

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 2005, Meeting
Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, November 3, 2005, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Robin Williamson	Supervisor, Ward 1 (Mayor Pro-Tem)
	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
	Walter Sullivan	Community Development Director
	Roger Moellendorf	Parks and Recreation Director
	Melanie Bruketta	Chief Deputy District Attorney
	Cheryl Adams	Purchasing and Contracts Manager
	Steve Schutte	Chief Deputy Sheriff
	Vern Krahn	Parks Planner
	Katherine McLaughlin	Recording Secretary
	Jan Smerdon	Fire Dept. Management Assistant
	Dan Nevin	Fire Dept. Management Assistant
	(BOS 11/3/05 Recording 8:30:15)	

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 Pro-Tem Williamson convened the meeting at 8:30 a.m. Roll call was taken. A quorum of the Board was present although Mayor Teixeira was absent. Rev. Dixie Jennings-Tates of the First United Methodist Church gave the Invocation. Supervisor Aldean led the Pledge of Allegiance.

CITIZEN COMMENTS (8:32:35) - Clerk-Recorder Alan Glover reminded the Board to activate the microphones when speaking as the new recording equipment does not pick up their voices without the microphone being activated.

1. ACTION ON APPROVAL OF MINUTES - 10/6/05 (8:33:04) - Supervisor Aldean moved to approve the Minutes of the October 6, 2005, meeting of the Carson City Board of Supervisors as presented. Supervisor Livermore seconded the motion. Motion carried 4-0.

2. AGENDA MODIFICATIONS (8:33:33) - None.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 2005, Meeting
Page 2

3. SPECIAL PRESENTATION - PRESENTATION OF A PROCLAMATION FOR "PREMATURE AWARENESS MONTH" (8:33:50) - Certified Genetic Counsellor Rebben Palmer explained her representation of the March of Dimes and the purpose the proclamation. Mayor Pro-Tem Williamson read the Proclamation into the record. No formal action was required or taken.

4. CONSENT AGENDA (8:38:36)

4-1. ASSESSOR

A. ACTION TO APPROVE THE PARTIAL REMOVAL AND REFUND OF TAXES AND REMOVAL OF THE PENALTIES FOR PARCEL NUMBER 004-176-09 (1005 EAST MUSSER ST.) FROM THE 2005/06 REAL PROPERTY TAX ROLL PER NRS 361.060

B. ACTION TO APPROVE THE PARTIAL REMOVAL AND REFUND OF TAXES AND REMOVAL OF PENALTIES FOR PARCEL NUMBER 008-127-05 (GONI ROAD) FROM THE 2005/06 REAL PROPERTY TAX ROLL PER NRS 361.060

C. ACTION TO APPROVE 15 AMENDED TAX BILLS (PER) NRS 361.765 FOR PARCELS THAT HAD THE MOBILE HOME (PERSONAL PROPERTY) CONVERTED TO REAL PROPERTY WHICH RECEIVED A HIGHER PERCENTAGE OF THE TAX ABATEMENT THAN WAS ALLOWED PER AB 489 AND SB 509

4-2. SHERIFF - ACTION TO APPROVE THE ACCEPTANCE OF THE MUTUAL AID AGREEMENT FOR CROSS DESIGNATION OF LAW ENFORCEMENT OFFICERS FOR CARSON CITY AND WASHOE COUNTY

4-3. PURCHASING AND CONTRACTS

A. ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0506-051 TO JONES TRAILER COMPANY AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO N.R.S. CHAPTER 332 TO PROVIDE ONE (1) 2005 EIGHT FOOT BY TWENTY-FOUR FOOT SELF-CONTAINED EMERGENCY/ADOPTION TRAILER FOR A TOTAL COST OF \$42,495

B. ACTION TO APPROVE AMENDMENT NO. 1 FOR CONTRACT NO. 0405-064 EMERGENCY OPERATIONS PLAN UPDATE WITH URS CORPORATION

4-4. FIRE - ACTION TO APPROVE THE CARSON CITY STANDARD MULTI-HAZARD MITIGATION PLAN (MAR. 2005) - Gary Warner asked that Item 4-1-C be pulled for discussion. Supervisor Aldean pulled Item 4-4 for discussion. Supervisor Livermore moved to approve the Consent Agenda consisting of five items with two remaining items for the Assessor, one for the Sheriff, and two for Purchasing and Contracts as presented. Supervisor Staub seconded the motion. Motion carried 4-0.

4-1-C (8:38:05) - Gary Warner explained his concerns regarding the increase in his taxes. Discussion explained that he had replaced and converted his mobile/manufactured home from personal property to real property. This changed his tax rate. He expected an increase in the tax due to the newer home but not the amount experienced. Discussion also pointed out that he would have to take the issue to the Board of Equalization in January. Assessor Dave Dawley explained AB 489 which provides partial abatement of the taxes. It does not include the first year after a new home is constructed. As the home was replaced in July and the Board of Equalization meets in January, relief could not be given to Mr. Warner or any of the other property owners also impacted by the changes. They can appeal the taxes in January. If the Board of Equalization determines the tax was incorrectly assessed, a correction will be made at that time. Supervisor Livermore moved to approve the 15 amended tax bills, NRS 361.765, for parcels that had the mobile home,

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 2005, Meeting
Page 3

personal property, converted to real property which received a higher percentage of the tax abatement than was allowed per AB 489 and SB 509. Supervisor Aldean seconded the motion. Mayor Pro-Tem Williamson indicated that Mr. Dawley will notify the individuals of the opportunity to appeal to the Board of Equalization. The motion was voted and carried 4-0.

