, OF APPROXIMATELY \$2,000,000

3-8. CITY MANAGER - ACTION TO REAPPOINT STAN ZUBER TO THE WILDLIFE ADVISORY BOARD, EFFECTIVE JULY 2005 TO JULY 2007 - Supervisor Livermore moved to approve the Consent Agenda consisting of one item from the Assessor's Office, one item from the Justice Court, two items from Purchasing and Contracts, three items from Development Services - Contracts, one item from Parks and Recreation including Resolution Number 2005-R-27, one item from the Health Department, one item from the Finance Department and one item from the City Manager for a total of eleven items also with the recognition of the reappointment of the Wildlife Advisory Board Member Stan Zuber. Supervisor Williamson seconded the motion. Motion carried 5-0.

4. FINANCE - Director Tom Minton

A. ACTION TO ADOPT A RESOLUTION TO RESCIND RESOLUTION NO. 2005-R-21 WHICH IS A RESOLUTION TO LEVY THE FY 2005-06 AD VALOREM TAX RATE AS CERTIFIED BY THE NEVADA TAX COMMISSION (1-0070) - Discussion indicated that the tax rate for the Eagle Valley Ground Water Basin was decreased by 1/10,000th. Supervisor Staub moved to adopt Resolution No. 2005-R-28 TO RESCIND RESOLUTION NO. 2005-R-21 WHICH IS A RESOLUTION TO LEVY THE FY 2005-06 AD VALOREM TAX RATE AS CERTIFIED BY THE NEVADA TAX COMMISSION. Supervisor Williamson seconded the motion. Motion carried 5-0.

B. ACTION TO ADOPT A RESOLUTION TO LEVY THE CARSON CITY FISCAL YEAR 2005-06 AD VALOREM TAX RATE AS CERTIFIED BY THE NEVADA TAX COMMISSION (1-0096) - Supervisor Aldean moved to adopt Resolution No. 2005-R-29, A RESOLUTION TO LEVY THE CARSON CITY FISCAL YEAR 2005-06 TAX RATE AS CERTIFIED BY THE NEVADA TAX COMMISSION. Supervisor Williamson seconded the motion. Motion carried 5-0.

5. DEVELOPMENT SERVICES - CONTRACTS DIVISION - Deputy City Engineer John Flansberg

A. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION AND AWARD THE QUILL RANCH WATER TREATMENT PLANT IMPROVEMENTS 2005 ASH CANYON TRANSFER PUMP UPGRADE PROJECT, CONTRACT NO. 2004-129, TO (BIDDER NO. 1) RDC, INC, DBA RESOURCE DEVELOPMENT COMPANY, 2305 GLENDALE AVENUE, SUITE 10, SPARKS, NV 89431, FOR A CONTRACT AMOUNT OF \$355,400 AND A CONTINGENCY AMOUNT OF \$34,600 (1-0107) - Discussion indicated that the Board and Mr. Flansberg had received numerous calls regarding the closure of Roop Street between Winnie and Beverly. Discussion also noted that if the contingency is spent for the project, the Hospital will pay its share of it. Supervisor Aldean moved to accept Development Services recommendation and award the Quill Ranch Water Treatment Plant Improvements 2005 Ash Canyon Transfer Pump Upgrade Project, Contract No. 2004-129, to Bidder No. 1, RDC, Inc., doing business as Resource Development Company, 2305 Glendale Avenue, Suite 10, Sparks,

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Nevada 89431, for a contract amount of \$355,400 and a Contingency Amount of \$34,600; fiscal impact not to exceed \$390,000. Supervisor Williamson seconded the motion. Motion carried 5-0.

B. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION AND AWARD THE SALIMAN ROAD TO MILLS PARK RECLAIMED WATER MAIN EXTENSION PROJECT, CONTRACT NO. 2005-001, TO (BIDDER NO. 2) RAPID CONSTRUCTION, INC., 255 GENTRY WAY, SUITE A, RENO, NV 89502, FOR A CONTRACT AMOUNT OF \$1,345,543.10 AND A CONTINGENCY AMOUNT OF \$67,277.15 (1-0140) - Public Works Operations Manager Tom Hoffert, Development Services Director Andrew Burnham - Discussion indicated that the High School may tap into the reclaimed water line. Mills Park pays between \$30,000 and \$40,000 to irrigate Mills Park with potable water. The High School may be paying \$10,000 for irrigation. Benefits of allowing reclaimed water to be used for irrigation purposes were noted. This location is the last of the large irrigation areas. Small three acre sites are now being considered for conversion to reclaimed water. Mr. Burnham explained that the State Capital Complex could be served by connecting to the Saliman Road line. Mr. Hoffert indicated that the State Complex includes the corridor from DMV to Spear Street. The State Master Plan includes the ability to irrigate this area with reclaimed water. Mr. Flansberg indicated that the bicycle lanes will be restripped after construction is completed. Supervisor Aldean asked Mr. Flansberg to look at the bicycle lane stripping on Roop Street between Fairview and Koontz. Mr. Flansberg explained the project and the requirement that the construction at the east end of the park be stopped and park usage allowed during the weekends. One lane of traffic will be allowed in each direction on Saliman. The line is to be in the center of the street. This will allow residential and business access during construction. A pedestrian island will be installed near the Mills Park entrance as part of the mill and overlay project. Media reports and signage alerting the public to the construction areas were described. The volume of traffic and number of accidents on Carson Street were explained and felt to be the reason for the traffic jams that had occurred on Monday. Discussion also indicated that the Roop Street contract includes a bonus if the contractor finishes early and a penalty if he/she finishes late. October 9 is the completion date for the Roop Street contract. Supervisor Aldean moved to accept Development Services recommendation and award the Saliman Road to Mills Park Reclaimed Water Main Extension Project, Contract No. 2005-001, to Bidder No. 2, RaPiD Construction, Inc., 255 Gentry Way, Suite A, Reno, Nevada 89502, for a contract amount of \$1,345,543.10 and a contingency amount of \$67,277.15; fiscal impact is not to exceed \$1,412,820.25. Supervisor Livermore seconded the motion. Motion carried 5-0.

6. DEVELOPMENT SERVICES - PLANNING AND ZONING

A. ACTION REGARDING AN APPEAL OF THE PLANNING COMMISSION'S DECISION OF APPROVAL OF A SPECIAL USE PERMIT APPLICATION FROM APS ENERGY SERVICES (PROPERTY OWNER: STATE OF NEVADA) TO ALLOW THE OPERATION OF A RENEWABLE ENERGY CENTER CONSISTING OF ONE BIOMASS-WOOD FIRED BOILER, CO-GENERATION PLANT AND PHOTOVOLTAIC FACILITY AT THE NORTHERN NEVADA CORRECTIONAL CENTER, ON PROPERTY SPLIT ZONED PUBLIC (P) AND AGRICULTURE (A), LOCATED AT 1721 SNYDER AVENUE, APN 010-281-46-05-008 (1-0045) - Pulled.

B. ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, SECTION 18.05.030, TRAILERS, MOBILE HOMES, RECREATIONAL VEHICLES, COMMERCIAL COACHES AND STORAGE

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CONTAINERS, SPECIFICALLY INVOLVING SECTION 1.E BY ADDING "OVERNIGHT TRUCK PARKING, RECREATIONAL VEHICLE PARKING AND CAMPING ARE PROHIBITED WITHIN PARKING LOTS, FINE \$100." AND DELETING "PARKING LOTS ARE NOT CONSIDERED RECREATIONAL VEHICLE PARKS." AND OTHER MATTERS PROPERLY RELATED THERETO (1-0045) - Pulled.

7. PARKS & RECREATION - PROPERTY MANAGEMENT - Open Space Manager Juan Guzman - **ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY TO EFFECT THE PURCHASE OF THE LAND AND BUILDING AT 113 NORTH HARBIN AVE. (APN 004-176-10) FROM DAWN AND RON NELSON FOR A SUM OF \$305,000 PLUS ONE-HALF OF ALL ESCROW FEES AND RECORDING COSTS (1-0280)** - The building will be removed and the area paved for a parking lot for the new Sheriff's Administrative Building. The lot is slightly smaller than 12,000 square feet. Mr. Guzman indicated that the adjacent property to the east will also be purchased in the near future. The two lots will provide the 30 required parking spaces. Supervisor Aldean moved to approve and authorize the Mayor to sign all documents necessary to effect the purchase of the land and building at 113 North Harbin Avenue, APN 004-176-10, from Dawn and Ron Nelson for a sum of \$305,000 plus one-half of all escrow fees and recording costs and a commission in the amount of \$9,150; the total fiscal impact is \$314,150 plus one-half of the escrow fees and recording costs. Supervisor Livermore seconded the motion. Motion carried 5-0.

