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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, October 6, 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
	Dave Dawley	Assessor
	Alan Glover	Clerk-Recorder
	Al Kramer	Treasurer
	Andrew Burnham	Development Services Director
	Larry Werner	City Engineer
	Tom Minton	Finance Director
	Kevin Haggarty	Information Services Director
	Roger Moellendorf	Parks and Recreation Director
	JoAnn Skelly	Cooperative Extension Director
	Steve Albertsen	Undersheriff
	Melanie Bruketta	Chief Deputy District Attorney
	John Flansberg	Deputy City Engineer
	Cheryl Adams	Purchasing and Contracts Manager
	Scott Fahrenbruch	Parks Operations Director
	Tom Hoffert	Public Works Utilities Manager
	Juan Guzman	Open Space Manager
	Vern Krahn	Parks Planner
	Katherine McLaughlin	Recording Secretary

(B.O.S. 10/6/05 8:28:35)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Agenda Report and/or supporting documentation. Staff members making the presentation are listed following 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. by briefly noting Mr. Glover's return from vacation. Supervisor Livermore led the Pledge of Allegiance. Rev. Dixie Jennings-Teats of the First United Methodist Church gave the Invocation.

CITIZEN COMMENTS 8:33:03 - Sparks City Councilman and President of the Nevada League of Cities and Municipalities President Ron Schmitt explained his commitment as President of the League to visit all

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of the cities and municipalities in the State to thank them for their involvement with and support of the League. Supervisor Livermore is the City's representative. He thanked him for his participation in the League's activities. He invited the Board and City staff to attend the League's conference in Las Vegas next week. Several of the conference topics and speakers were noted. Mayor Teixeira complimented him for taking the time and spending his personal funds to visit all of the communities in the State. Councilman Schmitt commended the Board on beginning the meeting with an Invocation and indicated that Carson City and Sparks are the only two entities in the State who begin their meetings with a prayer.

John Wagner apologized to the Board for his comments during the last meeting and explained his reasons for feeling that an apology was necessary. He also wanted the record to show that he supports the \$28 million bond for the jail. He was upset over the decision to give funds to Dick Campagni. He now understands that these funds are a loan and not a gift. As a result of his discussion with Supervisor Aldean, who had clarified the funding for him, he could now support the loan as a great idea. More incentives of this type should be offered to keep businesses in the community. Mayor Teixeira explained that the Board had not taken his comments personally and that an apology was not needed. In a democracy differences of opinion are part of the norm. People must respect each other and the ability to disagree on items. He complimented Mr. Wagner for apologizing publicly. Additional comments were solicited but none were given. No formal action was required or taken on these topics.

1. ACTION ON APPROVAL OF MINUTES - SEPTEMBER 1 AND 15, 2005 (8:38:04) - Discussion noted the correction sheet to the September 15 Minutes. Supervisor Aldean moved to approve the Minutes for the Carson City Board of Supervisors meeting for September 1 and September 15 of 2005 subject to the one correction on Page 3 of the September 15 Minutes. Supervisor Williamson seconded the motion. Motion carried 5-0.

2. AGENDA MODIFICATIONS (8:39:00) - None.

3. LIQUOR AND ENTERTAINMENT BOARD (8:39:05) - Mayor Teixeira recessed the Board of Supervisors session and immediately convened the Liquor and Entertainment Board. For Minutes of the Liquor and Entertainment Board, see its folder.

BOARD OF SUPERVISORS (8:41:40) - Following adjournment of the Liquor and Entertainment Board, Mayor Teixeira reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

4. CONSENT AGENDA (8:41:55)

4-1. ASSESSOR - ACTION TO APPROVE THE PARTIAL REMOVAL OF TAXES FOR PARCEL NUMBER 004-176-10 (113 N. HARBIN AVE.) FROM THE 2005/2006 REAL PROPERTY TAX ROLL PER NRS 361.060

4-2. DEVELOPMENT SERVICES - PUBLIC WORKS DIVISION - ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE JOINT FUNDING AGREEMENT, 06W4NV00300, BETWEEN CARSON CITY AND THE U.S. GEOLOGICAL SURVEY IN THE AMOUNT OF \$89,825 FOR THE PURPOSE OF STREAM GAUGE MONITORING, RECHARGE PROGRAM MONITORING AND MONTHLY WATER RESOURCE CONDITION REPORTING

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4-3. PURCHASING AND CONTRACTS

A. ACTION TO RENEW CONTRACT NO. 0203-130, JUNIOR SKI AND SNOWBOARD - FACILITY, TO INCLINE VILLAGE GID, DOING BUSINESS AS DIAMOND PEAK RESORT FOR THE 2006 JUNIOR SKI AND SNOWBOARD PROGRAM WITH THE SAME TERMS AND CONDITIONS AS ORIGINALLY BID ON JUNE 11, 2003 AND FEES OF \$17 PER CHAPERONE, \$17 PER JUNIOR INSTRUCTOR, AND \$20 PER PARTICIPANT

B. ACTION TO APPROVE CONTRACT NO. 0506-063, JOINDER CONTRACT WITH MOTOROLA, INC., TO PURCHASE COMMUNICATION SYSTEM EQUIPMENT THROUGH MARCH 31, 2006, PROVIDED THEY HAVE APPROVED FUNDING AND FOLLOW APPROVED CARSON CITY PURCHASING PROCEDURES

C. ACTION TO APPROVE CONTRACT NO. 0506-064 FOR THE SHERIFF'S OFFICE TO CONTRACT WITH SBC COMMUNICATIONS, INC., BY JOINDER BID THROUGH WASHOE COUNTY FOR E911 EQUIPMENT AND MAINTENANCE PROVIDED THEY HAVE APPROVED FUNDING AND FOLLOW APPROVED CARSON CITY PURCHASING PROCEDURES

D. ACTION TO APPROVE CONTRACT NO. 0506-062, A REQUEST TO HAVE THE BOARD OF SUPERVISORS DETERMINE THAT THE LISTED CITY PROPERTY IS NO LONGER REQUIRED FOR PUBLIC USE AND DEEM ITS SALE BY PUBLIC AUCTION DESIRABLE AND IN THE BEST INTEREST OF CARSON CITY

E. ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0506-030, REDEVELOPMENT OF CARSON CITY GOVERNMENT INTERNET WEBSITE, TO VISION INTERNET PROVIDERS, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO N.R.S. CHAPTER 332 TO PROVIDE GRAPHIC DESIGN AND REDEVELOPMENT OF CARSON CITY'S EXISTING WEBSITE FOR A NOT TO EXCEED COST OF \$45,000 THROUGH SEPTEMBER 15, 2007, WITH THE OPTION TO RENEW FOR TWO (2) ADDITIONAL ONE (1) YEAR PERIODS SUBJECT TO NEGOTIATION

F. ACTION TO APPROVE EXERCISING THE BUY-BACK OPTION OF CONTRACT NO. 0203-022 ON THE THREE (3) 2003 HARLEY- DAVIDSON MODEL FLHTPI MOTORCYCLES IN THE AMOUNT OF \$35,595, TO AUTHORIZE THOSE FUNDS BE USED ON THE PURCHASE OF THREE (3) 2006 HARLEY-DAVIDSON MODEL FLHTPI MOTORCYCLES FOR A NOT TO EXCEED COST OF \$20,887.68, AND TO DECLARE THIS PURCHASE TO BE EXEMPT FROM COMPETITIVE BIDDING (FILE 0506-060)