4-4. (8:47:08) - Supervisor Aldean indicated that the missing pages of the report had been furnished. (Copies were not distributed to the Clerk prior to the meeting. It is assumed that the report contains all of the pages.) She then questioned the short term and long term costs. Fire Department Administrative Assistant Dan Nevin explained his involvement in the development of the plan, the 2003 Federal Disaster Mitigation Act funding, the steering committee that established the plan, and the purpose of the plan. The first plan was rejected due to FEMA's need for additional information. The proposed plan is the City's second attempt. It was submitted in June without the Board's approval. FEMA now requests Board approval prior to giving its approval. The items that were missing from the packet were strategies which had been discussed by the steering committee. Once the plan is approved by FEMA, mitigation funds will be available. City staff can then address the issues seen in the plan. Mr. Nevin indicated that he was unaware of any timelines other than those included in the grant for development of the plan. The grant expires on November 30. He also indicated that to his knowledge the City will not be penalized if it fails to meet any timelines within the plan. Supervisor Aldean moved to approve the Standard Multi-Hazard Mitigation Plan dated March 2005. Supervisor Livermore seconded the motion. Motion carried 4-0.

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

A. ACTION TO ADOPT BILL NO. 129, ON SECOND READING, AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM MOBILE HOME ONE ACRE (MH1A) AND SINGLE FAMILY ONE ACRE (SF1A) TO SINGLE FAMILY 6,000 (SF6), ON PROPERTY LOCATED GENERALLY WEST OF BIGELOW DRIVE, EAST OF CENTER DRIVE AND THE CARSON CITY/DOUGLAS COUNTY BOUNDARY LINE AND SOUTH OF CLEAR CREEK AT 1200, 1301 AND 1351 RACE TRACK ROAD AND 6501, 6701 AND 7001 CENTER DRIVE, APN'S 009-311-03, 08, 09, 10, 14, 15 AND 47, BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT (FILE NO. ZMA-05-157) (8:53:21) - Mr. Sullivan and Mayor Pro-Tem Williamson indicated that they had not received any comments since the Board first reviewed the item. Comments were solicited but none were given. Supervisor Aldean moved to adopt on second reading Bill No. 129, Ordinance No. 2005-30, AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM MOBILE HOME ONE ACRE, MH1A, AND SINGLE FAMILY ONE ACRE, SF1A, TO SINGLE FAMILY 6,000, SF6, ON PROPERTY LOCATED GENERALLY WEST OF BIGELOW DRIVE, EAST OF CENTER DRIVE AND THE CARSON CITY/DOUGLAS COUNTY BOUNDARY LINE AND SOUTH OF CLEAR CREEK AT 1200, 1301 AND 1351 RACE TRACK ROAD AND 6501, 6701 AND 7001 CENTER DRIVE, APN'S 009-311-03, -08, -09, -10, -14, -15 AND -47, BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT. Supervisor Livermore seconded the motion. Motion carried 4-0.

B. PRESENTATION AND DISCUSSION ONLY REGARDING THE DRAFT FEDERAL LANDS BILL MAP TO IDENTIFY CERTAIN BUREAU OF LAND MANAGEMENT (BLM) AND

CARSON CITY BOARD OF SUPERVISORS

Minutes of the November 3, 2005, Meeting

Page 4

U.S. FOREST SERVICE (USFS) LANDS THAT MAY POTENTIALLY BE DISPOSED OF THROUGH A U.S. CONGRESSIONAL “LANDS BILL” INTO CARSON CITY OR PRIVATE OWNERSHIP FOR VARIOUS USES SUCH AS OPEN SPACE, PARKS, RECREATION FACILITIES, TRAILS, UTILITY FACILITIES, OTHER PUBLIC USES OR ECONOMIC DEVELOPMENT (E.G., COMMERCIAL OR INDUSTRIAL) (8:55:57) - Principal Planner Lee Plemel, City Manager Linda Ritter, Open Space Manager Juan Guzman, Bruce Kittess, Mike Pavlakis - Mr. Sullivan’s introduction included an explanation that no formal action is to be taken by the Board today. Mr. Plemel’s summary of the report indicated that the master plan process had been used to create the map. The map will not be part of the master plan. Descriptions of the FS and BLM land included in the bill were provided. The bill includes potential land use designations for the to be disposed of areas. BLM has allegedly indicated a willingness to support the bill including its interface area along Highway 50 at the City’s eastern portal even though it lacks funding to redo its urban interface plan. Mr. Plemel committed to working with the Washoe Tribe on its concerns. In January the bill will be submitted to the various City Committees/Commissions for their comments. It will then be submitted to the Board for discussion and action.

