

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

<b>PRESENT:</b>	Marv Teixeira	Mayor
	Robin Williamson	Supervisor, Ward 1
	Shelly Aldean	Supervisor, Ward 2
	Pete Livermore	Supervisor, Ward 3
	Richard S. Staub	Supervisor, Ward 4
 <b>STAFF PRESENT:</b>	Linda Ritter	City Manager
	Alan Glover	Clerk-Recorder
	Ken Furlong	Sheriff
	Andrew Burnham	Development Services Director
	JoAnn Skelly	Cooperative Extension Director
	Melanie Bruketta	Chief Deputy District Attorney
	Cheryl Adams	Purchasing and Contracts Manager
	Tom Hoffert	Public Works Operations Manager
	Nick Providenti	Senior Accounting Manager
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 3/17/05 Tape 1-0007)	

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members present for each Department are listed under that Department's heading. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

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**CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE** - Mayor Teixeira convened the meeting at 8:30 a.m. Roll call was taken. City Manager Linda Ritter led the Pledge of Allegiance. Reverend Pat McConville of the Capital Christian Church gave the Invocation.

**CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0052)** - None.

**1. APPROVAL OF MINUTES 9/2, 9/14, 9/15, AND 9/16/04 (1-0055)** - Supervisor Livermore moved to approve the minutes of the regular meetings of September 2, 2004, and September 16, 2004, and the minutes of the special meetings of September 14, 2004, and September 15, 2004, as presented. Supervisor Williamson seconded the motion. Motion carried 5-0.

**2. AGENDA MODIFICATIONS (1-0085)** - None.

**3. SPECIAL PRESENTATION A PROCLAMATION FOR LAW ENFORCEMENT YOUTH DRUG EDUCATION WEEK, MARCH 21 - 25, 2005 (1-0087)** - Sheriff Ken Furlong introduced and explained the purpose of the Proclamation. Sheriff Furlong encouraged the Board and public to attend the

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DARE State Conference and legislative reading of the Proclamation. Mayor Teixeira read the Proclamation into the record and presented it to Sheriff Furlong. Sheriff Furlong introduced Deputy Scott McDaniel. Deputy McDaniel introduced DARE Instructor Deputy Lisa Davis. Deputy McDaniel described the State DARE Conference and the Carson City Dare Students' involvement. Deputy Davis thanked the community for its support of this important intervention program. Supervisor Staub urged them to coordinate their program with the Community Counsel on Youth programs and introduced its Executive Director Pauline Kizer, who was in the audience. Sheriff Furlong concurred with his suggestion. The program started last fall. He recognized the Community Counsel and the community's for their help in getting the program up and running.

**4. CONSENT AGENDA (1-0262)**

**4-1. DEVELOPMENT SERVICES**

**A. ACTION TO ADOPT A RESOLUTION SUPPORTING THE FILING OF AN APPLICATION WITH THE BUREAU OF LAND MANAGEMENT REQUESTING APPROVAL OF THE CONVEYANCE OF CERTAIN REAL PROPERTY (T.15N., R.20E., SEC 8, LOT 2 MOUNT DIABLO MERIDIAN) DEEDED BY THE CITY OF CARSON, TO CARSON-TAHOE HOSPITAL, A NEVADA NONPROFIT CORPORATION, IN ORDER TO REMOVE THE CLOUD ON THE TITLE TO SAID PROPERTY**

**B. ACTION TO APPROVE A DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY AT THE INTERSECTION OF ROOP STREET AND TELEGRAPH STREET AS WELL AS TELEGRAPH STREET AND PRATT AVENUE FROM PROPERTY OWNERS INGLESIA ROCA DE SALVACION AND THE WARNER FAMILY TRUST TO CARSON CITY ON APN 004-165-21 AND 004-165-22, WHICH CONSIST OF TWO (2) SMALL PIECES OF LAND TOTALING APPROXIMATELY 30 SQUARE FEET (15 SQUARE FEET EACH)**