8. HEALTH - Director Daren Winkelman - **ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE DELETING CHAPTER 8.08 OF THE CARSON CITY MUNICIPAL CODE, NUISANCES, AND ADDING A NEW CHAPTER 8.08, PUBLIC NUISANCES, AND CHAPTER 8.09, ENFORCEMENT PROVISIONS FOR NUISANCES, AND OTHER MATTERS PROPERLY RELATED THERETO (1-0346)** - Senior Compliance Officer Kevin McCoy - Mr. Winkelman explained that the proposed ordinance will allow the City to cite and assess administrative fees. It also lessens the burden on the court system. A majority of the ordinance was taken from the Reno Code. He thanked Chief Deputy District Attorney Melanie Bruketta for her assistance in writing it. Supervisor Aldean explained her reading of Page 17, Section 8.08.110 regarding junked, abandoned, and/or unregistered vehicles. Mr. McCoy explained that the referenced section deals with private property that is the site of a licensed business. Mr. McCoy agreed to amend Subsection D to include "and properly zoned". The business should not be in a residential area. Mr. Winkelman explained the reasons for revising the Code and the placement of Code Compliance under the Health Department. The concept creates a "one stop shop" and provides easier access and control over compliance issues. Each Department will have an individual assigned as a liaison to the Compliance Division. This will provide clear direction and easier tracking. Telephone complaints are not considered legitimate complaints. The reporting party's name is held in confidence until the issue is taken to court. Assistance is provided, if at all possible, whenever the reporting party is not willing to sign a complaint or provide his/her name. Supervisor Aldean complimented the Compliance Officers on their finesse and efforts to address difficult situations that at times include a hostile environment. Mr. Winkelman concurred and indicated that another individual at the office will be providing backup if needed. Public comments were solicited. None were given. Supervisor Williamson moved to introduce Bill 117, AN ORDINANCE DELETING CHAPTER 8.08 OF THE CARSON CITY MUNICIPAL CODE, NUISANCES, ADDING A NEW CHAPTER 8.08, PUBLIC NUISANCES, AND CHAPTER 8.09, ENFORCEMENT PROVISIONS FOR NUISANCES, AND OTHER MATTERS PROPERLY RELATED THERETO; with no

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fiscal impact, with the addition on Page 17, Section 8.08.11.d of "if properly zoned". Supervisor Aldean seconded the motion. Motion carried 5-0.

9. CITY MANAGER - Linda Ritter

A. ACTION TO INTRODUCE ON FIRST READING, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 5 PUBLIC UTILITY FRANCHISES AND REQUIREMENTS, BY ADDING CHAPTER 5.19 CABLE SYSTEMS WHICH REGULATES THE OCCUPANCY AND USE OF PUBLIC WAYS BY CABLE SYSTEMS AND PROVIDES FOR THE ESTABLISHMENT OF CUSTOMER SERVICE STANDARDS AND OTHER MATTERS PROPERLY RELATED THERETO (1-0599) - Administrative Assistant Liz Teixeira, Buske Group Representative Fred Christ, Chief Deputy District Attorney Melanie Bruketta - Ms. Teixeira felt that the needs assessment should be completed within the next month or so. Justification for having a cable ordinance was briefly explained. Charter does not have to agree with the ordinance. The City can adopt the ordinance as written due to staff's belief that it complies with the law.

Mr. Christ gave a copy of his "notes" to the Board and Clerk. (A copy is in the file.) He indicated that the ordinance applies to any cable company doing business in Carson City. It is based on Reno's with some updated revisions. Charter's concerns were considered. Staff has responded to them. A customer service resolution will include the process for regulating the day-to-day customer service issues for any cable company and will be established as the next step in the process. The franchise agreement will then be negotiated. Page 3 of his notes included the minimum standards for a cable company which he described.

Ms. Teixeira introduced Charter Representatives Donna Lucky and Scott Daughtery, who were present. The Representatives indicated they were present to answer questions. Mayor Teixeira indicated that the majority of their issues will be addressed during negotiations. He explained that the ordinance is supportable and that Charter does not agree with it in its entirety. He pointed out that the ordinance copy the Board had indicates the City's desires in red and Charter's in blue. Ms. Bruketta concurred that negotiations will resolve the differences and indicated that the process must occur within the framework of the ordinance. Ms. Teixeira indicated that there are items in the ordinance which Charter wishes to negotiate. City staff believes that they can be included in the ordinance and not negotiated. Supervisor Williamson moved to introduce on first reading Bill No. 118, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 5 PUBLIC UTILITY FRANCHISES AND REQUIREMENTS, BY ADDING CHAPTER 5.19 CABLE SYSTEMS WHICH REGULATES THE OCCUPANCY AND USE OF PUBLIC WAYS BY CABLE SYSTEMS AND PROVIDES FOR THE ESTABLISHMENT OF CUSTOMER SERVICE STANDARDS AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Aldean seconded the motion. Motion carried 5-0. Mayor Teixeira directed that similar ordinances utilize the red and blue contrasts. Ms. Ritter agreed.