Discussion between the Board and Mr. Plemel indicated that more than 10,000 acres are included in the bill. Four thousand acres are at the eastern portal of the City and are part of the BLM interface area. A trade has been proposed with the FS that involves some of the City’s western watershed areas. The City was purportedly told that the land bill could include both BLM and FS property. Supervisor Livermore indicated that he would support the exchange, however, the community should be told through the public participation process the land uses for BLM/FS sites abutting their residences as some long perceived open space areas may be changed. City Committees/Commissions who will participate in this process were listed. Ms. Ritter indicated that the proposed uses must be included in the bill and the bill will forever restrict the uses to those purposes much the same as a deed restriction does. The notations on the map indicate those uses. A lot of the areas are designated for recreational and public purposes. This designation allows for more than just open space and trails, e.g., the water tank in the South Edmonds area. A public hearing will be conducted before a specific use is allowed on any of the sites. Supervisor Aldean pointed out that the Federal Building is not included on the map and asked that the map be correct to indicate it.

Mayor Pro-Tem Williamson pointed out that a later agenda item addresses the potential sale of open space to the FS. It will give the City a windfall for its investment in acquiring the property. Clarification by Mr. Guzman explained the proposal to have the FS give the land abutting the City’s interface to the City. The FS may, however, require payment for this land. Land located further up the mountains are proposed to be studied for potential land trades. The FS’s western land broker in Ogden, Utah, has indicated a desire to proceed slowly. The City should designate the areas it wants. Those with immediate needs will be discussed now. The other sites will be considered in the future. The same process is to be used with BLM. The BLM area on the north side of East Highway 50 at the eastern portal is designated as open space and for parks or recreational uses. The BLM area on the south side of East Highway 50 has been leased under the recreational and public purposes program, however, some it may have economic development potentials. Silver Saddle, for example, is being investigated for management by Carson City. Although the request at this time is for management of Silver Saddle, the City may have to takeover the entire operation. Discussion explored the pros and cons to the land exchange proposal for the upper reaches of the FS area on the west side of the City. Mr. Guzman suggested that Supervisor Aldean also serve on the committee.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 2005, Meeting
Page 5

Discussion pointed out that the three acres of FS property abutting Costco is part of an earlier land bill. Ms. Ritter justified adding it to the proposed bill based on the length of time taken to get the bill to its current state and the belief that its inclusion will resolve the matter faster.

(9:21:54) Mr. Kittess felt that the public needed to know what the zoning and potential uses for an open area adjacent to their homes is and will be in the future as they rely on it when planning for the future. The public meetings on the City's master plan, the park master plan, the "specific school trust master plan", and the Combs Canyon special planning area were noted. He felt that the City is moving too quickly. Media reports concerning the Brunswick Canyon Reservoir and its leaking were also cited. Allegedly two Supervisors have stated that they will not look at BLM or FS lands for additional growth. The Board recently approved the Schulz Special Planning Area with more than 500 homes. A plan for approximately 200 more homes for Combs Canyon is being processed. The City is growing. Can the wastewater treatment plant handle the additional homes? Can the residents afford the cost to expand the plant? Can the residents trust the Board to make these decisions? The Timberline residents have been looking at the 262 acres designated by the master plan as conservation reserve for years. This is land owned by the State and the Board of Regents. It is now for sale and, through the master plan process, has different land use designations. Mayor Pro-Tem Williamson explained that changes in ownership and/or a few exchanges for infill parcels had created the change in use designations. These parcels are within the urban boundaries as currently established and have been indicated by the public as needing to be developed. None of the other parcels are being considered. Mr. Plemel also explained that this is the reason the uses are identified and the parcels are designated as open space-recreational and trails. They are not identified as being for economic development. Supervisor Aldean felt that the proposal will allow the City to control its destiny. She pointed out that BLM/FS often have sales of property that do not make sense for them to continue owning from a recreational stand point. By taking control of these sites subject to very specific deed restrictions the City will be better able to live up to the intent of the master plan by preserving the lands as open space.

Mr. Pavlakis urged the Board to allow the original Federal lands bill containing the three-acre FS parcel to continue working its way through Congress. It will allow the sale of the property for economic development and not recreational and public purposes. He had purportedly given the Board a copy of the bill. (A copy is in the file.) He briefly explained the purpose of the bill and its proposed funding. He asked that the Board remove the three-acre parcel from the proposed land bill.

Washoe Tribal Planner Max Trailhammer explained the Tribe's desire to keep their aboriginal rights to the lands represented on the Federal Lands Bill Map. They believe that they can obtain the lands through a public to public conveyance the same as the City has requested. They appreciated Mr. Plemel's efforts to get BLM and the FS to agree to disposing of the lands. He agreed to work with the City and asked that the City consider granting/gifting the lands to the Tribe that it wishes to exchange with the BLM/FS. He felt that the Tribe had been left out of the communication loop. Additional comments were solicited but none were given. Mayor Pro-Tem Williamson then closed the presentation. No formal action was required or taken.