G. ACTION TO APPROVE CONTRACT NO. 0506-067, A REQUEST FOR THE PURCHASE OF THE SPORT COURT PRODUCT "DEFENSE" FROM SPORT COURT OF NORTHERN CALIFORNIA FOR A NOT TO EXCEED COST OF \$56,248 EXEMPT FROM COMPETITIVE BIDDING

4-4. DEVELOPMENT SERVICES

A. ACTION TO RESCIND AND CANCEL ORDINANCE NO. 1995-42, A WATER-LINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND MITCHELL D. SOWL REGARDING ASSESSOR'S PARCEL NUMBER 009-174-05, LOCATED AT 4486 CENTER DRIVE, CARSON CITY, NEVADA, FOR WATER MAIN CONSTRUCTION

B. ACTION TO RESCIND AND CANCEL ORDINANCE NO. 1995-22 A WATER-LINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND DGC CONSTRUCTION, INC., REGARDING ASSESSOR'S PARCEL NUMBERS 9-041-01, 9-041-02 AND 9-041-03

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LOCATED AT 2638, 2642, AND 2656 BOYLE STREET, CARSON CITY, NEVADA, FOR WATER MAIN CONSTRUCTION

C. ACTION TO RESCIND AND CANCEL ORDINANCE NO. 1995-24, A WATER-LINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND HARRIE H. AND GAIL A. SNELLING REGARDING ASSESSOR'S PARCEL NUMBER 9-302-09 LOCATED AT 800 OLD CLEAR CREEK ROAD, CARSON CITY, NEVADA, FOR WATER MAIN CONSTRUCTION

D. ACTION TO APPROVE THE INTERLOCAL AGREEMENT FOR STORM CENTER PROJECT BETWEEN THE BOARD OF REGENTS, UNIVERSITY AND COMMUNITY COLLEGE SYSTEM OF NEVADA, ON BEHALF OF UNIVERSITY OF NEVADA COOPERATIVE EXTENSION AND CARSON CITY FOR \$30,000

4-5. FINANCE - ACTION TO APPROVE THE INTERLOCAL AGREEMENT BETWEEN THE NEVADA COMMISSION FOR THE RECONSTRUCTION OF THE V&T RAILWAY ("COMMISSION") AND CARSON CITY NEVADA'S FINANCE DEPARTMENT ("CITY") TO PERFORM ALL DUTIES PURSUANT TO NRS 354, LOCAL FINANCIAL ADMINISTRATION; MAINTAIN COMPLETE ACCOUNTING RECORDS; COMPLETE TIMELY MONTHLY, QUARTERLY AND ANNUAL ACCOUNTING REPORTS; AND PERFORM OR PREPARE ANALYSIS AND SPECIAL REPORTS AS REQUESTED

4-6. PARKS AND RECREATION - ACTION TO AUTHORIZE MAYOR TEIXEIRA TO EXECUTE A COOPERATIVE AGREEMENT AND DEEDS NEEDED FOR THE NEVADA DEPT. OF TRANSPORTATION TO CONTINUE THE CARSON CITY FREEWAY CONSTRUCTION ACROSS THE CARSON CITY EAST SIDE LINEAR PARK AND TO REPLACE IN KIND SUCH LANDS

4-7. CITY MANAGER - ACTION TO APPROVE AN AMENDMENT TO AN AGREEMENT BETWEEN CAPITAL CITY ENTERTAINMENT, INC., AND CARSON CITY REGARDING ABANDONMENT OF STREETS, DATED SEPTEMBER 13, 2004 - Supervisor Livermore pulled Item 4-4D for discussion. Supervisor Livermore moved to approve the Consent Agenda consisting of one item from Assessor, one item from Development Services, seven items from Purchasing and Contracts, three remaining items from Development Services, one item from Finance, one item from Parks and Recreation, and one item from the City Manager for a total of 15 agenda items. Supervisor Staub seconded the motion. Motion carried 5-0.

4-4D. (8:43:04) - Supervisor Livermore questioned the reasons for not using a local business to provide the broadcast communication services. City Engineer Larry Werner and Cooperative Extension Service Director JoAnn Skelly explained the project is a regional project as it includes four other jurisdictions. Broadcasts must reach the entire area and comply with Federal funding regulations in order to use the 319 Funds. The firm is a national organization with an established track record across the United States. The broadcasts will become part of the weather segment during the regular news, morning and evening sessions. The area covers the entire area for both the Truckee and Carson Rivers from their headwaters to their terminus at the Stillwater Wildlife Refuge. There will be a website connected with the program which had been developed by "storm watch" individuals. It will also be connected to the Channel 2 website as a part of the Channel 2 news. The program will also comply with the federally mandated the Stormwater Act and meet the City's Phase 2 program for that project. Supervisor Livermore explained that he was not condemning anything that had been stated but merely questioning the justification for not using local businesses and specifically, one that had been here for more than ten years. Their information should have been included in

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the staff report. Ms. Skelly indicated that the agreement with the other jurisdictions would not allow them to provide this information. Supervisor Livermore moved to approve the Interlocal Agreement for Storm Center Project between the Board of Regents, University and Community College System of Nevada, on behalf of the University of Nevada Cooperative Extension and Carson City for \$30,000. Supervisor Staub seconded the motion. Motion carried 5-0.

5. FINANCE - Director Tom Minton

A. ACTION TO CREATE AN ACCOUNT IN THE CITY'S GENERAL FUND FOR THE SUPPORT OF THE CITY CORONER'S OFFICE (8:48:48) - Clerk-Recorder Alan Glover, Undersheriff Steve Albertsen - Discussion explained that the enabling bill allowing the Board to establish the fee. The fee is collected by the State Dept. of Vital Statistics. The funds are to be used by the Coroner's office. Supervisor Aldean pointed out that the funds can also be used for youth programs. Her desire to have the funds used for a purpose related to the service/product was noted. She did not see a connection between the youth activities and the suggested service. She supported use of the funds by the Coroner only. Discussion indicated that the Coroner was not present. Supervisor Staub asked for an indication of how the funds will be used. Undersheriff Albertsen explained that discussions with the Coroner have indicated an intent to use the funds for equipment. He agreed that a report on how the funds are used should be provided to the Board. Mayor Teixeira explained his concern with some of the Legislative acts, He pointed out that the projected income is only \$4,200. He compared it to the City's overall budget of \$50 million. He felt that the General Fund should be able to provide \$4,200. Supervisor Aldean moved to defer. Supervisor Staub seconded the motion. Motion carried 4-1 with Mayor Teixeira voting Naye as he would have voted to defeat the bill regardless. Supervisor Livermore pointed out that the program can be brought back to the Board for consideration.