B. ACTION TO ADOPT BILL NO. 116, ON SECOND READING, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 2.16, CARSON CITY PARKS AND RECREATION COMMISSION TO REMOVE REFERENCE TO A STUDENT OR MINOR AS A MEMBER OF THE PARKS AND RECREATION COMMISSION AND CLARIFY THAT THE PARKS AND RECREATION COMMISSION MAKES RECOMMENDATIONS REGARDING THE

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DEPARTMENTS CAPITAL BUDGET, AND OTHER MATTERS PROPERLY RELATED THERE-TO (1-0798) - Supervisor Livermore moved to adopt Bill No. 116, Ordinance No. 2005-17, on second reading, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 2.16 CARSON CITY PARKS AND RECREATION COMMISSION TO REMOVE REFERENCES TO A STUDENT OR MINOR AS A MEMBER OF THE PARKS AND RECREATION COMMISSION AND CLARIFY THAT THE PARKS AND RECREATION COMMISSION MAKES RECOMMENDATIONS REGARDING THE DEPARTMENT'S CAPITAL BUDGET AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Aldean seconded the motion. Motion carried 5-0.

C. ACTION TO APPROVE POLICY NO. CM-05-001, ADOPTING THE ADVISORY BOARDS, COMMISSIONS AND COMMITTEES COMMUNICATIONS POLICY (1-0828) - Supervisor Livermore moved to adopt Policy 2005-P-4, ADOPTING THE ADVISORY BOARDS, COMMISSIONS AND COMMITTEES COMMUNICATIONS POLICY. Supervisor Williamson seconded the motion. Discussion pointed out that the policy does not prevent an individual Committee member from expressing his/her own opinions as an individual. The Committee member cannot speak for the Committee unless the Committee/Board of Supervisors has taken action on the item. Motion carried 5-0.

D. ACTION TO APPROVE A COST OF LIVING INCREASE FOR UNCLASSIFIED PERSONNEL, WITH THE EXCEPTION OF THE CITY MANAGER, PURSUANT TO RESOLUTION 2001-R-6, AS AMENDED (1-0896) - Supervisor Williamson suggested Ms. Ritter update the list. Ms. Ritter concurred and expressed a desire to revise some of the titles and positions. Supervisor Williamson moved to approve a cost-of-living increase for unclassified personnel, with the exception of the City Manager, of three percent pursuant to Resolution No. 2001-R-6 as amended; fiscal impact is \$171,000. Supervisor Livermore seconded the motion. Motion carried 4-0-1 with Mayor Teixeira abstaining.

10. BOARD OF SUPERVISORS - NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0925) - Supervisor Aldean reported on her attendance at the Credit Union ribbon cutting at its new branch; the Commercial Real Estate Women's presentations; the TRPA Governing Board Retreat; and the City Employees Recognition Luncheon. Supervisor Williamson reported on her attendance at the Commercial Real Estate Women's presentation; the Rotary Club; a canoe trip on the Carson River from Fort Churchill to Lake Lahontan to view the bank stabilization needs and improvements and the weed infestation sites; a special Subconservancy meeting; the Western Nevada Home Consortium meeting; and the Editorial Board meeting for the *Carson Magazine* and solicited input from community groups for its calendar. She looked forward to the joint meeting with the Planning Commission. Supervisor Staub reported on his vacation to Alaska; noted the media report on driving of spikes for the V&T Railway, and expressed his condolences to Charlie Cockerill on the death of his mother. Supervisor Livermore reported on his attendance at the Mental Health Coalition including its faith based homeless council and shelter; a press conference on the Salsa Y Salsa Event and its expansion; Youth Sports Association meeting; and the City Employee picnic. He urged the Board to tour Governors Field and its lighting rehabilitation efforts. He commended Amy Charles, any of her unknown assistants, and Human Resources Director Lisa Roth on the Employee picnic.

RECESS: A recess was declared at 9:38 a.m. A quorum of the Board was present at 9:55 a.m. when Mayor Pro-Tem Williamson reconvened the meeting. Mayor Teixeira was absent.

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E. ACTION TO APPOINT ONE MEMBER TO THE CONVENTION AND VISITORS' BUREAU TO REPRESENT THE HOTEL/MOTEL OPERATORS FOR A TWO YEAR TERM ENDING JULY 2007 (1-0889) (1-1160) - Timm Barlow briefly described his employment at the Silver Queen Inn. It is a weekly rental facility. Mayor Pro-Tem Williamson thanked him for applying. An interview was conducted.