6. DEVELOPMENT SERVICES - ENGINEERING - City Engineer Larry Werner - CONDUCT A PUBLIC HEARING AND SEND THE PUBLIC COMMENTS TO THE STATE ENGINEER FOR WATER RIGHT APPLICATION 73159, AN APPLICATION TO CHANGE THE POINT OF DIVERSION, PLACE OF USE AND MANNER OF USE FROM CARSON CITY TO LYON

CARSON CITY BOARD OF SUPERVISORS

Minutes of the November 3, 2005, Meeting

Page 6

COUNTY, OR, IN THE ALTERNATIVE, DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE STATE ENGINEER CONCERNING THE APPLICATION (9:32:58) - Discussion between Mr. Werner and the Board explained that when the water rights for agricultural purposes are transferred only the amount consumed by the plants is transferred. The water rights that are to be transferred are for industrial use. All of them may be transferred. Mr. Werner was unsure how the over allocated water rights in Lyon County will impact the amount that will be transferred. He was unaware of any intent by the water master to adjudicate the rights by basin at this time. He was also uncertain what impact the change will have on the priority date of the water rights. It was felt that if the priority date is on the bottom of the list, there could be occasions when there will be little to no water provided. It was also uncertain what impact the selling of the water rights will have on Mr. Bertagnolli's aggregate operation although it was believed that only a small portion of the water rights were being sold. Discussion indicated that it may be as much as one-third of the total amount of water rights that he owns. The City was offered a five-year lease of the water rights. When a delivery problem was indicated, the City backed out of the discussions. The water rights are being leased to Lyon County. The supporting documents indicate that the total is 125 acre feet of water per year in Dayton Valley. The transfer point is to be in the Cardelli Ditch area east of Dayton. Lyon County has a well at that location and wants to transfer the water rights to it. It will then increase the pumping volume of the well. Public comments were solicited but none were given. Mayor Pro-Tem Williamson then declared the public hearing closed. Supervisor Livermore moved to send the public comments to the State Engineer for Water Right Application 73159, an application to change the point of diversion, place of use and manner of use from Carson City to Lyon County, or, in the alternative, discussion and possible action on recommendation to the State Engineer concerning the application. Discussion ensued on the type of motion required. Supervisor Livermore withdrew his motion. Supervisor Aldean then moved to send the public comments to the State Engineer for Water Right Application 73159, an application to change the point of diversion, place of use and manner of use from Carson City to Lyon County. Supervisor Livermore seconded the motion. Motion carried 4-0.

7. PARKS AND RECREATION - Director Roger Moellendorf

A. ACTION ON AN OFFER FROM THE U.S. FOREST SERVICE TO PURCHASE THE GILBERT OPEN SPACE PROPERTIES (APNS 7-061-72 THROUGH 7-061-75) LOCATED AT THE SOUTHEASTERN EDGE OF THE BORDA MEADOW FOR \$1.12 MILLION (9:40:14) - Open Space Manager Juan Guzman explained the Open Space Advisory Committee's recommendation to sell the property to the Forest Service. Reasons for the original recommendation to retain ownership were also explained including the desire to not become a broker for the Forest Service. The appraisal expires in December. The Forest Service has allegedly indicated that the appraisal is frozen at the time the offer is accepted. Mr. Guzman felt that there were only two parcels which the Forest Service may be interested in. He also recalled a discussion he had with the Board, specifically, former Mayor Masayko, that they did not have to agree to sell the property to the Forest Service when approached. Discussion explained that Nevada uses a grant, bargain deed rather than the federally requested warranty deed. The Forest Service has indicated that it needs a draft of the deed issued by the title company and will work with the title company to resolve this issue. The trails issues will be discussed later in the meeting. The escrow may close in March. The Forest Service has requested a clause that will allow a six-month extension. Discussion indicated that the termination date for the offer should be six months from the date of acceptance by Carson City. Mayor Pro-Tem Williamson explained the proposal to have a cooperative agreement regarding the property and the Forest Service's willingness to establish a maintenance program with a maintenance standard and work program. The Forest

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 2005, Meeting
Page 7

Service does not have the money to manage the property. Currently the Open Space program has only one ranger and not enough funding for management of the area. If more participation is desired, Mr. Guzman urged the Board/Carson City to participate. Carson City could partner with the Forest Service on recreational projects in the same fashion as Washoe and Douglas Counties have. Additional comments were solicited but none were given. Supervisor Staub moved to accept the offer from the U.S. Forest Service to purchase the Gilbert Open Space properties, APNs 7-061-72 through 7-061-75, located at the southeastern edge of the Borda Meadow for \$1.12 million with a projected closing date of six months from the date of this acceptance and with an understanding that Carson City and the U.S. Forest Service will have a better and continued cooperation in the management of those lands. Supervisors Livermore and Aldean seconded the motion. Motion carried 4-0.

Mr. Guzman advised that the statutory requirements for the sale of land will require the Board to conduct two additional meetings.

RECESS: A recess was declared at 9:50 a.m. A quorum of the Board was present when Mayor Pro-Tem Williamson reconvened the session at 10 a.m. (Mayor Teixeira was absent.)