B. ACTION TO ADOPT A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF \$15,000,000 PRINCIPAL AMOUNT OF CARSON CITY, NEVADA, HOSPITAL REVENUE BONDS (CARSON-TAHOE HOSPITAL PROJECT) SERIES 2005 TO FINANCE ADDITIONAL COSTS OF A PROJECT FOR THE NON PROFIT CORPORATION CARSON-TAHOE HOSPITAL CONSISTING OF ITS CONSTRUCTION OF A NEW HEALTH AND CARE FACILITY, INCLUDING EQUIPMENT THEREFOR AND SUPPLEMENTAL FACILITIES FOR A HEALTH AND CARE FACILITY; DELEGATING TO CITY OFFICIALS THE AUTHORITY TO EXECUTE AND DELIVER THE PURCHASE CONTRACT AND TO DETERMINE CERTAIN FINAL TERMS OF SUCH BONDS; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A LOAN AGREEMENT, AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, SUCH BONDS, AND CLOSING DOCUMENTS IN CONNECTION THEREWITH; RATIFYING ALL CONSISTENT ACTIONS THERETOFORE TAKEN TOWARD THE ISSUANCE AND SALE OF SUCH BONDS; AND MAKING DETERMINATIONS AS TO THE SUFFICIENCY OF REVENUES AND AS TO OTHER MATTERS RELATED TO SUCH PROJECT AND SUCH BONDS (8:54:25) - Hospital Bond Counselor Robert Mitchell - Supervisor Livermore referenced his potential conflict of interest. He indicated that he will abstain on this issue and the following Agenda issue. Supervisor Staub disclosed that he is a member of the Hospital's Board of Finance. It is a nonpaying volunteer position. He planned to participate in the decision on this item. Mr. Minton read into the record Section 11 of the Resolution indicating that the bonds and their interest are not the responsibility of the City nor will they be held against

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the City's total bonded indebtedness, credit, or taxing ability. The City is merely a conduit for the Hospital bonds.

Mr. Mitchell indicated that the bonds have almost identical terms to the 2003 Hospital bonds. The 2003 bonds were guaranteed by a letter of credit from the U.S. Bank. The original terms had included a 70/30 equity requirement. Now that the structure is almost completed, the lenders will allow the Hospital to bond for an additional \$15 million for other project costs. Public comments were solicited but none were given.

Supervisor Aldean moved to adopt Resolution No. 2005-R-35, A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF \$15,000,000 PRINCIPAL AMOUNT OF CARSON CITY, NEVADA, HOSPITAL REVENUE BONDS (CARSON-TAHOE HOSPITAL PROJECT) SERIES 2005 TO FINANCE ADDITIONAL COSTS OF A PROJECT FOR THE NON PROFIT CORPORATION CARSON-TAHOE HOSPITAL CONSISTING OF ITS CONSTRUCTION OF A NEW HEALTH AND CARE FACILITY, INCLUDING EQUIPMENT THEREFOR AND SUPPLEMENTAL FACILITIES FOR A HEALTH AND CARE FACILITY; DELEGATING TO CITY OFFICIALS THE AUTHORITY TO EXECUTE AND DELIVER THE PURCHASE CONTRACT AND TO DETERMINE CERTAIN FINAL TERMS OF SUCH BONDS; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A LOAN AGREEMENT, AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, SUCH BONDS, AND CLOSING DOCUMENTS IN CONNECTION THEREWITH; RATIFYING ALL CONSISTENT ACTIONS THERETOFORE TAKEN TOWARD THE ISSUANCE AND SALE OF SUCH BONDS; AND MAKING DETERMINATIONS AS TO THE SUFFICIENCY OF REVENUES AND AS TO OTHER MATTERS RELATED TO SUCH PROJECT AND SUCH BONDS; fiscal impact is not applicable. Supervisor Williamson seconded the motion. Motion carried 4-0-1 with Supervisor Livermore abstaining.

6. DEVELOPMENT SERVICES - PLANNING AND ZONING -Community Development Director
Walter Sullivan

A. ACTION TO ADOPT BILL NO.127, ON SECOND READING, AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM PUBLIC COMMUNITY TO SINGLE FAMILY 6,000 (SF6) FOR TWO PARCELS LOCATED AT 1303 MOUNTAIN STREET AND 3 LANE CIRCLE, APN'S 001-141-01 AND 001-141-24, BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT (FILE NO. ZMA-05-140) (8:59:10) - Mr. Sullivan indicated that he had not received any comments regarding the ordinance since the first reading. Discussion indicated that a sale is pending on the property at 1303 Mountain Street. Public comments were solicited but none were given. Supervisor Williamson moved to adopt Bill No. 127 on second reading, Ordinance No. 2005-28, AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM PUBLIC COMMUNITY TO SINGLE FAMILY 6,000, SF6, FOR TWO PARCELS LOCATED AT 1303 MOUNTAIN STREET AND 3 LANE CIRCLE, APN'S 001-141-01 AND 001-141-24, BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT; no fiscal impact. Supervisors Aldean and Staub seconded the motion. Motion carried 4-0-1 with Supervisor Livermore abstaining. (See the previous item for his disclosure of intent to abstain.)

B. ACTION TO ADOPT BILL NO.128, ON SECOND READING, AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM GENERAL INDUSTRIAL (GI) TO GENERAL COMMERCIAL (GC) FOR APPROXIMATELY 39 ACRES

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LOCATED ON THE NORTH SIDE OF HIGHWAY 50 EAST AT THE LYON COUNTY BORDER, APNS 008-612-01, 03, 04, 05 AND 06, BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT (FILE NO. ZMA-04-004) (9:01:45) - Mr. Sullivan indicated that he had not received any comments on the ordinance since the first reading. Public comments were solicited but none were given. Supervisor Livermore moved to adopt Bill No. 128 on second reading, Ordinance No. 2005-29, AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM GENERAL INDUSTRIAL TO GENERAL COMMERCIAL FOR APPROXIMATELY 39 ACRES LOCATED ON THE NORTH SIDE OF HIGHWAY 50 EAST AT THE LYON COUNTY BORDER, APNS 008-612-01, -03, -04, -05 AND -06, BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT. Supervisors Aldean and Williamson seconded the motion. Motion carried 5-0.

7. DEVELOPMENT SERVICES - CONTRACTS - ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON THE CRAIN STREET RECONSTRUCTION, CONTRACT NO. 2005-073 AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO A&K EARTH MOVERS, INC., 12251 TRUCKEE CANYON COURT, SPARKS, NEVADA 89434, FOR A CONTRACT AMOUNT OF \$393,424, AND AUTHORIZE THE CONTRACTS DIVISION TO ISSUE AMENDMENTS FOR AN AMOUNT NOT TO EXCEED \$39,342.40 (9:03:25) - Deputy City Engineer John Flansberg - Discussion noted this was Mr. Flansberg's last meeting with the Board. The Board commended him on his work ethic and wished him success in his new position. Board comments also emphasized the need to complete this project. Justification for including widening the sidewalks, installation of ADA ramps, and redoing the curbs and gutters were explained. ADA regulations mandate compliance with its regulations whenever a project is done that is not considered regular maintenance. Discussion also explained that the engineering had been done in-house. The engineer's estimate was \$300,000. The bids came in approximately 30% higher than the estimate. The need to economize whenever possible was stressed. It may be necessary to realign the projects due to the increased costs. It was felt that the contractors have more work than they can handle which has increased the costs of projects. There were four bidders which is more than the City has had for some time. Public comments were solicited but none were given. Supervisor Aldean moved to accept Development Services recommendation and award the Crain Street reconstruction project, Contract No. 2005-073, to Bidder No. 1, A&K Earthmovers, Inc., at 12251 Truckee Canyon Court, Sparks, Nevada 89434, for a contract amount of \$393,424 and a contingency amount of \$39,342.40; fiscal impact is not to exceed \$432,766.40. Supervisor Livermore seconded the motion. Motion carried 5-0.

