A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, November 17, 2005, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Marv Teixeira	Mayor
	Robin Williamson	Supervisor, Ward 1
	Shelly Aldean	Supervisor, Ward 2
	Pete Livermore	Supervisor, Ward 3
	Richard S. Staub	Supervisor, Ward 4
STAFF PRESENT:	Linda Ritter	City Manager
	Alan Glover	Clerk-Recorder
	Noel Waters	District Attorney
	Andrew Burnham	Development Services Director
	Daren Winkelman	Health Director
	Cheryl Adams	Purchasing and Contracts Manager
	Michael Suglia	Senior Deputy District Attorney
	Steve Schutte	Chief Deputy Sheriff
	Liz Teixeira	Administrative Assistant
	Katherine McLaughlin	Recording Secretary
	(BOS 11/17/05 Recording 8:31:06)	

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. Roll call was taken. The entire Board was present, constituting a quorum. Clerk-Recorder Alan Glover lead the Pledge of Allegiance. Rev. Bruce Kochsmeir of the First Presbyterian Church gave the Invocation.

CITIZEN COMMENTS (8:32:25) - None.

1. APPROVAL OF MINUTES (8:32:59) - None.

2. AGENDA MODIFICATIONS (8:33:04) - None.

3. SPECIAL PRESENTATION - A PROCLAMATION FOR "NATIONAL FAMILY HISTORY DAY" (8:33:17) - Robin Palmer , a certified genetic counselor, introduced herself and gave her email address. Mayor Teixeira read the proclamation into the record. Ms. Palmer thanked the Board for the recognition and urged the residents to search their family history and learn about any health problems that may have been encountered. Justification for having this information was explained. No formal action was required or taken.

4. LIQUOR AND ENTERTAINMENT BOARD (8:36:06) - 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 (8:38:43) - Following adjournment of the Liquor and Entertainment Board, Mayor Teixeira reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

5. CONSENT AGENDA (8:38:50)

5-1. ASSESSOR - ACTION TO APPROVE THE PARTIAL REMOVAL OF TAXES AND PENALTIES FOR PARCEL NUMBERS 010-061-57 (2179 JOANNE DR.) AND 010-061-58 (2189 JOANNE DR.) FROM THE 2005/06 REAL PROPERTY TAX ROLL PER NRS 361.055

5-2 PURCHASING AND CONTRACTS

A. ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0506-065 - PURCHASE OF 2006 INTERNATIONAL DUMP/PLOW/SANDER TRUCKS TO SILVER STATE INTERNATIONAL AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NRS CHAPTER 332 AND PURSUANT TO THE BOARD'S FINDINGS THAT IT IS IN THE PUBLIC'S BEST INTEREST TO ACCEPT THE BID EXCEPTIONS AND AUTHORIZE PUBLIC WORKS TO PURCHASE 2006 INTERNATIONAL DIAMOND SPEC™ EQUIPPED WITH MONROE SLIDE IN V-BOX SANDER, CRYSTEEL TRUCK MOUNTED DUMP BODY AND HOIST PACKAGE, AND MONROE REVERSIBLE 12 FOOT TRIPLE EDGE STEEL SKIN SNOW PLOW FOR A COST OF $116,685 PER UNIT THROUGH FEBRUARY 28, 2006, PROVIDED CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED

B. ACTION TO APPROVE CONTRACT NO. 0506-081 - JOINDER CONTRACT WITH 911 VEHICLE TO PURCHASE STROBE LIGHT KITS AND THE BALANCE OF THEIR PRODUCT LINE THROUGH MAY 31, 2006, PROVIDED CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED

C. ACTION TO APPROVE CONTRACT NO. 0506-082 - JOINDER CONTRACT WITH ADAMSON INDUSTRIES TO PURCHASE SIREN AND SPEAKER COMPONENTS AND THE BALANCE OF THEIR PRODUCT LINE THROUGH MAY 31, 2006, PROVIDED CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED

D. ACTION TO APPROVE CONTRACT NO. 0506-083 - JOINDER CONTRACT WITH CODE 3, INC., TO PURCHASE LIGHT BARS, STROBES, SIRENS, AND SPEAKERS AND THE BALANCE OF THEIR PRODUCT LINE THROUGH MAY 31, 2006, PROVIDED CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED

E. ACTION TO APPROVE CONTRACT NO. 0506-084 - JOINDER CONTRACT WITH LSH LIGHTS TO PURCHASE SPOTLIGHTS AND MOUNTING KITS AND THE BALANCE OF THEIR PRODUCT LINE THROUGH MAY 31, 2006, PROVIDED CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED

F. ACTION TO APPROVE CONTRACT NO. 0506-085 - JOINDER CONTRACT WITH SOUND OFF, INC., TO PURCHASE WIG WAG CONTROLS FOR CROWN VICTORIAS AND THE BALANCE OF THEIR PRODUCT LINE THROUGH MAY 31, 2006, PROVIDED CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED

G. ACTION TO APPROVE CONTRACT NO. 0506-086 - JOINDER CONTRACT

WITH WHELEN ENGINEERING COMPANY, INC., TO PURCHASE LIGHT BARS, STROBES, AND WIG WAG CONTROLS FOR IMPALAS AND THE BALANCE OF THEIR PRODUCT LINE THROUGH MAY 31, 2006, PROVIDED CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED

H. ACTION TO EXTEND CONTRACT NO. 0304-090 - JOINDER CONTRACT WITH CONWAY COMMUNICATIONS, INC., THROUGH THE STATE OF NEVADA TO PROVIDE TELEPHONE REPAIR, WIRING, CABLE AND FIBER OPTIC CABLE REPAIR AND INSTALLATION THROUGH DECEMBER 31, 2007, PROVIDED THAT CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED - Supervisor Livermore moved to approve the Consent Agenda consisting of one item from the Assessor's Office and eight items from Purchasing and Contracts as presented. Supervisor Staub seconded the motion. Motion carried 5-0.

6. CITY MANAGER - Linda Ritter **- UPDATE ON THE ACTIVITIES OF "PARTNERSHIP CARSON CITY", THE COMMUNITY ANTI-METHAMPHETAMINE COALITION (8:39:16) -** Administrative Assistant Liz Teixeira, School District Superintendent Mary Pierczynski, Rory Planeta, Jed Block, Sarah Hill, Kathy Bartosz, Bob Crowell - Discussion explained the purpose of the coalition, its steering committees, their members, its community and parental support, the accomplishments, the establishment of a meth hot line, the public relations efforts, future programs and activities, law enforcement's support of the program, and legal support of the program including the establishment of a drug court with mandatory testing, treatment, parental educational programs, etc. Justification for actively implementing the programs to stop the spread of meth was provided. Current legal steps that can be used to stop meth activities were noted. The Board/Legislature may be asked to make changes in the Municipal Code/Statutes to assist with this effort and to provide law enforcement and the courts with the necessary tools to address the problem. Intervention programs are being developed to assist children of addicts to overcome and stop their becoming second/third generation addicts. Comments also pointed out the need for the approach to be regional/national rather than just in Carson City. It was indicated that law enforcement can seize property under the program. The City needs to update its Code to include this ability. Comments also pointed out the fiscal impact addiction has on the community, its health programs, legal system, etc. The effort includes programs to assist with reducing the recidivism rate. Financial support is needed for treatment programs. The program at this time is mainly geared toward adults, however, juveniles need to be included. Community support can point the users toward resources to combat the problem or educate them about the program and area's lack of tolerance for meth. Employers assistance in identifying users is also needed. They can help with education programs regarding the resources and intervention programs. Pharmacists can restrict access to the drugs that are used to make meth. Comments also indicated that an individual does not have to be arrested to obtain help. Trinet can provide information on other resources which will help the individuals without creating a criminal record. The public was urged to contact the coalition, the meth help line or its website for assistance or information. Brochures on the program have been developed in both English and Spanish.

Board comments repeatedly complimented the volunteers on their dedication and efforts to rid the community of this menace. Mayor Teixeira repeatedly emphasized that it is not his program. It is the community's program. He was proud to see the community support it. Board comments also stressed that it is a regional/national problem and not just a City problem. Many communities have failed to recognize the problem until now. Nevada Hispanic Services, the construction industry, the dentistry and faith based communities have not yet participated but were felt to be needed. Individuals who may be able to participate or know of individuals who may were indicated.