RECESS: A recess was declared at 10:04 a.m. Mayor Pro-Tem Williamson reconvened the meeting at 10:11 a.m. A quorum of the Board was present although Mayor Teixeira was absent.

(1-1323) Sean Sever requested reappointment to the Bureau and explained his involvement with it. An interview was conducted. Mayor Pro-Tem Williamson thanked him for his service and for volunteering to serve a second term. Supervisor Aldean moved to appoint Sean Severs to the Carson City Convention and Visitors Bureau to represent the Hotel/Motel Industry for a two-year term ending July 2007. Supervisor Livermore seconded the motion. Mayor Pro-Tem Williamson expressed the Board's appreciation to Mr. Barlow for applying and explained that Mr. Sever is more experienced and familiar with the program. The motion to appoint Mr. Severs was voted and carried 4-0.

RECESS: A recess was declared at 10:22 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 5 p.m. Planning Commission members who were present were: Chairperson Peery; Vice Chairperson Kimbrough; and Commissioners Reynolds, Semmens; and Vance. A quorum of the Commission was present. Staff members present included: City Manager Ritter; Development Services Director Burnham; Chief Deputy District Attorney Bruketta; Redevelopment/Economic Development Manager McCarthy; Open Space Manager Guzman; Principal Planner Plemel; Senior Planner Pruitt; Parks Planner Krahn and Recording Secretary McLaughlin.

11. JOINT MEETING WITH THE CARSON CITY PLANNING COMMISSION - ACTION TO PROVIDE DIRECTION TO STAFF REGARDING THE DEVELOPMENT OF A DRAFT LAND USE PLAN BASED ON REVIEW AND COMMENTS REGARDING THREE CONCEPTUAL LAND USE SCENARIOS, COMPACT GROWTH, MIXED-USE ACTIVITY CENTER, AND URBAN EXPANSION, AS PART OF THE COMPREHENSIVE MASTER PLAN UPDATE PROCESS (2-0020) - Clarion Associates Ben Herman and Darcy White, Winston Associates Principal Jeff Winston, Bruce Scott, Bruce Kittess, Dale Ryan, Development Services Director Andrew Burnham, Lee Ann Soren - Roll call of the Planning Commission was taken. Commissioner Mullet was absent. A quorum was present.

Mayor Teixeira began the session by expressing his belief that there are two key issues. One is the master plan for the south section of the City. Mr. Plemel introduced the item by reviewing the history of the master plan and its process. He then introduced the consultants. He limned the workshops. Discussion explained the number of individuals who had completed master plan surveys. The actual number of hits on the website was unknown. Approximately 900 individuals had completed the park's plan survey. A final tally of these surveys had not been completed in time for the meeting. He thanked Mr. Morgan for his interviews and coverage of the master plan process. He then reviewed the packet of information list including the Builders Association's of Western Nevada support for Scenario 2. He indicated that a bicycle and pedestrian workshop was

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scheduled in the room at 7 p.m. He thanked the individuals who had completed surveys and/or come to his office to discuss the master plan.

Mr. Herman indicated that the survey from 150 individuals was not a statistical survey. It was on the City's website. It was separate from the survey conducted by the Parks Department. The Parks' survey had been completed by 900 individuals and was conducted by UNR. It had an error ratio of plus or minus three percent. He requested direction from the Board and Commission on their preferred plan. The three different plans were limned. The community's preference is for Scenario 2. Reasons for its selection were noted. The Consultants then reviewed the eight planning areas and solicited comments from the Board/Commission.