**C. ACTION TO APPROVE A DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY FOR CLEARVIEW DRIVE AND MULDOON STREET FROM THE OWNER SIERRA PACIFIC POWER COMPANY ON APN 009-185-02, WHICH CONSISTS OF TWO (2) PIECES OF LAND TOTALING APPROXIMATELY 12,100 SQUARE FEET (9,902 SQUARE FEET FOR CLEARVIEW DRIVE AND 3,189 SQUARE FEET FOR MULDOON STREET)**

**D. ACTION TO APPROVE A DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY FOR A PORTION OF POOLE WAY FROM PROPERTY OWNERS VINCENT T. AND LA VONNE A. PELLEGRINI TO CARSON CITY LOCATED ON APN 008-471-13, WHICH CONSISTS OF A SMALL PIECE OF LAND TOTALING APPROXIMATELY 91 SQUARE FEET**

**4-2. PURCHASING AND CONTRACTS**

**A. ACTION TO EXTEND CONTRACT NO. 0203-097 JOINDER CONTRACT WITH CORPORATE EXPRESS, MY OFFICE PRODUCTS.COM, AND OFFICE DEPOT TO PURCHASE OFFICE SUPPLIES THROUGH DECEMBER 31, 2005, AND AUTHORIZE ALL CITY DEPARTMENTS TO BE ABLE TO UTILIZE THIS CONTRACT PROVIDING CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED**

**B. ACTION TO RENEW CONTRACT NO. 0203-094 PARKS DEPARTMENT FERTILIZER WITH VERDICON INC. (FORMERLY KNOWN AS UNITED HORTICULTURAL SUPPLY) THROUGH MARCH 19, 2006, AT THE SAME PRICES, TERMS, AND CONDITIONS AS ORIGINALLY AWARDED ON MARCH 20, 2003, AND TO AUTHORIZE ITS USAGE BY ALL DEPARTMENTS PROVIDING THAT CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED**

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**C. ACTION TO APPROVE CONTRACT NO. 0405-079, A REQUEST TO HAVE THE BOARD OF SUPERVISORS DETERMINE THAT THE LISTED CITY PROPERTY IS NO LONGER REQUIRED FOR PUBLIC USE AND DEEM ITS DISPOSAL DESIRABLE AND IN THE BEST INTEREST OF CARSON CITY**

**D. ACTION TO APPROVE CONTRACT NO. 0405-081 JOINDER PERMISSIVE PRICE AGREEMENT WITH TRIMBLE NAVIGATION TO PURCHASE GPS EQUIPMENT, GIS MAPPING, TOTAL STATIONS AND ALL G & E PRODUCTS THROUGH NOVEMBER 30, 2005, PROVIDING CARSON CITY'S APPROVED FUNDING AND PURCHASING PROCEDURES ARE FOLLOWED**

**4-3. CITY MANAGER - ACTION TO APPOINT SUPERVISOR PETE LIVERMORE TO THE BOARD OF DIRECTORS OF THE NEVADA LEAGUE OF CITIES AND MUNICIPALITIES EFFECTIVE APRIL 1, 2005** - Supervisor Livermore read a prepared statement into the record declaring a conflict of interest regarding Item 4-1A due to his position on the Carson-Tahoe Hospital Board of Trustees, its stipend, and the potential benefit which the Hospital may receive as a result of the Item. He recused himself from discussion/action on the Consent Agenda. Supervisor Aldean moved to approve the Consent Agenda consisting of four items from Development Services including a Resolution which is Item 4-1A, Resolution No. 2005-R-11; four items from Purchasing and Contracts, and one item from the City Manager's Office and acknowledged that, should the Consent Agenda be approved, that Supervisor Pete Livermore will be the Board's official representative on the Board of Directors of the Nevada League of Cities and Municipalities effective April 1, 2005. Supervisor Williamson seconded the motion. Motion carried 4-0-1 with Supervisor Livermore abstaining.