Ms. Teixeira invited the Board to a working dinner on January 19 at 5:30 p.m. The entire coalition is to be at this meeting to establish its annual goals.

Mayor Teixeira expressed his belief that with community support the problem can be addressed. A survey had recently indicated that drugs and drug use are the City's main problems. He again thanked the participants for their involvement and for attending the meeting. No formal action was required or taken.

7. DISTRICT ATTORNEY - Noel Waters

A. ACTION TO ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORSASKING THE STATE OF NEVADA CONGRESSIONAL DELEGATES TO SUPPORT THE JUSTICE ASSISTANCE GRANT FUNDING AND THE COMBAT METH ACT AND OTHER MATTERS PROPERLY RELATED THEREON (9:36:29) - Mayor Teixeira expressed his support for the resolution. Supervisor Aldean suggested the resolution be strengthened by revising Line 3 of Paragraph 2 on the last page to read: "....education, prevention and law enforcement programs to combat 'the importation', distribution and use of methamphetamine...." The resolution should also relate to any other initiative that may be undertaken to combat this problem. Justification for the revision was based on the need to combat imported drugs as the number of local labs are decreasing. Supervisor Aldean then moved to adopt Resolution No. 2005-R-37, A RESOLUTION OF THE BOARD OF SUPERVISORS ASKING THE STATE OF NEVADA CONGRESSIONAL DELEGATES TO SUPPORT THE JUSTICE ASSISTANCE GRANT FUNDING AND THE COMBAT METH ACT AND OTHER MATTERS PROPERLY RELATED THERETO subject to one amendment in Paragraph 2 on the final page of the resolution, Line 3, adding after "combat the" the word "importation" so that it reads that we are not only focusing on education, prevention, and law enforcement programs to combat the distribution and use of methamphetamine but the importation as well. Supervisor Williamson seconded the motion. Motion carried 5-0.

Mayor Teixeira then noted the coalition committees which Mr. Waters is serving on. Mr. Waters expressed his gratitude at the amount of public participation and enthusiasm for the program.

B. A RESOLUTION TO SET A PUBLIC MEETING ON DECEMBER 15, 2005, TO CONSIDER A LONG TERM LEASE (55 YEARS) OF 2.078 ACRES OF REAL ESTATE NOW KNOWN AS (APN 2-121-16) TO A 501(C)(3) NON PROFIT CORPORATION FOR THE PURPOSE OF CONSTRUCTING A LOW INCOME SENIORS APARTMENT BUILDING, RESTRICTING RENTERS TO THOSE OF 80% MEDIAN GROSS INCOME OR LOWER (9:45:26) - Senior Deputy District Attorney Michael Suglia - Discussion noted that the resolution for the apartments now under construction had been for conveyance by lease which would allow the firm to apply for tax credits. The proposed resolution is for housing of individuals with 80% of the median income or less as allowed in the Statutes. This allows individuals with very low income to rent the apartments. Supervisor Staub moved to adopt Resolution No. 2005-R-38 TO SET A PUBLIC MEETING ON DECEMBER 15, 2005, TO CONSIDER A LONG TERM LEASE, 55 YEARS, OF 2.078 ACRES OF REAL ESTATE NOW KNOWN AS APN 2-121-16 TO A 501(C)(3) NONPROFIT CORPORATION FOR THE PURPOSE OF CONSTRUCT-

ING A LOW INCOME SENIORS APARTMENT BUILDING, RESTRICTING RENTERS TO THOSE OF 80% MEDIAN GROSS INCOME OR LOWER. Supervisor Livermore seconded the motion. Motion carried 5-0.

BOARD OF HEALTH 9:48:32- Mayor Teixeira recessed the Board of Supervisors session and passed the gavel to Chairperson John Bowers who immediately convened the Board of Health. For Minutes of the Board of Health, see its folder.

BOARD OF SUPERVISORS (10:06:05) - Following adjournment of the Board of Health, Chairperson Bower returned the gavel to Mayor Teixeira who reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum

RECESS: A recess was declared at 10:06 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 10:14 p.m., constituting a quorum.