Ms. White indicated that the downtown area supports Scenarios 1 and 2. The Consultants supported a hybrid of Scenarios 1 and 2 with more of Scenario 2 with a mixed use concept. Pros and cons of this usage were noted. Comments stressed that the traffic patterns after the freeway is completed will determine the lane and parking configurations; the traffic volume, and pedestrian issues. Mr. Plemel also indicated that Redevelopment/Economic Development Manager McCarthy is working with the Consultants and himself on meeting the master plan goals for developing a special planning area (SPA) that will provide implementation strategies and measures. He plans to utilize the master plan process including the development of ordinances for mixed uses, design standards, and zoning. Supervisor Williamson explained her support of Scenario 2 for the downtown area. Commissioner Reynolds questioned whether the plan will be successful in view of the projected traffic volume on Carson Street after the freeway opens. Mr. Herman felt that with some street realignments, it may be possible to reduce the traffic volume, however, if this does not occur, it may be difficult to implement the program. He suggested that the street widths be reduced as traffic may seek a more friendly environment elsewhere. Supervisor Aldean explained RTC's efforts to develop north/south routes through the City which could reduce some of the residual traffic on Carson Street. Mayor Teixeira questioned whether this effort would be successful before the freeway is completed. Discussion ensued on how best to obtain redevelopment in the downtown area and the type of ordinances that will allow for it to occur. Mr. Herman felt that the "current suburban ordinances" relating to the downtown area are a hindrance to its redevelopment. They will make recommendations on ordinance changes that are necessary to create the hybrid development desired. Supervisor Aldean stressed the need to carefully analyze the market before changing the ordinances. Mr. Herman also indicated that convention centers for groups of 500 people within a walkable distance needs to be market driven. The proposed concept is conservative and provides for a quarter of the rehabilitation to be infill with mixed uses. It is not a radical shift. Las Vegas was cited as an illustration of how successful infill can occur. He also indicated that the plan is a guide. It does not develop the concept. Focus should be on more activity but it should be "sprinkled" throughout. Mayor Teixeira stressed his belief that the Board/Commission could not "tell a developer where to go". They must, however, be flexible and allow the opportunity to occur.

Mr. Herman then explained that the southeast portion of the City is another planning area. The residents want to remain with one acre zoning. The freeway bisects it. It could remain one acre zoning with some opportunities for density along Silver Sage with a transition into commercial. Design standards are also needed for this area. He also noted that the racetrack is part of the area and is zoned for medium density according the draft master plan. He agreed to research whether it is possible to have a severability plan that allows challenged areas to not impact the remaining portion of the district. Mayor Teixeira indicated that the Board will have to make a decision on the density of the racetrack project. The quandary created by the

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proposed project was limned. Chairperson Peery supported his remarks and noted other issues which also need to be considered. Discussion indicated that high density will be prevented from occurring. Mr. Herman stressed the need for the Board and Commission to select a Scenario for the area. Mayor Teixeira explained that this is the first time the SPA process has been used. Supervisor Livermore explained that his residence is located in a SF1A zone and the fear that high density development of apartments and condominiums will become a way of life in the community. He felt that the same concerns are being expressed about the racetrack area. Mayor Teixeira explained the need for entry level housing and the lack of it in Carson City. The plan should include this need. Mr. Herman explained that there is additional land in the community, e.g., the Lompa property, which could be developed to provide 2,000 to 3,000 more homes. Mayor Teixeira indicated that Mr. Herman could use that area for housing so long as the quality of life in the community is not impacted. He also pointed out the "NIMBY" resistance that is occurring around the Anderson property on Mountain Street and felt that the same will occur with the Lompa property. Supervisor Aldean explained her belief that master planning of virgin areas is easier to do than redevelopment of already established areas. Supervisor Staub felt that the market will drive the pricing and the developments/redevelopments. The current market is restricting the development of low density residential areas. Mr. Herman felt that if the master plan indicates the development should be at four units per acre, the market will support that development. Commissioner Kimbrough pointed out the need to consider the infrastructure issues before zoning is changed. The racetrack proposal had included sewer and water services. Public comments were solicited.

(2-0758) Mr. Scott supported the open process as it provides for communication and public participation. He was excited about the opportunities it is providing. He suggested the Board provide incentives to encourage development. The concept will provide good projects, infill, and larger projects in the downtown area. He expressed his concern about the lack of infrastructure in the southeast section of the City, particularly if a higher density is granted. Supervisor Aldean concurred and pointed out the lack of curbs, gutters and sidewalks. Infill will create more traffic but may provide adequate funding to support creation of the needed infrastructure. Discussion indicated that without water and sewer infrastructures, development on less than an acre may not be possible. Mr. Scott felt that some transitional zoning along Silver Sage and its immediate area may be sensible. He also urged the Board to remember the value of one acre parcels, their equestrian friendliness, and economic value. It has a low need for City services.

Mr. Kittess reminded the Board of the reasons a majority of the residents had moved to the City was to get away from the density and traffic in other cities. He felt that the raw material indicating the amount of vacant space in the different zones should be provided before rezoning occurs.

Mr. Ryan felt that the one acre zoning provides for protection downstream as it allows the storm water to percolate into the soil. Increased density will reduce this ability and could be harmful to the downstream environment. He felt that the residents in his area had been confused regarding the meeting and did not come. They prefer to be left alone on their one acre lots.

Supervisor Aldean indicated that she had received an email from Jim and Carroll Godec indicating their desire to keep their one acre zoning.