**5. DEVELOPMENT SERVICES - PUBLIC WORKS** - Public Works Operations Manager Tom Hoffert

**A. ACTION TO ADOPT ON SECOND READING BILL NO. 105, AN ORDINANCE AMENDING TITLE 12 (WATER, SEWERAGE AND DRAINAGE), CHAPTER 12.01 (WATER CONNECTION CHARGES AND USE RATES), SECTION 12.01.020 (SCHEDULE OF RATES) BY INCREASING ALL RATES 7% EFFECTIVE ON BILLS DATED ON OR AFTER APRIL 7, 2005, AND 7% EFFECTIVE ON BILLS DATED ON OR AFTER OCTOBER 7, 2005, AND AMENDING SECTION 12.01.030 (SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES) BY INCREASING ALL CHARGES AND FEES 7% EFFECTIVE ON BILLS DATED ON OR AFTER APRIL 7, 2005, AND 7% EFFECTIVE ON BILLS DATED ON OR AFTER OCTOBER 7, 2005, AND OTHER MATTERS PROPERLY RELATED THERETO (1-0338)** - Stan Brokl, Gil Yanuck, Chief Deputy District Attorney Melanie Bruketta, Development Services Director Andrew Burnham - Mr. Hoffert explained a typographical error on Page 1, Line 31, that was corrected. He explained the School District Operations Manager Mike Mitchell's request for some calculations. He had also received questions from a Stan Brokl, who is present. These were the only communications he had received on the proposed rate increases. Supervisor Livermore indicated that he had received an email from a Lakeview resident regarding the rate schedule. This individual is present and was invited to speak for himself. Discussion between Supervisor Williamson and Mr. Hoffert explained a bill for

15,000 gallons of water. The first 5,000 gallons of water is billed at the lowest rate. The remaining 10,000 gallons is billed at the second tier. Public comments were solicited.

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Stan Brokl explained his inability to reconfigure his timers. He had originally had a well on his property. He had connected to the City system when it came into his area. He cannot redrill the well or drill a new well. A well would alleviate his irrigation problem. The City does not have a park in his neighborhood. Anyone coming to his property would believe they were in a park. He recognized the City's attempt to reduce consumption by regulation, however, the proposal is a tax on consumption rather than a penalty for over use. His objection to the tiers is based on his feeling that the seven percent rate increase was compounded. He believed the problem is the lack of adequate planning on the part of the City as the City has more than adequate number of resources available to it.

Mr. Yanuck indicated that he had written the Board regarding his situation. His acre of grass provides him with defensible space. A lot of property owners in his area lost their landscaping to the Waterfall Fire. They will need more water to replace it. This will make them large water users. The landscaping will increase their property values. He felt that the 31% increase charged to high end users could be afforded by businesses as they can pass it on to their customers. A residential home owner cannot pass it on to anyone. He suggested that their rate be restricted to a 14% increase. There are not many high end residential users. Mayor Teixeira explained the need for additional infrastructure which requires additional funding to repay the bonds. Although they recognize the need for the consumer to be able to pay for the usage, it is also important that all of the users are able to have the water when needed. He also explained that several years ago a political decision was made to charge commercial users more than residential users. Recently a decision was made to charge all users the same rate. If the resident wants a park, he/she must pay for it. Customers, who use the most water, pay the highest rates. Additional comments were solicited but none were given.

Supervisor Williamson indicated that she had received several comments on the rate increase. Ed Skudlarek had indicated that the lower rates should be assessed against the lower users as they do not contribute to the need for additional infrastructure. Mr. Hoffert explained that there is a senior citizen rebate program that gives qualified individuals a refund based on the annual water rate.

Discussion between Supervisor Aldean and Mr. Hoffert explained that Mr. Brokl could obtain an exemption to the new irrigation schedule. Mr. Hoffert also indicated that he is working with Mr. Brokl to determine a method for meeting the new schedule. Mayor Teixeira pointed out that individuals with new lawns are eligible for an exemption. He stressed the need to use common sense and work with the community when problems are encountered.

Supervisor Livermore explained his suggestion at the last meeting that staff analyze seasonal water rates. His reasons for suggesting their usage were provided.