Mr. Flansberg introduced Sandy Scott who will be appearing before the Board on contract issues in the future.

8. PARKS AND RECREATION - Open Space Manager Juan Guzman - ACTION TO AUTHORIZE MAYOR TEIXEIRA TO EXECUTE NECESSARY DOCUMENTS TO PURCHASE REAL ESTATE PROPERTY LOCATED AT 1402 N. MOODY STREET IN CARSON CITY, NEVADA, NEEDED FOR THE STEWART STREET EXTENSION PROJECT (9:14:00) - Mr. Guzman explained the purchase price changes that had been made to the contract. Discussion indicated that the property is not rented and is in bad condition. It was felt that the structure should be removed to prevent blight/vandalism from occurring. The need to acquire at least four other parcels as well as several portions of other parcels for the Stewart Street extension was noted. Supervisor Staub asked that staff commence contacting these individuals posthaste so that the City will know when property is being considered/listed for sale and not have to depend on the "grapevine" to learn about the listing. Mayor Teixeira directed City Manager Ritter to establish a stan-

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dard for such parcels as a clear indication to the public that the City will maintain the property. Supervisor Staub indicated that RTC does not have any landscape funding. The Parks and Recreation Dept. may have to find the funding for landscaping. Supervisor Staub moved to authorize the Mayor to execute necessary documents to purchase real estate property located at 1402 North Moody Street in Carson City, Nevada, needed for the Stewart Street extension; fiscal impact is \$195,000 plus customary escrow and closing costs, and the funding source is the Regional Transportation Commission - Stewart Street Expansion Extension project. Supervisor Aldean seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 9:20 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 9:29 a.m., constituting a quorum.

9. DEVELOPMENT SERVICES - Director Andrew Burnham -STAFF PRESENTATION OF CITYWIDE CAPITAL PROJECTS FOR FY 2003-2004, FY 2004-2005, AND STATUS OF CURRENT AND PROPOSED PROJECTS (9:29:56) - City Manager Linda Ritter, Deputy City Engineer John Flansberg, City Engineer Larry Werner, Dave Morgan - Slides were used to illustrate the high points of the presentation. (Copies of the slides are in the file.) Between 100 and 120 projects are done annually. The ones illustrated were for Development Services only and do not include any other City Departments. The Sheriff's Admin Facility will be added to the list of projects for a total of \$20 million for this year. Future funding concerns were noted. Mayor Teixeira pointed out that the total for NDEP storm water improvements has been reduced. Discussion explained that the water and sewer rates will be increased to provide the capital for their federally mandated improvements. Ms. Ritter explained that the newly implemented summer irrigation schedule had enabled the City to maintain its fire safety reserves. The program does not save water for other purposes. Alternatives are being studied and may be reported on in November or December. Economic feasibility of drilling a well is analyzed as it does not make sense to drill a \$1 million well that produces only 250 gallons per minute. Mr. Burnham also explained that the runoff on the west side of the valley had been adequate to meet the City's needs until late summer or early fall. The wells were then utilized. Ms. Ritter agreed that the Board should have a report regarding the water system. She also indicated that the sewer capital improvements will be discussed at the next Board meeting. Some large investments need to be made for it. Staff's priority has been the freeway and keeping it on schedule. Criteria used to establish priorities beyond it were limned. Justification for the delay in completing the Ron Wilson Park was provided. The project cost estimate is established two years before a project is constructed. The cost is revised at that time to meet inflation and material costs. The Crain Street project was used to illustrate the process. It was believed that the estimate was correct, however, the marketplace was 30% higher than estimated. The hurricanes in the South had a direct impact on the cost of PCV pipe and the delay in obtaining it. Supervisor Livermore suggested that additional staff be considered in order to create better estimates. Mr. Burnham explained the use of consultants and efforts to balance the staffing levels with projects and resources. He agreed to bring the staffing level to the Board's attention if it is determined that more is needed. Ms. Ritter explained that at this time the City is in the middle of a tight labor market and that it is difficult to recruit engineering staff. Mr. Burnham limned the salary increases for designer positions to illustrate the point. Difficulty in hiring engineering firms to perform the work is a result of their high volume of work. He also explained the City's increase in capital projects created by the bonds for the Sheriff's Admin facility and its increase in the City staff's workload. Due to the inflated material costs, staff is looking for alternatives. Mr. Werner then explained the increased material costs for streets and the economic issues that are weighed to determine if and when other materials are to be used for a project. Examples of alternatives and their costs

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were cited to illustrate the justification for the process. Mr. Burnham continued his review of the projects and their timetables. Discussion noted concerns regarding the funding and whether the projects will become a reality. It was also pointed out that delaying a project will cause the final costs to increase. Supervisor Livermore pointed out that the City's ownership of the water and sewer plants increases the number and amount of projects undertaken by the City. These services are not provided by all communities. Some communities provide other services, i.e., gas, electricity, health services, etc. Efforts to reduce these costs were noted, e.g., Animal Control Services efforts to lease the facility. Ms. Ritter also pointed out that the Waterfall Fire requirements had delayed other projects such as the Governor's Field parking lot. Discussion also noted the cost increases experienced as a result of changes required by the community for the Community Center. The hope was expressed that the cost of the arsenic reduction program is less than envisioned. The Blue Line Trail rehabilitation program has been delayed until 2009 due to the Waterfall Fire requirements. ADA requirements are also required for the trail. Mr. Burnham reiterated that the list of capital projects is not all inclusive. It will take a lot of money to complete the listing. Not all of the projects have been funded. The projects are the ones that can be anticipated at this time. Funding will have to be found for them to become a reality. Small capital improvements, such as painting the Community Center, are not included on the list. Such projects are handled by the Parks and Recreation Department. It handles approximately 30 projects a year. Development Services - Contracts assists with the writing their contracts. Mr. Werner then explained that the list does not include programs that Engineering manages. Examples were limned. At some point it may be necessary to add staff to handle all of the projects and programs. Discussion ensued on the feasibility of combining projects including the possibility of combining projects with other entities/jurisdictions to create a savings. Mr. Burnham indicated that such projects have to be generic in nature. For that reason staff had not analyzed this potential. Mr. Werner explained the use of Ames Construction when it was working on the freeway which had resulted in a savings for the City. He felt that joint purchasing agreements do provide a savings. It may be harder to economize on construction projects. Mr. Flansberg explained the possibility of combining slurry seal projects. He also explained his duties which delegate time to RTC and other engineering projects. Mr. Burnham explained the need to annually bring updates on the capital projects to the Board. Mayor Teixeira indicated that there are projects which must be accomplished and others that staff has the flexibility to control their timing. Staff should not have to wait for the Board to direct a project. Ms. Ritter explained the purpose of making the presentation was to keep the Board and community apprised the projects and reasons for delaying others. Comments emphasized that staff's direction change based on priorities and necessities. Flexibility in the priorities was illustrated by citing the impact and changes created by Walmart.