Ms. White then reviewed the recommendations for the Hospital area of North Carson. Mayor Teixeira explained that the former Kmart site is in escrow with a proactive retail developer. With the development of

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Walmart, he felt certain that the area will “take off” as the synergy is there. Supervisor Livermore concurred based on the impact that opening the freeway will have.

(2-0918) Ms. White then explained the recommendations for the Highway 50 East corridor. Mayor Teixeira felt that once the freeway opens, infill around Walmart will occur. When the V&T Railroad is completed, development around it will occur.

Mr. Herman explained that the fifth area is south of the first phase of the freeway--the Lompa property. This area should be commercial with large boxes. An option would be to provide additional housing with a higher density than residential development provides. It should not be the highest possible density but a mix of low and medium housing. Supervisor Livermore explained the problems encountered with finding appropriate locations for the utility substations. He hoped that the master plan will be able to determine where and how many are needed for the City. He did not wish to see the City become the regional provider for utilities. Mr. Plemel explained that staff is working with Sierra Pacific to determine the number and locations needed. Supervisor Williamson indicated that the mixed use allows the property owners to have some flexibility in their development plans. The area has been enjoyed for decades. The Parks and Recreation survey indicates that some of the land should be preserved with trails and agricultural uses to allow the community to continue to enjoy its rural heritage. Commissioner Kimbrough pointed out that the property is located in a flood plain. Mr. Burnham agreed that the site has significant flood plain zones and drainage concerns. Some of these issues are solvable and those areas will allow development to occur. Ms. White recommended that development occur under an SPA as it allows more scrutiny to occur. Mayor Teixeira pointed out that the first SPA attempt was the racetrack. Supervisor Aldean explained that SPA's allow for continuity between developers. Examples illustrating the continuity were cited. Chairperson Peery pointed out that the freeway had already impacted the residents. It is a sign of progress. Mayor Teixeira indicated that NDOT could change the freeway package.

Ms. White indicated that South Carson Street area should be handled the same as the North Carson Street area. Some redevelopment should occur which will improve the corridor's visual impact. Housing should be incorporated along the fringes. Supervisor Williamson explained that Redevelopment/Economic Development Manager McCarthy feels that this is the area where retail will occur and where the auto dealers want to be.

Mr. Herman then explained that Areas 7 and 8 include the BLM and Forest Service sites surrounding the City. He referenced a map which illustrated in green the sites that were believed to be developable locations. Parks and Recreation wish to keep the eastern portal green. Survey comments indicate the desire to have the development not impact the hillsides and vistas. Discussion ensued on the parcels and whether they should be considered for development. Mr. Plemel indicated that the next phase of the master planning process considers whether these parcels should be retained by BLM, the Forest Service, the City, or a developer. Board comments supported inclusion of the Forest Service property in the discussions and decisions. Supervisor Livermore stressed the need to include the three acres abutting Costco in the discussions. Commissioner Kimbrough pointed out the need to require the Forest Service to address its cheat grass problem or provide some other form of protection for the community.

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Mr. Herman then explained that Area 8 also includes the Highway 50 portal from Deer Run Road to the Lyon County line. Development of private lands will occur but the question is how much and what kind. Another question is whether to pursue the limited amount of BLM land in the vicinity for development. Should the development energy be there or elsewhere in the City? Discussion pointed out that the lack of water and sewer infrastructure is hold back development in this area. Mayor Teixeira reiterated his belief that the V&T Railroad restoration project will synergize the area. Mr. Herman believed that the area is not appropriate for residential uses particularly if the population of 70,000 to 80,000 is considered buildout. Mayor Teixeira indicated that the 9,000 to 10,000 homes that have been approved along the Dayton corridor will provide the impetus for large boxes to catch the traffic.

Supervisor Livermore explained his belief that another large park of 40 to 60 acres, similar to Mills Park, is needed in the community. It should include a canopy of trees with walking trails. The master plan should include such a site.

Supervisor Aldean felt that the Lyon County residents will patronize commercial development along the Highway 50 East corridor. There will not be any conflicts between residential and industrial users under the mixed use proposal. It may require using some BLM property in order to provide adequate space for this growth. Due to the high traffic volume, more retail and commercial uses should be provided than industrial uses.

Mr. Plemel explained that both the Parks and Recreation Commission and the Open Space Advisory Committee had supported Scenario 2 for this area. The Committee wanted to have development on the south side of the highway with open space on the north side. He questioned the extent of open space on the north side and if there should be some on the south side.

Commissioner Kimbrough felt that the golf course and Centennial Park provided a pleasant gateway to the community. Appropriate design elements will be able to keep the view of the Sierras. Chairperson Peery reiterated the point that the lack of infrastructure is restricting development. It will be a great development opportunity in the future.