B. PRESENTATION AND DISCUSSION ONLY REGARDING THE DRAFT PARKS

AND RECREATION MASTER PLAN (10:00:00) - Mr. Moellendorf gave a computerized slide presentation explaining the draft plan. The plan contained in the packet had been redlined to indicate changes that had been made to the plan. Additional changes may be made prior to final submittal to the Board in February. Mayor Pro-Tem Williamson and Supervisor Livermore appreciated the recognition that was given to the tourist activities created by the sports program. Mayor Pro-Tem Williamson expressed concern that, as a result of this economic value, the user fees may be increased. Mr. Moellendorf committed to working with the nonprofit organizations. The Department will attempt to remain as a facilitator who provides the facilities and expands them to meet the growth needs and requirements for large regional tournaments. Supervisor Aldean pointed out that these attractions increase the contributions to Question 18 and its sales tax revenue. Mr. Moellendorf continued his review of the master plan and noted that the City is now considered one of the top retirement communities in the country. It also pointed out the growth in the Hispanic population and recreational programs. His review stressed the need for additional developed and natural community parks. Potential locations for them were noted. Supervisor Livermore pointed out the need to include the Eagle Creek trail head in the list of natural parks. Mr. Moellendorf continued his review of the plan by noting the inequities between neighborhoods and potential methods of mitigating these deficiencies. Indoor recreational activities were to be discussed later in the plan and include the ability to continue some outdoor recreational activities inside a facility. New ideas will be incorporated in the Ron Wilson Park when it is developed including the handicapped and disabled accessibilities and natural aspects, which will reduce maintenance costs. Mr. Moellendorf indicated that Board direction regarding a joint use agreement with the College regarding its facilities will be requested in the future. Discussion explained the Convention and Visitors Bureau funding that had been provided to Recreational Supervisor Joel Dunn to assist with running the tournaments and determining the economic impact/value of such recreational activities. It was also noted that professional recreational programs may want to use City facilities if artificial turf is used. Benefits of artificial turf and outdoor lighting were noted. The cost of such amenities needs to be explored before implementation as high usage will shorten their life cycles. Discussion also pointed out the need for recreational programs for young adults, e.g., the 16 to 22 year olds. Mr. Moellendorf continued his review of the plan with an

CARSON CITY BOARD OF SUPERVISORS

Minutes of the November 3, 2005, Meeting

Page 8

explanation of the regional recreational needs and potential use of Silver Saddle to address a portion of this demand. This program will require participation by surrounding counties. Supervisor Livermore and Mr. Moellendorf explained the amenities that will be replaced/added to the Community Center auditorium in the coming year. Mr. Moellendorf then reviewed the list of needed facilities and programs including some which are not now offered. He also indicated a need to develop a cost recovery program. Landscape districts for new parks may be used to provide maintenance in the future. The electorate may be asked for additional funding for parks. Supervisor Livermore complimented staff on its efforts to develop a comprehensive plan due to its importance to the community's quality of life. The issues need to be understood including the cost to provide amenities desired by the community. The trail issues regarding the type and uses that should be allowed illustrated the need for the public to recreate in many different fashions. Supervisor Aldean pointed out that Lake Tahoe had not been included in the plan, specifically Paragraph 2.5.2. It should be included in the City's marketing materials on Page 6. Discussion indicated that enclosing the Pony Express Pavilion will require a lot of acoustical work. It cannot be used as an amphitheater unless it is enclosed. Mr. Moellendorf was encouraged to evaluate this option. Justification for its enclosure was provided. Mayor Pro-Tem Williamson challenged staff to evaluate the cultural arts value to the community and indicated that some communities provide as much as one percent of their funds to them. Supervisor Aldean also suggested consideration be given to selling the "naming rights". Supervisor Livermore explained a request for a long term lease of the Pony Express Pavilion for an ice skating rink. Justification for the Parks and Recreation Commission's denial of the request was provided. Additional comments were solicited but none were given. No formal action was required or taken.

C. ACTION TO ENDORSE THE UNITED STATES FOREST SERVICE (FS) ENVIRONMENTAL ASSESSMENT FOR THE CLEAR CREEK / KINGS CANYON TRAVEL MANAGEMENT PLAN (10:44:04) - Parks Planner Vern Krahn, Carson District Forest Service Ranger Larry Randall - Mr. Krahn's introduction included a summary of the Board's action on the Clear Creek/Kings Canyon Land Use Strategy. The Management Plan is another tier of that strategy. Mr. Randall explained District Manager Shipman's inability to attend the meeting and complimented the Department on its coordination and cooperation. He then explained the purpose of the strategy which required a component developing a travel plan complying with the National Environment Policy Act (NEPA). Media coverage of the process was noted. He believed that the partnership and public participation had met NEPA's requirements. He summarized the proposed action. Discussion noted that Douglas County is part of the plan. Access issues had included fuel reduction and fire and law enforcement needs. They now have another law enforcement officer which means they have one officer for every 500,000 acres. This may assist with Carson City's law enforcement issues with the FS area. A description of the process used to develop and designate the routes and their uses were described. A map illustrating those routes was displayed. Its key was explained. He also indicated that the map is not the final decision on what uses are allowed on what routes or what roads are open/closed. They will continue to work with staff and bring the final map and potential funding sources back to the Board for direction. He also explained the attempt to develop road loops. The need for road work on Kings Canyon was noted. He explained that "C" Hill had not been included on the map as it is privately owned. The Voltaire Canyon Road must include protection of the resources and aesthetics. The plan will allow motorized vehicles to reach the vistas in some locations. Discussion indicated the desire to improve Kings Canyon, however, Mr. Randall was not certain at this time how or when it will be done. A partnership could be developed addressing these issues. The Waterfall Fire had improved a small portion of the lower roadway. Discussion also indicated that the map designation of total mileage does not concur with the report. Mr. Randall indicated