Supervisor Staub explained his concern about the rate increase. The title clearly states that the April increase is 7% and the October increase is 7%. This is true for only the low tier customer. According to the Board Action Request Form, the 7% increase is compounded with each tier until the high end user is assessed a 34% increase. Ms. Bruketta supported his contention that the Board Action Form should state the actual increase. Mayor Teixeira felt that, as only 15 calls had been received regarding the ordinance, it was workable although not perfect. It will pay off the bonds required to make the necessary infrastructure improvements. Discussion between Supervisor Williamson and Mr. Hoffert explained that during the last rate adjustment the tier for 100,000 gallons of water was inadvertently dropped. The proposed ordinance corrects this error. There had been a tier for 100,000 gallons for commercial and industrial users until that happened. There had

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never been a tier for 100,000 gallons for residential users. **Supervisor Williamson moved to adopt on second reading Bill No. 105, Ordinance No. 2005-6, AN ORDINANCE AMENDING TITLE 12 WATER, SEWERAGE AND DRAINAGE, CHAPTER 12.01 WATER CONNECTION CHARGES AND USE RATES, SECTION 12.01.020 SCHEDULE OF RATES BY INCREASING ALL RATES 7% EFFECTIVE ON OR AFTER APRIL 7, 2005, AND 7% EFFECTIVE ON BILLS DATED ON OR AFTER OCTOBER 7, 2005, AND AMENDING SECTION 12.01.030 SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES BY INCREASING ALL CHARGES AND FEES 7% EFFECTIVE ON BILLS DATED ON OR AFTER APRIL 7, 2005, AND 7% EFFECTIVE ON BILLS DATED ON OR AFTER OCTOBER 7, 2005, AND OTHER MATTERS PROPERLY RELATED THERETO; fiscal impact is that it will generate approximately \$790,000 annual increase in revenues and that this money will be used on debt financing.** Supervisor Staub expressed a willingness to second the motion only if the tier calculations equate to the representations that were being made and to the motion and asked that the tiers be calculated to 7% and 7% as represented to the public. Supervisor Williamson indicated that the motion is to stay as stated based on its publication and discussion. **Mayor Teixeira seconded the motion.**

Mr. Burnham indicated that the ordinance title does not include the 100,000 gallon tier. It was noticed in the media that there was a 100,000 gallon tier. It was also added in the business impact statement that was circulated to the Builders Association of Western Nevada and the Chamber of Commerce. It was not included in the agenda summary. He felt that the community had received adequate notice regarding the addition. Supervisor Staub expressed his concern regarding the Board Action Form's failure to purport what the ordinance does. The agenda publicized the rate as 14%. The additional tier raises the rate to 30%. The purpose of having two readings on the ordinance is to allow time to receive and answer all questions and public concerns. Since the first reading, he discovered and became concerned about the actual rate increase. Mayor Teixeira explained his personal contact with the large users of the community, whom he listed. He had also shown them that the adjustment made two years ago had decreased their rates. He had provided work sheets illustrating the impact. He acknowledged that no one liked the increase but all understand the need for a reliable water source. He allegedly has letters supporting the increase. The increase is equal across the board. Without the funding source, the bond cannot be obtained/repaid. The funds will pay for new wells and system improvements. There are five wells now under construction that will not be outfitted with pumps, etc., without the rate increase. **Supervisor Aldean** pointed out that the Board had held a spirited debate on the rate increase and the additional tier two weeks ago including the proposed 31% increase. She was concerned about equity. She had discussed her concern with Mr. Hoffert. Supervisor Livermore was supporting consideration of seasonal rates. She was willing to support the ordinance if the Board and staff take a serious look at seasonal rate structures. This may provide seasonal relief to the customers. She suggested that the title be revised to add in the second to the last sentence "...on or after October 7, 2005, based on the revised tier schedule..." which is reflected in the ordinance. Supervisor Staub concurred with the amendment. **Supervisor Williamson concurred with the revision and amended her motion.** **Mayor Teixeira continued his second.** Mayor Teixeira indicated that consideration of seasonal rates had not been agenized but was something that staff could do without a motion. He also pointed out that if the water is available and a discount is given to the high users, it will reduce the revenue which will impact the bond payments. Supervisor Aldean indicated that staff needs to analyze the impact. **The motion to adopt the ordinance with a revised title was voted by roll call with the following result: Williamson - Yes; Aldean - Yes; Livermore - Yes; Staub - Yes; and Teixeira - Yes. Motion carried 5-0.**

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RECESS: A recess was declared at 9:15 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 9:20 a.m., constituting a quorum. (Tape 1 failed at this point.)