8. HEALTH AND HUMAN SERVICES - DISCUSSION AND UPDATE REGARDING THE RECENT POINT IN TIME COUNT AND THE 10 YEAR PLAN TO END HOMELESSNESS (10:14:44) - Administrative Health and Human Services Officer Kathy Wolfe, United Way of Northern Nevada President and Chief Professional Officer Ann Quarie, St. Peters Episcopal Church and Interfaith Counsel Representative Father Jeff Paul - Ms. Wolfe used a power point program to stress the need to address the problem and committed to working with Governor Guinn's staff on the ten-year plan. Ms. Wolfe also explained that Kim Riggs from the School District had participated in the survey of the providers. Ms. Quarie pointed out that the chronically homeless are a small percentage of the overall population. The definition of the chronically homeless and justification for focusing on this group were provided. Addressing their problems should free up funding for the other homeless needs. United Way's involvement in the program and efforts to develop a 10-year plan for the rural counties, which included Carson City, were explained. Ms. Quarie hoped that a statewide coordinated program/plan can be developed. United Way's goal is to create ongoing communication and education programs for all the stakeholders and their residents. Issues which will be included in the plan were limned. The Carson City process will be "home grown". The Board's endorsement of the ten-year planning process is needed before they can move forward and implement the action plan. Discussion justified having a resolution and for it to be adopted by the Board before being sent to the Feds. Supervisor Aldean commended Ms. Quarie, Mr. Winkelman and his staff for their services and work on the program. Ms. Quarie explained United Way's commitment to the program. Supervisor Aldean also pointed out that the City had committed $12,500 toward a Carson River recreational plan which will dislocate the homeless who are currently camping along it. Supervisor Livermore voiced his belief that the plan will allow other agencies, i.e., FISH, to enhance and build on their programs and maximize the use of Federal funding. It helps the community define and understand the depth of the problem. Ms. Quarie pointed out that having the statistical data provided by the "Point In Time" count is important for the development of a data driven policy and allows the various agencies to work together on a coordinated, fiscally prudent solution. Ms. Wolfe indicated the resolution will be presented to the Board in February. She then reviewed the 10 steps that may reduce/eliminate chronic homelessness in the community. The steps that have already been implemented were noted. HUD funding has been used to fund the Homeless Management Information System (HMIS). A strategic planning session will be conducted in January which will involve Churchill, Douglas, and Lyon Counties as well as Carson City and perhaps Mineral County. Board funding may be requested in the future. Supervisor Williamson complimented staff and United Way on their efforts. She then complimented Douglas, Lyon and Churchill Counties for recognizing the problem and working toward a solution. Carson City currently provides 30% of the low income housing in the region. The City's effort to provide housing for low income seniors was noted. Carson City needs to work with its neighbors to avoid being totally responsible for all the low income housing units. She did not want to deny anyone in need of housing or services just because they do not live in Carson City. Carson City should be part of the answer but not the only answer. Supervisor Aldean explained that at the planning session it was pointed out that a majority of the people who reside in the surrounding counties are employed in Carson City. The elected officials need to recognize this and work across county lines to address needs beyond the chronic homeless issues.

Father Jeff explained the composition of the Interfaith Council. The Council wants to participate with the City in finding a solution to chronic homelessness. The current solution(s) is a band-aid. The entire community must become involved in the solution for its success. There is an immediate and urgent need. He believed that the core of the homeless population were born and raised in Carson City. He wanted to partner with the City and create a temporary homeless shelter in the City to help get these individuals off the streets during the wintertime. Efforts to locate a site have been unsuccessful to date. Comments invited him to participate in the meth program that had been discussed earlier. Benefits of the Council's participation in both programs were noted. Supervisor Livermore congratulated him on the creation of an all faith-based foundation. Benefits of the Council were noted including its ability to serve the entire community in spite of its limited resources. Father Jeff felt that if the City staffs the center, the Council will be able to supply whatever supplies or volunteers are needed. Supervisor Aldean complimented him on his active role at the Mental Health Coalition meetings. Father Jeff then explained the faith-based network that is being established in Carson City. It is patterned after a national network of faith-based organizations. It provides homeless people with a shelter. The Council hopes to extend this effort to include hunger, etc., by partnering with businesses as well as individuals.

Mayor Teixeira thanked Ms. Wolfe for the presentation and urged her to continue her proactive efforts. Ms. Wolfe indicated that the ten-year plan is flexible and will be changed to meet the needs of the community as they arise. No formal action was taken or required.