CARSON CITY BOARD OF SUPERVISORS

Minutes of the November 3, 2005, Meeting

Page 9

that the map was developed by GIS and the mileage should be the total of the red and green roads. The document is still in draft form. When the body of the assessment is completed, grammatical errors will be corrected. He then explained that the proposed management agreement will address the trail head issues. They have recommended improvements to five of the trail heads. Lower Clear Creek Road is No. 6. Its proposal is for an informal trail head where people can park. Creating additional improvements will increase public usage and cause more problems for the private property owners who own the road. When these road issues are resolved, the trail head will remain. The other trail head locations, proposed uses and amenities were explained. The FS's track record with Washoe and Douglas Counties was noted to illustrate the ability to work with City/County staffs. Once the NEPA is approved, funding will be sought. The City's help in seeking the funding is needed. Supervisor Aldean felt that the plan was a fair compromise and a good start in addressing the issues. Supervisor Livermore commended them on their weed control program although he was uncertain whether they will be able to live up to it or be able to obtain the funding required to do so. Mr. Randall advised that they have a modest weed program. The document should provide more emphasis for it. He also indicated that some improvements will not occur until the weeds are addressed. Discussion ensued on how to preserve the cultural resources and the need to suppress fire threats through the removal of underbrush. Efforts in other locations were cited to illustrate preservation of cultural/historical sites may be accomplished. This included locating the site(s), photographing, and recording. Mr. Randall explained the change in the FS's stewardship role to one which is now more community based than it previously was. He also indicated that the FS is open to cooperative agreements regarding the open space management. Public comments were solicited but none were given. Supervisor Livermore moved to endorse the United States Forest Service Environmental Assessment for the Clear Creek/Kings Canyon Travel Plan. Supervisor Staub seconded the motion. Motion carried 4-0.

D. ACTION TO ACCEPT THE RECOMMENDATION OF THE OPEN SPACE ADVISORY COMMITTEE AND TO NOMINATE FOR FEE ACQUISITION THE WILSON PROPERTY LOCATED AT THE TERMINUS OF ASH CANYON ROAD IN THE CARSON RANGE (APNS 7-091-26 AND 7-031-04) THROUGH THE U.S. FOREST SERVICE LEGACY PROGRAM, ADMINISTERED BY THE NEVADA DIVISION OF FORESTRY (11:13:17) - Open Space Manager Juan Guzman's introduction included an indication that the owners were willing to wait 18 months for their money. The road accessing the sites was improved to the last logging camp. Additional improvements are being made to allow access to the State park. It is an "administrative road". The State has provided a trail head at its boundary. It will allow individuals to park at that location and hike into the State park and its fishing pond. Discussion explained the funding and an alternative if the National Legacy Program grant does not materialize. The final price of the property will be established by an appraisal which cannot be done at this time. Once the City acquires the property, it can be sold or given to another organization so long as its goals are the same as the City's. The property cannot be sold to a private party. Development threats against the property were explained. Concerns about assisting with the Federal acquisition of addition property in the State and the impact Federal acquisition could have on the ad valorem tax base were vocalized. Public comments were solicited but none were given. Supervisor Staub moved to accept the recommendation of the Open Space Advisory Committee and to nominate for fee acquisition the Wilson Property located at the terminus of Ash Canyon Road in Carson Range, APNs 7-091-26 and 7-031-04, through the U.S. Forest Service Legacy Program, administered by the Nevada Division of Forestry, with a potential fiscal impact for matching funds. Supervisor Aldean seconded the motion. Motion carried 4-0.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 2005, Meeting
Page 10