**B. PRESENTATION BY THE PUBLIC WORKS WATER CONSERVATION TEAM ON DIFFERENT PROGRAM ITEMS/ISSUES AND THEIR POTENTIAL INCORPORATION INTO CARSON CITY'S WATER PROGRAM (2-0007)** - Environmental Control Officer Leann Warne, Cooperative Extension Director JoAnn Skelly, Principal Planner Lee Plemel, Meter Technician Supervisor Ron Johns, Park Operations Coordinator Stephen Mariolo - A power point presentation was given. (A copy is in the file.) Discussion between the presenters and the Board indicated that the City provides the funding for the incentives based on the ability of the rebate programs to fund the program. Many companies offer rebates specifically for commercial users. Not many rebate programs have been offered to residential users. El Paso, Texas, was cited as an example of a program that paid individuals to reduce the amount of turf. As it was in the middle of a stage two drought and had just increased its rates by 35%, its success may have been skewed. The area where landscaping was removed could not be left as empty dirt. Specific elements for the rebate had been required. Pre and post inspections were conducted. Measurements were taken to clarify the amount removed. Criterion spelling out the time frame for completion was included in the program. The program had required them to hire additional staff. Ms. Skelly's presentation included an open invitation to the public to contact her office or visit her website to find ways to conserve water. She believed that 50% of home water use is on landscaping of which a minimum of 50% is wasted. She also pointed out that her weekly column urges conservation. Her programs were open to any Carson City resident. She also limned David Ruf's programs. Discussion indicated that master gardeners and community volunteers have been assisting her Department with establishing and maintaining their programs. Ms. Skelly also emphasized the importance of being fire safe and indicated that several sites will be used to illustrate methods allowing both conservation and fire prevention to occur. Discussion then explained that Mr. Hoffert is currently extending the reuse waterlines into the industrial area along Arrowhead. There are a lot of issues that need to be resolved regarding the reuse program, its long-term plan, and the costs. Piping and distribution is only a portion of the program. Booster stations will be required to get the reuse water to the users. Efforts to address these issues were noted. The reuse water program will reduce the commercial user's dependence on potable water while providing additional potable water for other customers. Discussion indicated that it may be two years before the High School and Mills Park are added to the reuse water system. It may be possible to convert Seeliger and Fremont to reuse water this year. Comments then explained that the property owner is responsible for any tickets issued for failure to comply with the ordinances. The property owner may not be aware of the problem as warnings are issued to the "door" and tenant. Staff is analyzing a program which will allow the fees assessed by the ticket to be added to the water bill. This process will eliminate the need to go through the court process and allows the property owner to pass the costs on to the tenant. An appeal process could be established at the Water Department which would also eliminate the need to have the courts consider the tickets. Board comments urged staff to reconsider the issue regarding staff's ability to turnoff running water at the faucet rather than in the street. During emergencies or when damage is created by the running water, staff can turn off the water immediately. Examples of other communities' ordinances in this regard were provided. Mayor Teixeira indicated that the Board supported elimination of the misdemeanor process for ticketing violators. Mr. Hoffert indicated that the appropriate ordinances will be prepared and brought to the Board. Mayor Teixeira directed staff to develop any appropriate ordinances without waiting for Board direction on them. Experiences in other communities could and should be used to develop these revisions. Mayor Teixeira also directed staff to contact water users between 2 a.m. and 5 a.m. when they are found to be irrigating and wasting water. He did not believe that this would be considered a "bad intrusion" and was