Mayor Teixeira explained for Mr. Morgan the reasons the City has been actively working to relocate utilities ahead of the freeway. These relocation projects were felt to be ones which the City could reasonably undertake and allows NDOT to perform other projects, i.e., the storm drainage improvements. The \$9.5 million drainage improvements for Phase 1A had addressed the flooding problem at Sclaris. NDOT had paid for half of its costs. Mr. Burnham explained that negotiations are underway at this time on the flood control projects in Phase 2A of the freeway. Additional public comments were solicited. None were given.

Mayor Teixeira pointed out the need to continue to spend money to make improvements to the water and sewer systems. He thanked staff for the presentation and encouraged them to continue to look for ways to save money. No formal action was required or taken on this item.

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10. CITY MANAGER - ACTION TO APPOINT ONE MEMBER TO THE OPEN SPACE ADVISORY COMMITTEE, TERM TO EXPIRE JANUARY 1, 2007 (10:11:14) - Mayor Teixeira explained that only one applicant had applied. He had informed her that it was not necessary for her to appear before the Board. Supervisor Aldean explained that the applicant was out of the country and had been interviewed previously. Supervisor Williamson moved to appoint Patricia Lincoln to the opening on the Open Space Advisory Committee. Supervisor Aldean seconded the motion. Following discussion, Supervisor Williamson amended her motion to include that the term expires on January 1, 2007. Supervisor Aldean concurred. Motion carried 5-0.

11. BOARD OF SUPERVISORS - NON-ACTION ITEMS

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (10:12:41) - Supervisor Williamson thanked the participants of the Redevelopment charrette on the future of the downtown area. She explained her attendance at the NACO meeting in Winnemucca. She announced that the City will host the 2007 NACO and Nevada League of Cities and Municipalities (NLCM) joint meeting if NLCM concurs. Supervisor Aldean explained that she had been unable to attend both days of the Rural Nevada Continuing Care meeting at the Legislature. The portion she had attended was beneficial. She suggested that the City Manager agenize a presentation on it for the Board. Supervisor Livermore thanked all of the participants who had attended the Salsa y Salsa event. The good turnout will be used to build next year's event. Mayor Teixeira reported on the partnership that had been established to combat the City's meth problem. The attendance at the meetings with the parents was limned. It will be a long road that will take time to complete but the many fronts are being established and should make it successful. He commended the many volunteers for participating. A survey had indicated that the meth problem is the community's number one problem. The community is beginning to fight back. No formal action was required or taken on any of these items.

B. STAFF COMMENTS AND STATUS REPORT (10:17:20) - None.

RECESS: A recess was declared at 10:17 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 6 p.m. Also present were: Planning Commission Chairperson John Peery, Vice Chairperson Mark Kimbrough, and Commissioners Connie Bisbee, Craig Mullet, Steve Reynolds, Roy Semmens, and William Vance. Parks and Recreation Commissioners (P&RC) present were: Chairperson Tom Keeton, and Commissioners Donna Curtis and Pete Livermore. Staff members present were: City Manager Ritter, Development Services Director Burnham, Community Development Director Sullivan, Parks and Recreation Director Moellendorf, Chief Deputy District Attorney Bruketta, Principal Planner Plemel, Parks Operations Director Fahrenbruch, Open Space Manager Guzman, Parks Planner Krahn, and Recording Secretary McLaughlin.

12. JOINT MEETING WITH THE CARSON CITY PLANNING COMMISSION - A JOINT WORKSHOP WITH THE BOARD OF SUPERVISORS AND THE PLANNING COMMISSION (PC) FOR A STATUS REPORT, DISCUSSION AND POSSIBLE ACTION IN ORDER TO PROVIDE DIRECTION TO STAFF REGARDING THE MOST CURRENT DRAFT MASTER PLAN FUTURE LAND USE MAP, DRAFT POLICY FRAMEWORK DOCUMENT, DRAFT PARKS AND RECREATION PLAN, DRAFT UNIFIED TRAILS PLAN, AND THE ENVISION CARSON CITY COMPREHENSIVE MASTER PLAN UPDATE PROCESS (6:02:01) - Principal Planner Lee Plemel,

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Clarion Associates Ben Herman, Winston and Associates Principal Jeff Winston and Representative Jeremy Aguero, Parks Planner Vern Krahn, Pinenut Trails Association Representative Brian Doyle, City Manager Linda Ritter, Susan Sundell, Pinenut Trail Association Founder Stan Gorski, Dave Morgan, Roy Davis, Community Development Director Walter Sullivan, Pinenut Trail Association Nate Latrail - Mayor Teixeira reconvened the meeting at 6:02 p.m. (A quorum of the Board was present.) Chairperson Peery convened the Planning Commission. Roll call was taken. The entire Commission was present, constituting a quorum. (A quorum of the P&RC was not present.) Mayor Teixeira described the Commission's role in the process. He stressed that during the public meeting process there will be adequate time for the public to voice its opinion on the master plan. The importance of hearing from the public and having public participation was indicated. He also thanked the Commission for its role in the process. The importance of having both the Board and Commission on the same page was indicated. Chairperson Peery thanked the Board for its support. Mayor Teixeira described the protocol for the meeting.

Mr. Plemel introduced the item and thanked the audience and Commissioners for attending the meeting. The purpose of the meeting was limned. He introduced the Consultants and the staff members who were present. The process is beginning to firm up the master plan, place land uses on the map, and establish policies to implement those designations. He highlighted the concepts and indicated there will be compact growth with mixed activities. This will allow the City to reach the State demographer's estimated population of 68,000 within the next 20 years. The land use plan provides adequate space to meet those needs. Compact growth scenarios also indicate that the City may not reach total buildout when this population estimate is reached. Attendance at the meetings and hits to the website were noted. Public comments had indicated that the public likes having web access to the plan. The actual number of hits was unknown.

Discussion between Supervisor/P&RC Livermore indicated a feeling that the timeline had not provided an adequate amount of time for review. The timeline was established a year ago and staff and the consultant have worked diligently to stay within it and its budget.

(6:19:00)Mr. Herman further defined the purpose of the session and, with the use of slides, highlighted the plan as had been developed. He also indicated that additional changes can and will be made. The plan needs to be clear and legible for all to understand. A listing of the goals, the policy statement, and the five themes was provided. The themes are the structure of the master plan. The need to maintain sustained growth was described. Primary uses in the downtown area were noted. They will maintain the downtown area as the center of the City. The uses also indicate a need to provide activities to attract others to the downtown area. The plan included activity centers along the corridors that provide a focus for the balance of the City.

(6:19:15) Mr. Winston then explained the key policy decisions which needed to be made related to growth and the level of service to be provided to meet it, i.e., is the number of parks adequate to meet the needs of tomorrow. A formula needs to be developed that will be a standard to indicate the number of parks needed in the future. A map of the current parks indicates that there are holes in the community where parks are needed. Some of these neighborhoods are now built out. A park may not be feasible for those areas. Benefits of such parks may, however, make it worthwhile to acquire property and develop parks in those areas. Tourist attractions were listed to illustrate the economic benefit of parks and trails. The listing included the V&T Railway. The City's program of allowing volunteers to develop and run recreational activities was also noted.