8. **FINANCE** - Senior Account Manager Nick Providenti

A. ACTION TO ADOPT, ON SECOND READING, BILL NO. 130, AN ORDINANCE OF THE CONSOLIDATED MUNICIPALITY OF CARSON CITY, AMENDING CARSON CITY MUNICIPAL CODE TITLE 21, TAXATION, BY ADDING CHAPTER 21.06 V & T RAILROAD SALES TAX, SECTION 21.06.010 PURPOSE, WHICH DESCRIBES THE PURPOSE OF THIS ORDINANCE; SECTION 21.06.020 IMPOSITION OF TAX--RATE OF TAX--EXEMPTIONS; SECTION 21.06.030 CREATION OF FUND; SECTION 21.06.040 USE OF PROCEEDS OF TAX; SECTION 21.06.050 PAYMENT OF PROCEEDS TO STATE DEPARTMENT OF TAXATION AND DISTRIBUTION; SECTION 21.06.060 ISSUANCE OF BONDS AND OTHER SECURITIES; SECTION 21.06.070 IMPAIRMENT OF OBLIGATIONS PROHIBITED; SECTION 21.06.080 INCORPORATION OF PROVISION OF CHAPTER 374 OF THE NRS (11:24:21) - Supervisor Aldean explained revisions made at the time of the first reading, i.e., Section 21.07.060 removing the requirement that the funds be spent "in Carson City" and changing the NRS site to be number 277B. Discussion indicated that Senior Deputy District Attorney Suglia will make the changes. Bond counsel had allegedly advised that the funds should be spent in Carson City. The Statutes do not restrict the usage to Carson City. Mayor Teixeira had previously indicated that the project included more than the proposed amount for Carson City infrastructure. Supervisor Aldean moved to adopt on second reading Bill No. 130, Ordinance No. 2005-31, AN ORDINANCE OF THE CONSOLIDATED MUNICIPALITY OF CARSON CITY, AMENDING CARSON CITY MUNICIPAL CODE TITLE 21, TAXATION, BY ADDING CHAPTER 21.06 V & T RAILROAD SALES TAX, SECTION 21.06.010 PURPOSE, WHICH DESCRIBES THE PURPOSE OF THIS ORDINANCE; SECTION 21.06.020 IMPOSITION OF TAX--RATE OF TAX--EXEMPTIONS; SECTION 21.06.030 CREATION OF FUND; SECTION 21.06.040 USE OF PROCEEDS OF TAX; SECTION 21.06.050 PAYMENT OF PROCEEDS TO STATE DEPARTMENT OF TAXATION AND DISTRIBUTION; SECTION 21.06.060 ISSUANCE OF BONDS AND OTHER SECURITIES; SECTION 21.06.070 IMPAIRMENT OF OBLIGATIONS PROHIBITED; SECTION 21.06.080 INCORPORATION OF PROVISION OF CHAPTER 374 OF THE NRS proposed by Mayor Teixeira on October 20, 2005, subject to the one amendment on Page 4 under Section 8, specifically, 21.07.060, in the third line, Line 16, the NRS Chapter should be 377B as opposed to 337B. Supervisor Livermore seconded the motion. Motion carried 4-0.

B. ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE CITY OF ITS NEGOTIABLE "CARSON CITY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) CAPITAL IMPROVEMENT BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2005A" FOR THE PURPOSE OF FINANCING THE COST OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING CERTAIN CAPITAL IMPROVEMENT PROJECTS AND IF DETERMINED BY THE CITY FINANCE DIRECTOR THAT INTEREST RATE SAVINGS MAY BE EFFECTED, THE REFUNDING OF CERTAIN OUTSTANDING BONDS; AUTHORIZING AND DIRECTING THAT THE CITY SHALL EFFECT SUCH PROJECTS; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD ISSUING THE PROPOSED BONDS AND EFFECTING THE PURPOSE OF THEIR ISSUANCE; PROVIDING OTHER MATTERS RELATING THERETO (11:29:02) - Discussion emphasized that the purpose of the bonds was for the public safety building and not additional support for the

CARSON CITY BOARD OF SUPERVISORS

Minutes of the November 3, 2005, Meeting

Page 11

V&T Railroad. The original cover sheet to the agenda report had been replaced as it had the incorrect description. Bond Counsel had reviewed the ordinance. Supervisor Staub moved to introduce on first reading Bill No. 131, AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE CITY OF ITS NEGOTIABLE "CARSON CITY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) CAPITAL IMPROVEMENT BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2005A" FOR THE PURPOSE OF FINANCING THE COST OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING CERTAIN CAPITAL IMPROVEMENT PROJECTS AND IF DETERMINED BY THE CITY FINANCE DIRECTOR THAT INTEREST RATE SAVINGS MAY BE EFFECTED, THE REFUNDING OF CERTAIN OUTSTANDING BONDS; AUTHORIZING AND DIRECTING THAT THE CITY SHALL EFFECT SUCH PROJECTS; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD ISSUING THE PROPOSED BONDS AND EFFECTING THE PURPOSE OF THEIR ISSUANCE; PROVIDING OTHER MATTERS RELATING THERETO; and the fiscal impact is as listed on the amortization schedule. Supervisor Livermore seconded the motion. Motion carried 4-0.

C. ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE CITY OF ITS NEGOTIABLE "CARSON CITY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) V&T HISTORICAL BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2005B" FOR THE PURPOSE OF FINANCING THE COST OF CONSTRUCTION OR RENOVATION OF FACILITIES HAVING CULTURAL OR HISTORICAL VALUE; PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS, AND OTHER DETAILS IN CONNECTION THEREWITH; PROVIDING OTHER COVENANTS, AGREEMENTS AND OTHER DETAILS AND MAKING OTHER PROVISIONS CONCERNING THE BONDS, THE GENERAL TAX PROCEEDS AND THE REVENUES PLEDGED FOR THE PAYMENT OF SUCH BONDS; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD ISSUING THE PROPOSED BONDS; PROVIDING OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF (11:31:20) - Discussion noted the reference to "remaining revenues" on Page 50. Discussion reiterated that Finance Director Minton had previously provided a listing of infrastructure improvements in Carson City that will cost more than the bond will fund. Additional clarification of this Section is to be provided at the time of the second reading. Supervisor Staub moved to introduce on first reading Bill No. 132, AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE CITY OF ITS NEGOTIABLE "CARSON CITY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) V&T HISTORICAL BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2005B" FOR THE PURPOSE OF FINANCING THE COST OF CONSTRUCTION OR RENOVATION OF FACILITIES HAVING CULTURAL OR HISTORICAL VALUE; PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS, AND OTHER DETAILS IN CONNECTION THEREWITH; PROVIDING OTHER COVENANTS, AGREEMENTS AND OTHER DETAILS AND MAKING OTHER PROVISIONS CONCERNING THE BONDS, THE GENERAL TAX PROCEEDS AND THE REVENUES PLEDGED FOR THE PAYMENT OF SUCH BONDS; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD ISSUING THE PROPOSED BONDS; PROVIDING OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF; and the fiscal impact is as listed on the amortization schedule. Supervisor Livermore seconded the motion. Motion carried 4-0.