9. FINANCE - Director Tom Minton

A. ACTION TO ADOPT, ON SECOND 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 (10:44:09) - Mr. Minton's explained that if three percent or more in interest can be saved by refunding the $7.8 million in Public Safety Complex bonds, it will be included in the bond issue. The refunding should produce a $35,000 annual savings. The Bond sale date is December 6 and the "settlement date" is December 21. Supervisor Williamson moved to adopt on second reading Bill 131, Ordinance No. 2005-32, 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; fiscal impact is included in the attached amortization schedule. Supervisor Livermore seconded the motion. Motion carried 5-0.

B. ACTION TO ADOPT, ON SECOND 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 (10:47:10) - Mr. Minton's introduction indicated that collection of the tax will commence on April 1, 2006. Some of the call provisions are still being analyzed. All efforts will be made to allow the City to retire the bonds before maturity. All funds collected by the tax will be directed toward this purpose. Supervisor Alden moved to adopt on second reading Bill No. 132, Ordinance No. 2005-33, 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 referred to on the amortization schedule. Supervisor Livermore seconded the motion. Motion carried 5-0.

10. 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 COUNTY, OR, IN THE ALTERNATIVE, DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATION TO THE STATE ENGINEER CONCERNING THE APPLICATION (10:49:44) -** Discussion indicated that Lyon County is leasing 100 acres of water rights from Tim Bertagnolli. Public Works Operations Manager Tom Hoffert indicated that a sale of water rights by Mr. Bertagnolli is "in the works". Mayor Teixeira called for public comments two times. None were given. 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. Supervisor Staub seconded the motion. Motion carried 5-0.

11. DEVELOPMENT SERVICES - PUBLIC WORKS OPERATIONS - Manager Tom Hoffert - **ACTION TO ADOPT A RESOLUTION REVISING THE EMERGENCY SNOW ROUTES ADOPTED BY RESOLUTION NO. 1997-R-44 (10:52:46) -** Development Services Director Andrew Burnham - Mr. Hoffert used a map to delineate the routes. Discussion pointed out that the Hospital property located on Fleischmann is on the Emergency Snow Route and will remain on it after the facilities are relocated. The priority order for plowing the streets was explained. Not all of the school bus stops are located on the primary, emergency, or secondary routes. A meeting is scheduled to discuss the program with the School District. Mayor Teixeira acknowledged staff's efforts last year and explained that it had been a challenging effort. The School District lost only one day due to snow. He also pointed out this year's lack of snow/rain. Mr. Hoffert assured the Board that all of the City's plows and sanders are ready to roll. Discussion explained that the freeway will be plowed by the State. The City will plow the off ramps and coordinate with the State to cover areas where the State does not plow. He believed that the City has a good relationship with the State and will be able to maximize its resources. The State coordinates its snow disposal areas with the City's and will comply with the storm water management requirements. Supervisor Aldean suggested an additional color be added to the map indicating areas that the State plows in Carson City, i.e., King and Fifth Streets. She advised the Board of the State's desire to turn all of its streets over to the City for maintenance, snow plowing, etc. Mr. Burnham explained that NDOT is always attempting to get the City to takeover its streets without accepting responsibility for others. This issue may not be resolved soon. Discussion then explained that streets not included on the map/in the listing are plowed after all of those listed have been done or on an emergency basis. Staff responds to all calls. If a street is overlooked, the residents should contact Mr. Hoffert's office. All of the City Departments work together when snow plowing occurs. Last year a "mini emergency operations center" handled the task from the Corporate Yard office. This exercise provided valuable information and revised the program. Mayor Teixeira commended City staff on its coordination efforts. Discussion reiterated that NDOT will continue to be responsible for and plow Carson Street and the first phase of the freeway. Mr. Burnham reiterated his belief that last year's event had fostered a good working relationship between the City staff and NDOT . He also indicated that the City will ultimately be responsible for Carson Street. This will be the result of future discussions with NDOT's administrations on the trade issues. Supervisor Williamson moved to adopt Resolution No. 2005-R-39, A RESOLUTION REVISING THE EMERGENCY SNOW ROUTES ADOPTED BY RESOLUTION NO. 1997-R-44. Supervisor Livermore seconded the motion. Motion carried 5-0.