Mayor Teixeira explained his disappointment with the inability to use the Silver Saddle Ranch to its highest potential. It is publicly owned but only passive uses are allowed. He wanted the master plan to include its improvement for day uses.

Supervisor Staub explained that Open Space Manager Guzman is attempting to obtain a ranch north of Silver Saddle. Although this effort has been ongoing for three years, he was certain that movement will occur soon. The ranch could be incorporated with the Silver Saddle Ranch and provide a huge area for public use. Mayor Teixeira stressed his desire for it to be available for public use and open to the public.

Mr. Winston agreed that the open space element will be an extra-ordinary asset. They are in the process of updating and adding to this element. They can move forward with it now that guidance on the issues which have been discussed has been provided. Public comments were then solicited.

Ms. Soren explained that a neighborhood group is being formed in her area. She was concerned about the

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development plans for the 40 acres that the State had allegedly released below Timberline. She questioned how it is planned? She was also concerned about the large Vicee detention basin and its final "product". Supervisor Livermore explained that there are four large detention basins planned or to be developed in the community. The locations were explained. Mr. Burnham indicated that a neighborhood meeting has been planned regarding the Vicee basin. Ms. Soren indicated that the residents need to be advised about these plans as it has a large impact on them. She then questioned how the College's master plan will impact the residents and, specifically, the plans for an apartment building and its traffic. She was concerned about the individuals who are hiking/bicycling in the mountains and their vehicular impact to her neighborhood. Mayor Teixeira referred her to Dr. Lucey and Ms. Jesse at the College for information on its plans. Ms. Soren felt that the basin had created the need for the other developments to occur. She acknowledged that the road had been a concept on maps for some time. Mayor Teixeira explained that the Board could not comment on her issues at this time. He repeated his request that she contact Dr. Lucey or Dr. Jesse. Commissioner Vance supported his comments by explaining that the College had meet with Silver Oak residents regarding the ball fields and would meet with her. Additional comments were solicited but none were given.

Mr. Plemel indicated that staff and the consultants will take the direction that had been provided and create the preferred plan and policies. Mayor Teixeira felt that the plan should include resource issues including water. A ten percent safety net should be provided before any population over 75,000 is considered. He did not wish to outstrip the resources. Additional comments were solicited.

Commissioner Reynolds questioned whether the water resources and supply are adequate to meet the proposed commercial needs. He also asked if and where another school is needed. Mayor Teixeira explained that the community's demographics indicate its population is aging. Elementary school enrollment is decreasing. The City's mold must be adjusted to compensate for this change in demographics. Mr. Plemel indicated that staff is working with the School District to determine future school sites. The School District is developing its own master plan in view of the change in elementary student numbers. Mayor Teixeira explained his discussion with Superintendent Pierczynski. Growth in Areas 2 and 5 will create an impact. The loss of ADA funds due to the reduced number of elementary students is a financial concern. These changes may create the need for additional busing. The School District should be actively involved with the planning process. Mr. Herman indicated that they are working with the Utility Division as there are water issues which must be addressed. Commissioner Vance expressed his concern about the Utility Division's ability to meet service demands. Supervisor Livermore briefly explained the Subconservancy's intent to acquire water/water rights and for the City to wheel water to surrounding communities. Additional comments were solicited. None were given.

Mayor Teixeira thanked the audience for attending and staying within the specified timeframe for the meeting. He also complimented Mr. Plemel on sensitizing and working with the community on the issues. Mr. Plemel explained that it is an interim plan. Additional public hearings have been scheduled. Staff will continue to work with the property owners and stake holders throughout the process. The community outreach efforts will continue. Public involvement was encouraged. Mayor Teixeira congratulated staff, the consultants, and the public on their efforts and participation. He felt that Carson City residents are willing to respond when asked.

12. ACTION TO ADJOURN - Commissioner Vance moved to adjourn the Planning Commission meeting. Commissioner Reynolds seconded the motion. Motion carried 5-0. Chairperson Peery adjourned the Planning Commission at 6:42 p.m.

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Supervisor Aldean moved to adjourn the Board of Supervisors meeting. Supervisor Williamson seconded the motion. Motion carried 5-0. Mayor Teixeira adjourned the Board of Supervisors meeting at 6:43 p.m.

The Minutes of the July 7, 2005, Carson City Board of Supervisors meeting

ARE SO APPROVED ON July 21, 2005.

/s/
Marv Teixeira, Mayor

ATTEST:

/s/
Alan Glover, Clerk-Recorder