9. DISTRICT ATTORNEY - Chief Deputy District Attorney Melanie Bruketta - A RESOLUTION TO SET A MEETING TO CONSIDER A LEASE AT THE SENIOR CITIZENS CENTER AND

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 2005, Meeting
Page 12

TO AUTHORIZE AN APPRAISAL AND OTHER MATTERS PROPERLY RELATED THERETO

(11:34:44) - Senior Citizens Center Director Janice McIntosh - The Advisory Council purportedly supported the proposal. Justification for the program, its estimated daily fee, its staffing, and programs were explained. Share A Day has a similar program in Reno. Carson City will not have a child care facility. Share A Day is a for profit entity, however, they will be lucky to break even. Similar programs offered in Elko and Washoe County were noted. Share A Day has been in business since 1966. Their owners and their nonprofit activities were limned. They have a good reputation in Washoe County and are supported by the Alzheimer's Association. Ms. McIntosh thanked Senior Deputy District Attorney Michael Suglia for his assistance with the lease. Discussion indicated that the Joshua Tree Room is the only room large enough for the proposed use. Carson City and the Senior Center, Inc., are listed as being additionally insured on the insurance policy. Ms. McIntosh believed that the policy is for \$3 million. Supervisor Staub expressed a concern about allowing the program to use other portions of the building unless listed on the insurance policy due to his belief that clientele may not be covered in those areas. Ms. McIntosh explained the desire to have the clientele integrate throughout the building. She agreed to discuss this issue with Mr. Suglia and the Center's legal counselor Gary Sheerin. Supervisor Aldean advised that the appraisal of the entire building could increase the rental fee. Supervisor Staub then explained his support for the program as it will provide more usage of the facilities. Ms. McIntosh explained that there are occasions when programs must be juggled as the rooms are in use throughout the day. It is becoming more difficult to find rooms for some programs. The rooms need to be used and she was encouraged to find that there is a need for them. Supervisor Staub moved to approve Resolution No. 2005-R-36, A RESOLUTION TO SET A MEETING TO CONSIDER A LEASE AT THE SENIOR CITIZENS CENTER AND TO AUTHORIZE AN APPRAISAL AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Livermore seconded the motion. Motion carried 4-0.

RECESS: A recess was declared at 11:48 a.m. A quorum of the Board was present when Mayor Pro-Tem Williamson reconvened the meeting at 1:30 p.m. Mayor Teixeira was absent as indicated.

9. CITY MANAGER - Linda Ritter -ACTION TO APPOINT TWO MEMBERS TO THE AIR-PORT AUTHORITY; ONE TO FILL THE “FIXED BASE OPERATOR” POSITION, AND ONE TO FILL THE “INDUSTRIAL” POSITION, BOTH FOR FOUR YEAR TERMS ENDING OCTOBER 2009 (1:32:20) - Harvey Hornung, Steve Lewis - Mayor Pro-Tem Williamson explained the qualifications required for “industrial” position. She thanked the applicants for applying. Mr. Hornung introduced himself to the Board by explaining his background and reasons for applying. Supervisor Aldean moved to appoint Harvey Hornung to fill the Industrial Position to a four-year term ending October 2009. Supervisor Livermore seconded the motion. Motion carried 4-0.

The Board discussed the fact that only one of the three applicants for the “Fixed Base Operator” position could attend the meeting. They had all been informed that an interview would be conducted. Mr. Kelly had allegedly indicated he could not attend this meeting. Mr. Lewis had allegedly indicated he could not attend the next meeting. The Board decided to interview Mr. Lewis and not make an appointment today. Mr. Lewis would not be required to return at the next meeting for a second interview. Mayor Pro-Tem Williamson thanked Mr. Lewis for applying. Mr. Lewis was then interviewed. No formal action was taken regarding the Fixed Base Operator position.

11. BOARD OF SUPERVISORS - NON-ACTION ITEMS (1:56:19)

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 3, 2005, Meeting
Page 13

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS - Supervisor Staub advised that the Deer Run Road bridge is open. No formal action was required or taken.

B. STAFF COMMENTS AND STATUS REPORT - None.

12. ACTION TO ADJOURN (1:56:50) - Supervisor Livermore moved to adjourn. Supervisor Aldean seconded the motion. Motion carried 4-0. Mayor Pro-Tem Williamson adjourned the meeting at 1:55 p.m.

The Minutes of the November 3, 2005, Carson City Board of Supervisors meeting

ARE SO APPROVED ON December 15, 2005.

/s/
Marv Teixeira, Mayor

ATTEST:

/s/
Alan Glover, Clerk-Recorder