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Mills Park, however, is being “loved to death”. Another large regional park is needed. A suggested site for a regional park is a location near the airport that has been primarily designated as a neighborhood park.

Mr. Herman then explained the importance of economic vitality. Discussion pointed out the importance of having the State offices located here. It also indicated that the plan may provide some of the ability to show the State that the City has the necessary amenities for their employees to keep them in the area. The State has allegedly indicated a need for another nine or ten buildings, which will be beneficial to the City. Supervisor Livermore and Mayor Teixeira pointed out the need for the City to grow its infrastructure and services to meet this demand, i.e, police, fire, health, water, sewer, etc. Mr. Aguero agreed that this issue needs to be studied. The long-term State jobs will remain in the City. The consultants do not have a strategy which will provide the ability to meet the increased State demand for City services. They will attempt to develop some and bring them back to the Board. Mayor Teixeira explained that during seven Capitol City Mayors’ conferences a discussion regarding this topic has always occurred. They center around the fact that the State does not pay any taxes, however, places a large demand on City services. He believed that it is essential that the Legislators be sensitized about this issue. A fire engine was cited to illustrate the five-year effort needed to obtain financial support from the State. Supervisor Livermore reminded the Board of a leakage study that had been done shortly after he was elected to describe his concern. He indicated an intent to give a copy of the study to Mr. Winston. Mr. Herman indicated that this issue will be discussed in the future. He also emphasized the need for balance. The State governmental offices are good but there needs to be a balance with other economic factors of the community. Discussion pointed out that the City may have the best balanced economy in the State based on its manufacturing, college, schools, medical, etc., bases. The need to continue to have a balanced economy was stressed.

Supervisor Aldean referenced Page 17 of the report which indicates a goal to reduce Carson Street from its current four lanes to two lanes. RTC’s modeling of traffic in Carson City after the entire freeway is open indicates that in 2015 the only thoroughfare in Carson City with “E” service levels, which is one step above gridlock, will be the four lanes of Carson Street in the downtown area. The plan also indicates the “State’s” desire to reduce Stewart Street to two lanes. The need to coordinate the plans with the State was stressed. If this does not happen, the City’s plans may be impossible to do. A need to recognize the City’s amenities and assets when promoting the area was indicated. Lake Tahoe should be included as one of those assets. The City is currently identified as one of the top six desired locations to which to retire to due to its geographical location and its natural amenities. Concerns regarding potential implementation of Strategy 15, reduction in parking requirements, as a possible incentive seemed to contradict the need to find solutions to the parking deficiencies. Residential and customers’ desires for close parking were described. Mr. Plemel indicated that the plan may require providing adequate parking although it may not all be onsite. The current Code requires all parking to be onsite.

(6:35:49) Mr. Herman then explained that economic vitality will require promotion of the downtown area. When the freeway is opened, the City can rethink the downtown area. Recent charrettes had explored the issues and potential resolutions. Their modeling had kept Stewart Street as a four-lane thoroughfare and reduced Carson Street to two lanes. The scenario had worked well. Lower traffic levels work well for commercial develop. Successful downtown communities do not have traffic service level “A”. Their residents are also willing to walk. They have developed a suburban parking standard which is different from the parking standard for shopping malls. The workshops suggested the removal of the downtown medians

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and transferring that area to the sidewalk. Slides illustrating this design, potential uses of this area, and the use of crossing streets as parking areas were shown. Mr. Herman reiterated the critical need to coordinate the City's plan with the State's plan. The coordination should also emphasize the availability of the downtown area for the State employees. The benefits of this coordination were noted. Mayor Teixeira pointed out that "inside" placement of the parking for the new State building would have been beneficial to the aesthetics. The objection to seeing a "sea of cars" was vocalized. He directed City Manager Ritter to add this issue to the list of discussion items for the State. The need to think outside the box and create a new environment was stressed. His belief that another building will be funded by the Legislature during the next session indicated a need for urgency in pursuing a coordinated effort and sensitizing the legislators.

Commissioner Kimbrough supported Supervisor Aldean's suggestion that Lake Tahoe be added to the list of recreational assets in addition to the State parks and beaches that are within 20 minutes of the City. Mr. Herman felt that this is a clear indication of "focusing on the hard and overlooking the obvious". As the plan is a draft, revisions are easy to make.

Mr. Winston continued highlighting the draft master plan by reviewing the liveable neighborhoods and activity centers portion. Discussion indicated that the land and its mixed use can be protected by convincing the developer that the market will support the designated use. Incentives and design guidelines should help reinforce the usage. Development along Fairview was used to explain how the utility subdivision could be blended into the surrounding developments. The difference between the highway strip malls and the Fairview malls was explained. Mayor Teixeira agreed that the market and the economy will determine how an area develops. The developer picks his own location based on the demographics. He believed it would be necessary to sell an area based on proof of the community's "walkability". Large box retailers need driveability. Supervisor Aldean explained that once the large box retailers are placed and commercial infill commences, the developers will have to look for alternate locations. Mr. Winston explained the issues which must be resolved to prove to developers that an area is a walkable neighborhood and the impact of its parking requirements. Discussion pointed out that the manufacturing area on Fairview may eventually be phased out unless the aesthetics blend it with the residential area surrounding it. Supervisor Livermore pointed out the problems encountered with manufacturing when it abuts residential neighborhoods and its growth impacts on the residents three to four generations later.

Supervisor Williamson explained that the charrettes had also identified the Sierras and the Pinenuts as having beautiful viewsheds. Mixed uses should be situated so as to not impact these views or they will reduce and/or eliminate one of the attractions to the area. A height limitation needs to be considered for different areas.

(6:52:29) Discussion ensued on the need to restrict growth to a population 70,000 to 80,000 due to the limited water resources available here. Additional growth will require finding more water resources. Community education regarding the status of the water system should be continued/maintained. Mr. Herman felt that the City had done a good job of selling this limitation to the community and that they had recognized this community buyin throughout the document. Mayor Teixeira pointed out that Las Vegas does not allow lawns in subdivisions. Reno's "empty nesters" are not interested in having lawns particularly when they live in condos. He also felt that the mixed use concept will eliminate the desire/need for lawns. He agreed that some areas will continue to have lawns but the trend appears to be away from them. The reduction in irrigation requirements will provide additional water for a larger population.

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Mr. Herman then reviewed the transportation theme. Mr. Winston and Mr. Krahn had done a lot of work on the trails element, however, the specifics are still be worked on. Inclusion of a trails master plan was justified. The historical and cultural significance of the trails in the area were noted. The maps designating those trails were displayed. He then explained the public's comments at yesterday's workshop indicated support for the five themes and positive reactions to the downtown ideas. Mixed uses are supported, however, the market needs to be analyzed to ensure support for the program. Freeway concerns regarding the 80 foot billboards had been expressed. This issue needs to be resolved. Comments had also expressed a need to focus more on cultural and visual arts. He then asked for concurrence/direction from the Board and Commission regarding the draft.