12. DEVELOPMENT SERVICES - PLANNING AND ZONING - Community Development Director Walter Sullivan - **ACTION TO APPROVE A TENTATIVE SUBDIVISION MAP APPLICATION FROM PEAK CONSULTING ENGINEERS, LLC, (PROPERTY OWNERS: NEVADA WEST LAND LLC. AND KRYSZTOF WISINSKI) TO ALLOW A TENTATIVE SUBDIVISION MAP APPLICATION KNOWN AS SUNDANCE RIDGE PHASE II, RESULTING IN 32 RESIDENTIAL LOTS, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4024 AND 4012 LEPIRE DRIVE AND 823 NORTH EDMONDS DRIVE, APNS 010-351-92, 93 AND 04, BASED ON 12 FINDINGS AND SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT, FILE TSM-05-160 (11:05:43) -** Keith Shaffer, Mark and Christian Funk, City Engineer Larry Werner - Mr. Sullivan's introduction included noting an email that staff had received yesterday. (A copy is in the file.) Supervisor Aldean suggested that the deed include an income restriction to 120% of the median income level in order to keep the housing classification as affordable housing. Discussion indicated that the units will be constructed as duplexes and have a homeowners' association. Their sales do not restrict the occupancy to owners. The units may be rented. Mayor Teixeira voiced his concern about allowing affordable housing without a requirement that the units be owner occupied. The Schulz ranch developer had stipulated to not sell to speculators and that the units were to be owner occupied. This developer could make the same stipulation. Supervisor Livermore voiced his objection to the project and noted that this is the third attempt to develop the site. He also felt that the project was not affordable housing. Clarification indicated that the project has two entrances–one main entrance and a gated emergency entrance.

Mr. Shaffer explained for the record that a fourth individual had originally been involved with the project. The current owners, Mark, Sherry, and Christian Funk were present. He distributed packets of information to the Board and Clerk. (A copy is in the file.) He indicated that they had been before the Board regarding the property previously and were aware of the issues. The issues raised with the 2003 34-unit duplex PUD were not the same issues as are now being raised. It is not an easy site to develop. They feel that they have addressed the friction zones and the project is compatible with the adjacent neighbors. Clarification indicated that there are three lots that have not been sold in their original project. Discussion explained the average lot size as being approximately 6,000 square feet, the three separate models, and the average price range of $350,000 to $360,000. A high end subdivision would not sell well at the site. Mr. Shaffer was uncertain how they would be able to address the neighbor's concerns regarding their property values and keep the affordable, owner occupied requirements suggested by the Board while mitigating commercial element issues. The original concept would them to sell the entire duplex to one person. He was uncertain whether it is possible for the targeted buyers to be able to afford both units. The PUD concept allows them to sell each half of the duplex as an individual unit which makes them more affordable.

M. Funk cited examples of similar projects they had developed in Carson City. Clarification indicated that the duplexes will be both one and two story units. The size of the units and their prices were discussed and changed the price range to $230,000 to $250,000 per unit. M. Funk felt that this price range will require the owner to occupy the unit. A Seattle project had used the "Fanny Mae" guidelines to restrict the number of units which can be rented.

C. Funk explained that the realtor who will be selling the unit already has a list of individuals with families who want the units. The median price is $300,000. There are only three lots left in the first phase that have not been sold. Allowing the units to be rented will "deteriorate" the project. He was willing to stipulate that he would screen the buyers and sell to owner occupied. Clarification indicated that the lots which have not been sold are listed as being owned by Sherry and Mark Funk, who are the developers. This is done for tax reasons. C. Funk reiterated that the units in the first phase were all owner occupied. Clarification by M. Funk explained the reasons the original proposal to have storage units on the site had not penciled out. C. Funk also explained that the neighbors, while wanting the area to be storage units, had not considered allowing 24-hour access. They felt that when the neighbors would withdraw their support for the project when they learned of the 24-hour access. He also explained that his first home had been a townhouse. It is a good starter home and fills a need within the community. Townhouses allow families to enter the home ownership field. Supervisor Williamson explained her concern about the lack of parking in an adjacent subdivision and the possibility that it will use the project's parking area. M. Funk explained the use of different models to meet the parking requirement for the project. The Commission had not required a secondary access from the adjacent subdivision. They had been worried about the impact that the subdivision would have on the parking areas within the proposed subdivision if the street had been opened. The project also mitigates the issues related to the commercial developments adjacent to the site.

Mr. Werner indicated that Engineering had worked with the Applicants and that the project will meet all of the City standards. Mayor Teixeira questioned when the entire street will be constructed as the project is required to construct only the northern half. He suggested that the development be required to install the entire street and that a development agreement be used to ensure reimbursement for the other half. M. Funk acknowledged that having the entire street would provide a better approach and product, however, due to the need to keep costs down, he could not volunteer to construct it. He explained the additional work he had to do related to the bluff and the poor condition of a half street that had been constructed for another project. Mr. Werner then explained the sunset requirement on development agreements mandated by the Statutes and that he could not guarantee that the Funks will be reimbursed before the agreement expires. Discussion explained that the Board had to cancel several water and sewer reimbursement agreements which had expired due to the statute of limitations. Mr. Werner also indicated that funding for the street is not available. He agreed to work with the property owners on the concept. The City will pay for its portion of the roadway. Supervisor Staub pointed out that one of the vacant lots is for sale. Discussion then pointed out the requirement placed on the Schulz ranch homeowners association mandating a maintenance agreement for the parks and the memo from Parks and Recreation Director Moellendorf recommending against acceptance of the park/recreational amenities. Mr. Shaffer explained the late correspondence indicating that the home-owners association will be responsible for maintenance of the parks and lands that are to be dedicated. Clarification by Mr. Shaffer also explained the parking "bubble" at the mail box clusters and the circulation pattern for its users. The Post Office had wanted the cluster box to be at that location. He will consider place-ment of a second cluster box somewhere in the project. He indicated that there had been a lot of intricate design issues created by the property's topography. The design did not include storage locations for toys, i.e., RVs, ATVs, etc., due to the belief that first time home buyers may not have them. Mayor Teixeira explained the Board's desire to obtain the best product possible and agreed that for $230,000 that may not be possible. Discussion indicated that the driveway is 20 feet in length and that the CC&Rs may consider storage of the toys in the driveways in order to maintain the integrity of the project and its aesthetics. Clarification by Mr. Shaffer also indicated that all of the drainage will go into the detention basin. Discussion then questioned the right-of-way width for Lepire Drive and the improvements which must be made to it. Clarification pointed out the Lepire Drive improvements mandated in Conditions 12 and 14. The width of Lepire Drive has yet to be defined due to the lack of definition concerning its use. Mr. Shaffer felt that the right-of-way is 60 feet. Mr. Werner agreed to consider Mayor Teixeira's suggestion that the applicants construct Lepire Drive with a sidewalk on only their side. The property owner on the opposite side would have to construct the sidewalk on his side when his/her property is developed. Mr. Werner reminded the Board of the ADA requirements that must be met. The City may participate in the construction of the Lepire Drive. He agreed that the street improvements are needed, however, the normal procedure does not enter into this type of negotiations until later on in the process. Additional comments were solicited but none were given.

Mayor Teixeira asked that the motion include staff's ability to work on Lepire Drive. Supervisor Staub moved to approve a tentative subdivision map application from Peak Consulting Engineers, LLC, property owners: Nevada West Land LLC, and Krysztof Wisinski—. Mr. Shaffer explained that Mr. Wisinski is no longer an owner or involved in the project. Nevada West Land owns all of the property. Supervisor Staub amended his motion to delete Mr. Wisinski and continued the motion to include: to allow a tentative subdivision map application known as Sundance Ridge Phase II, resulting in 32 residential lots, on property zoned General Commercial, GC, located at 4024 and 4012 Lepire Drive and 823 North Edmonds Drive, APNs 010-351-92, 93, and 04, based on 12 findings and subject to the recommended conditions of approval contained in the staff report with a request to staff and the developers that they work together with the adjoining land owners to make the necessary improvements to Lepire Drive. Mayor Teixeira seconded the motion. Motion was voted by roll call with the following results: Mayor Teixeira - Yes; Supervisor Staub - Yes; Supervisor Livermore - No; Supervisor Williamson - Yes; and Supervisor Aldean - No. Motion carried 3-2.