Supervisor Livermore pointed out that the plan did not include anything regarding the school district and its future needs. Mr. Plemel indicated that staff is working with School Superintendent Piercznski and Operations Director Mitchell. There are policies regarding the level of service. They have indicated that they are planning for growth and will react to it. Supervisor Livermore pointed out that the current policy develops schools on major arterials. Mr. Plemel indicated that the facilities map will designate potential locations for schools in the future. Mayor Teixeira urged staff and the consultants to look at the current trend that shows the City is losing students. The current housing costs are reducing a family's ability to purchase a home in Carson City. He did not believe that there is a need for more schools in the community. Mr. Winston pointed out that there may be a need in the future to have a school in the vicinity of the Lompa Ranch. Supervisor Livermore pointed out the growth in the area's Hispanic demographics. He did not believe that this growth will stop although he agreed with Mayor Teixeira about the decrease in the number of students in the community. He also indicated a desire to have the student population at the high school level held at 1200 students and not grow to 3,000 students. There is a need to replace the high school. He encouraged staff and the consultants to continue working with the School District. Supervisor Staub pointed out the amount of residential growth occurring along the City's southern boundary with Douglas County. He asked the School District to consider acquiring property with its Douglas County counterparts in that vicinity and operating a joint facility. He felt that the high school's population will continue to grow, however, the elementary and middle schools' population will continue to decrease. Vocational programs are needed in Carson City and Douglas County. It should include a diversity of manufacturing and trade elements which the current high schools lack. Additional comments were solicited from the Board and Commission members but none were given. Mr. Herman thanked the Board and Commission for their comments. Mayor Teixeira then opened the comments for the public.

Commissioner Kimbrough suggested that incentives for green industries be included in the plan and its usage in the community be encouraged. He also pointed out that the Tahoe Rim Trail is a nationally recognized trail.

(7:06:10) Mr. Doyle felt that the trails plan included a massive trail closure element as it only shows the major thoroughfares. He felt that the master plan should have an area that protects the viewshed. If the OHV use effects the area, then the trail should be closed. The plan as proposed allegedly closed all trails except one and its language is very negative regarding the OHV users. He believed that 29% of the residents own and use OHVs. They spend thousands of dollars on their OHVs. The indication that eight percent of the OHVs users want additional areas open to their recreation is a misprint as he alleged that 22% want it. He also felt that the survey had indicated that the OHV users needed to be restricted but had not wanted the areas closed

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to their usage. The survey also indicated that additional trails were not needed. He suggested that the decibel levels be restricted as is required in Lyon County and California. The closure of the north and west sides of the Valley has not been made apparent to the community. As the Lake is 95% closed to OHV usage, their residents come to Carson City for recreation. The Board of Supervisors should be the only ones to make the determination regarding whether a road should be closed or left open. The Board's recommendations will then be sent to the Forest Service who will make the final decision. His voluntary effort to inventory all of the trails with a GPS system was explained. As he is a City employee, he is prevented from completing this task with the City's GPS system. Justification for having trails for various skill levels and for restricting the decibel levels of the OHVs was provided. He then explained his efforts to obtain a State Parks grant to complete the mapping. After all of the trails have been mapped, closures should be considered. He alleged that the west side is already closed to OHVs. It is open for hikers and bikers only. The OHV riders are using the southeastern section of the City for recreation. It is being "used up". The City will close that area. Prison Hill has been closed as the trails are too close to the residences. BLM will eventually close its area to OHV use. He also felt that a commitment had been made when the City acquired a ranch, which was not named, to allow OHV usage, however, it is also closed. He reiterated the request that the policy provide protection of the viewshed throughout the community and allow OHV recreation on the north, west, and east sides of the community. The OHV trails require little City maintenance. He believed that other recreational sources require millions of dollars for maintenance without the support shown for OHV use. The P&RC and PC had allegedly recommended that a note be placed on the bottom of the plan that the trails will be maintained by Carson City. They had not stated that these trails were to be open. It had been a rushed meeting. He did not believe that the statement should remain as recommended due to the cost for maintenance. He asked the Board to direct staff regarding the OHV usage to create a citywide management policy and to hold off on any closures until after the mapping is completed. He then explained the Pinenut Trail Association's efforts to cleanup and care for the Pinenuts. Mayor Teixeira indicated that Mr. Krahn had written down his comments. The process should include all recreational users. The City has specialized recreational uses. He cited the racket courts as an example. Mr. Krahn concurred. Mayor Teixeira directed staff to discuss the issues off line. Discussion ensued on who will be responsible for enforcing the decibel level on the OHVs. Mr. Doyle indicated that the Forest Service, California, and BLM are using the decibel levels for control. Supervisor Aldean requested written comments from the Forest Service regarding enforcement. She also indicated an allegation regarding difficulty getting the Forest Service to maintain its fencing to illustrate her concern with enforcement of the decibel level. Mr. Doyle felt that a majority of the riders are in compliance of the regulation. The Club occasionally conducts tests on their riders' vehicles and could continue to do so. He explained an exposition held at the Pony Express Pavilion that included education on the equipment. He felt that such programs are more beneficial than closure of the trails. He also indicated that BLM lacks funding for enforcement which the Forest Service allegedly has.

Discussion with Ms. Ritter and Mr. Doyle explained the reasons Mr. Doyle was prevented from continuing his voluntary effort to map the trails with City equipment. He was unable to find another source for the GPS equipment.

(7:21:13) Mr. Krahn explained that the Federal lands are considered a visual back drop for the City as well as for recreational uses. At this time it is felt that OHV uses should be allowed on the west, north, and east side of the community with the equestrian uses. The plan is an attempt to provide a reasonable balance for

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all of the uses while maintaining resource preservation. He committed to meeting and working with Mr. Doyle. Supervisor Livermore indicated that staff should develop options and allow the Board to make a decision on them. Additional public comments were solicited.

Ms. Sundell explained that she had attended the meeting to support keeping the trails open. She then explained a need to include an element in the master plan addressing the senior industry and its needs in the community. Her personal experience in trying to obtain assistance for her mother was indicated to illustrate the lack of services in the community. Mayor Teixeira acknowledged a lack of senior services. He, however, felt that it does not need to be a part of the master plan. He also indicated that when the Hospital is relocated, the current structure may be used for this purpose. Supervisor Livermore indicated that it will purportedly become a long term acute facility. He felt that she needed an assisted living facility similar to the facility behind the former K-mart site. He also pointed out that there will soon be cottages at the Senior Citizens Center. Ms. Sundell felt that more cottages are needed than will be provided. Mayor Teixeira explained that the private sector needs to provide these facilities. The City cannot afford to meet its needs in addition to those of the region. He was willing to consider any plan the private sector wishes to propose. Ms. Sundell agreed that it is normal for private industry to provide this type of housing. She also explained that the Dayton facility has been closed. Supervisor Livermore indicated that part of the problem is the funding provided by Medicare. Mayor Teixeira reiterated that this matter should be handled by the community and should not be part of the master plan. He asked that she talk to the Board off line. Additional public comments were solicited.

Mr. Gorski expressed his belief that the problem is the same as the OHVs had encountered with the Forest Service. He also alleged that the true problem is the OHV ridership that occurs in residential areas. He claimed that a BLM staging area had been developed in the Pinenuts off Mexican Dam Road that is not on the map. Additional staging areas are needed. A majority of the motorcycle, quad and OHV riders will travel quietly through residential areas to reach the open areas used for riding. Students need to be educated to do the same thing and to stay out of the residential neighborhoods. Otherwise, the areas are closed to their use. Mayor Teixeira encouraged him to develop a program and work with the City to establish it. He felt that the Board would consider it. He also explained that the V&T Railroad right-of-way usage may force vehicular closure of the Brunswick Canyon area due to the problems that are occurring in it now. Mr. Gorski agreed to work on a program. Discussion indicated that not all of the motorcycles and OHVs are trailered to a staging area. Some are riders drive their OHVs on the streets to reach the staging areas. Mayor Teixeira reiterated his direction to Mr. Krahn to work with the OHV users.

Mr. Morgan voiced his opposition to allowing the juvenile usage of OHVs in his residential area. The residents in his area allegedly want the same restriction that was placed against shooting guns - a one mile prohibition. Mayor Teixeira indicated that he understood the concern. He believed that law enforcement will catch the juveniles and that a stiff fine will eliminate/reduce the problem. Mr. Morgan encouraged the City and BLM to hire more patrol deputies. He contended that the City does not have an adequate number of officers to enforce the law now. He acknowledged a feeling of compassion for the OHV users, however, did not feel that he or his neighbors should be forced to tolerate the current situation.

Mr. Plemel pointed out that there are elements in the master plan besides the OHV trails. The P&RC is still considering the trails plan. The issues which have been brought out will be considered by it. He appreciated

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the participation and attendance at the meeting. Additional public comments were solicited.

Mr. Davis explained his residency in Douglas County, long distance ridership of OHVs, and involvement with the Pinenut Trails Association. He reiterated Mr. Doyle's statistics regarding the number of residents who own and ride OHVs. He felt that it is a large base for businesses that cater to these individuals. He also believed that the Board would not want to upset this voting block. The problems which have been discussed should be addressed by law enforcement. He volunteered to assist with law enforcement if possible. Mayor Teixeira indicated that it may be possible to allow this to happen. Mr. Davis then explained that he is a member of District 36, which is a motorcycle association for this area and Northern California. There are organizations that work hard on the vocalized problems. Mayor Teixeira indicated that there are parks which allow this type of recreation in other areas. They charge a fee for the use. He did not wish to see this happen in Carson City. He also pointed out that as the area grows such uniqueness will be lost. Mr. Davis urged him to publicize the trails which are being closed and indicated that there are other trails which the Mayor/Board has not seen that should remain open. Additional comments were solicited. None were indicated.

Commissioner Vance then questioned the amount of energy conservation that will be in the master plan. He cited a three-story apartment complex that had been approved at the last Commission meeting. It will have 24 apartments with windows on only one side due to the Uniform Building Code regulations. This will not allow for cross ventilation. Mr. Herman indicated that they will explore this issue. Mayor Teixeira felt that the Uniform Building Code is more restrictive than it had been previously. The master plan should establish the standards and themes for the community. He agreed that if common sense is prohibited the master plan/community standards should be considered. Mr. Sullivan explained that the issue is a function of the Building Code which evolves over time. The City is now using the International Building Code and making the Building Codes better. The master plan does not supersede the Building Code. The Building Code determines the number of openings based on the distance between structures. He urged Commissioner Vance to discuss his concerns with the Building Officials. Commissioner Vance acknowledged that they must comply with the International Building Code, however, the Commission could extend the setback area. The master plan could address this matter. Mr. Sullivan explained that this is a zoning function. Mayor Teixeira also indicated that a revision to the International Code should be sensible and justified. Mr. Sullivan explained that it would be possible to extend the setbacks for ventilation, air, and light. This concept could be included in the master plan relating to residential development in commercial areas. Mayor Teixeira then indicated that an interest has been expressed by developers in constructing high rise, mixed use condos. Discussion indicated that the International Building Code/Downtown Design Standards need to be revised to allow this usage. Examples were cited to illustrate the concerns. Mr. Sullivan indicated that staff is working on these Code revisions. Commissioner Vance supported the approach. Additional comments were solicited.

Commissioner Reynolds reiterated the lack of information regarding schools. The Parks Department is working on connectivity. There is a need to remove barriers, including perceived barriers, for nonvehicular traffic. A traffic concern at the Eagle Valley Middle School was cited as an illustration. The master plan should include connectivity. Discussion indicated that the retail activities in the mixed use structures can be both service/professional related as well as retail for large box establishments. Mr. Winston explained that both Walmart and Sears are downsizing their facilities and getting away from the large box so that they can fit into the mixed use areas. (7:51:12) Commissioner Reynolds also pointed out the need for additional

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industrial property. Mr. Plemel indicated that an increase had not been considered and limned the areas where industrial uses are allowed. He concurred that there is a decrease in the total industrial area although the industrial uses will remain at the airport. The current trends and economic land uses support the decrease. Commissioner Reynolds then indicated his belief that the change from current residential zoning to mixed uses will be interesting.

Commissioner Mullet explained that the City had used incentives in the past to attract industry to the area. Industry is the City's third largest employer. Today the incentives are gone for various reasons. Methods of addressing the friction areas now need to be found due to the economic needs of the community. Cutbacks in industrial operations do not eliminate the tax base as occurs when commercial establishments close and leave the area. Industry is a large viable tool that needs to be retained. He urged staff to not eliminate industrial zones.

Commissioner Kimbrough complimented staff on its work with the Commission and development of the proposed plan. He suggested that the trail shed also be considered with the stakeholders and that trails be established for both wide and single track vehicular usage.

Commissioner Bisbee explained that it has been a learning process for her. She complimented staff on the incredible job it had done and felt that she will catch up eventually.

Commissioner Vance stressed the need for trail/path connectivity between neighborhoods as well as within a neighborhood itself. He suggested that the policy be developed which will enable the Commission/Board to require developers to provide this connectivity in the future. Mayor Teixeira cited his experience in attempting to obtain connectivity in the past.

Commissioner/Supervisor Livermore complimented the participants for their work on the plan. He also pointed out that public use of the recreational sites will be curtailed by bad weather. He like the concept of activity centers which will allow the public to continue their recreational activities. Additional comments were solicited.

Mr. Latrail thanked his club members for attending and the Board/Commission for listening. His membership was noted. He advised that the Association can obtain a GPS system and can map the trails or get someone to do it. Mayor Teixeira thanked him for his offer and expressed the hope that he and the Association will continue to work with them. Additional comments were solicited but none were given.

Commissioner Semmens moved to adjourn. Commissioner Mullet seconded the motion. Motion carried 7-0. Chairperson Peery adjourned the Commission meeting at 8:02 p.m.

13. ACTION TO ADJOURN - Supervisor Aldean moved to adjourn the Board meeting. Supervisor Livermore seconded the motion. Motion carried 5-0. Mayor Teixeira adjourned the Board meeting at 8:03 p.m.

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ARE SO APPROVED ON November 3, 2005.

/s/
Marv Teixeira, Mayor

ATTEST:

/s/
Alan Glover, Clerk-Recorder