13. PARKS AND RECREATION - Director Roger Moellendorf

A. ACTION TO APPROVE A RECOMMENDATION FROM THE PARKS AND RECREATION COMMISSION FUNDING RONALD D. WILSON MEMORIAL PARK BY APPROPRIATING $500,000 FROM QUESTION 18 FUNDS (12:01:38) - Supervisor Livermore explained the Wilson family's attendance at the meeting, their need for closure, justification for a park at the proposed site, and the Parks and Recreation Commission's action. The Commission had approved the recommendation unanimously. Supervisor Livermore moved to approve the recommendation of the Parks and Recreation Commission to fund the Ronald D. Wilson memorial park through an appropriation of $500,000 from Question 18 funds; fiscal impact is $500,000 Question 18 funds; and the funding source is the Residential Construction Tax and Question 18 funds. Supervisor Williamson seconded the motion. Motion carried 5-0.

B. ACTION TO APPROVE THE PARKS AND RECREATION COMMISSION'S RECOMMENDATIONS ON THE ALLOCATION OF 2004-05 RESIDENTIAL CONSTRUCTION TAX FUNDS (12:05:03) - Mr. Moellendorf's introduction advised that the Commission had unanimously approved the recommendations. Discussion indicated that an accounting of funding previously provided for the BMX track and the Roberts House had been provided. In the future, projects will be required to be completed within a two to three-year period. Supervisor Livermore moved to approve the Parks and Recreation Commission's recommendations on the allocation of 2004-2005 Residential Construction Tax funds as follows and represented by staff representing a total of $149,000; funding source is the Residential Construction Tax funds. Supervisor Staub seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 12:08 p.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 1:30 p.m., constituting a quorum.

14. CITY MANAGER - Linda Ritter **- ACTION TO APPOINT TWO MEMBERS TO THE AIRPORT AUTHORITY; ONE TO FILL THE "FIXED BASE OPERATOR" POSITION AND ONE TO FILL THE "CITIZEN AT LARGE" POSITION, BOTH FOR FOUR YEAR TERMS ENDING OCTOBER 2009 (1:30:30) -** Supervisor Staub summarized the Board's action at the last meeting when Steve Lewis was interviewed and the appointment of the Harvey Hornung to the Industrial position on the Airport Authority was made. The other applicants were not available for their interviews. Dennis Buehn gave the Board and Clerk a copy of his resume and read it into the record. Mayor Teixeira/the Board thanked him for applying. His interview was then conducted. The Board then interviewed (1:47:38) John Kelly. Board discussion indicated a desire to fill the Fixed Base Operator position before conducting the other interviews. The Board was polled. Reasons for each selection were provided. Both applicants were thanked for applying. Supervisor Staub moved to appoint Steve Lewis as (to) the Fixed Base Operator position to the Airport Authority for a four-year term ending October 2009. Supervisor Livermore seconded the motion. Motion carried 5-0.

The Board then interviewed: (2:05:30) Tom Keeton; (2:16:10) Guy Williams; (2:37:40) Jean Solberg; and (2:51:13) Walter Sullivan. Each applicant was thanked for applying. Supervisor Staub disclosed that he had discussed Mr. Sullivan's applying for the position with him. The Board was then polled. Reasons for each selection were provided. Supervisor Aldean moved to appoint Walter Sullivan to the Airport Authority to fill the Citizen at Large position for a four-year term ending October 2009. Supervisor Staub seconded the motion. Motion carried 5-0.

15. BOARD OF SUPERVISORS - NON-ACTION ITEMS

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS - None.

B. STAFF COMMENTS AND STATUS REPORT - None.

16. ACTION TO ADJOURN (3:11:28) - Supervisor Aldean moved to adjourn. Supervisor Williamson seconded the motion. Motion carried unanimously. Mayor Teixeira adjourned the meeting at 3:12 p.m.

The Minutes of the November 17, 2005, Carson City Board of Supervisors meeting

ATTEST: ARE SO APPROVED ON ___February 2___, 2006.

_/s/________________________________ _/s/___________________________________
Alan Glover, Clerk-Recorder Marv Teixeira, Mayor