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better than allowing such individuals to stress the system. Comments indicated that there are between 20 and 50 customers who will irrigate regardless of the rules. They are willing to pay the fines rather than comply. Individuals who observe problems or compliance issues were encouraged to contact the Water Department. A list of exemptions is maintained. If the property is on the list, the caller can be informed and understand why it is occurring. Staffing of the telephone line and patrols were limned. Mr. Hoffert assured the Board and public that staff will respond to all calls. Discussion noted the City's use of low flow toilets and waterless urinals and explained the irrigation schedule for Mills Park. If irrigation occurs after 10 p.m., the Department should be called as a valve must be stuck. Mr. Hoffert also indicated that many other programs/items are being considered than had been explained. Staff intends to return with both short and long term plans which will include methods of obtaining better and more efficient compliance, educational programs, and an interactive website. Mayor Teixeira suggested that the water bills include information that will lead the customer to the website and provide more detailed information regarding the various programs. The bill's "sticker shock" may help get the customers' attention. Supervisor Williamson described her own personal need for assistance with her timer(s) to illustrate the benefits of having the information on the website. She also pointed out the need to have various educational programs that may require working with the commercial establishments and the school system. She felt that the City does not want to become an asphalt jungle nor use all the water. Mayor Teixeira thanked the staff for the presentation. No formal action was required or taken.

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

**A. ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING TITLE 8 PUBLIC PEACE, SAFETY AND MORALS BY ADDING CHAPTER 8.09 RECREATIONAL VEHICLE PARKING, WHICH IS A NEW CHAPTER THAT ESTABLISHES RULES RELATING TO THE PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL NEIGHBORHOODS AND ON COMMERCIAL PARKING LOTS AND OTHER MATTERS PROPERLY RELATED THERETO (2-1225)** - City Manager Linda Ritter, Carolyn Corrales, Keith Holland, Gene Lepire, Chamber of Commerce Chief Executive Officer Larry Osborne, John Wagner, Bud Wolf, Elaine Paine, Carl Johnson, - Mr. Sullivan distributed a packet of late material to the Board and Clerk. (A copy is in the file.) He thanked the focus committee and City Manager for their work on the ordinance. The late material was reviewed. The issues considered by the committee had included a definition of the terms short and long term. Justification for consolidating the RV ordinances into one location was provided. Ron Percivalle's concerns were noted. The ordinance was felt to be a starting point and not the final decision. The Health Department will be responsible for enforcing the ordinance. The ordinance is a compromise which may address the majority of the issues. Mr. Sullivan revised Page 5, Section 11 to read: "Provisions made for the overnight parking of recreational vehicles in commercial parking lots must be approved by the Carson City Fire Chief prior to any such use occurring." He also revised Section III to read: "No other provisions of the Title 8 of the Carson City Municipal Code are affected by this ordinance." Discussion indicated that other ordinances will be brought back to the Board that will "clean up" other Sections of the Code, i.e., Section 10.24.090 which has been used previously to allow the storage of vehicles, including RVs, on the streets for one week. Justification for requiring 12 foot setbacks from the curb was based on safety concerns for pedestrians using the sidewalk and the inability of the RV operator to see them when they walk behind the vehicle. The ordinance does not provide a waiver for special circumstances. Parking RVs on the street will be allowed for 72 hours. Enforcement will be by complaint basis only. Supervisor Livermore

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suggested that long haul semis be included in the ordinance as they have self-contained sleeping facilities. The decision to prohibit RV parking in lots with more than 25 parking spaces was based on safety concerns which were limned. Semis are not considered RVs and their parking areas are separated from the other users. Mr. Sullivan agreed to include this concern in future discussions/revisions. Mayor Teixeira felt that this issue had been addressed when College Parkway was being used as a semi transfer station. Supervisor Staub suggested that work trucks also be considered in future ordinances as they are parking on the streets and "bothering the neighbors". He also indicated that he had several changes, the majority of which were grammatical, that he intended to give to Mr. Sullivan later. He recommended that recreational cargo haulers be included in the listing. Justification for this recommendation was based on his personal knowledge of an individual who owns and hauls cargo and does not have any living quarters in the vehicle. Mayor Teixeira then recommended that the meeting be considered a workshop on the ordinance rather than the first reading. He did not believe that it should be necessary for staff to start the entire process over. Public comments were then solicited.

(2-1710) Ms. Corrales explained her personal use of her RV which required more than 72 hours of parking on her street each time she uses it. For this reason she felt that prohibition against parking an RV on a City street from October 1 through March 31 and the restricted 72 hour parking limit in a 30-day period from April 1 to September 30 were unreasonable. Her neighbors purportedly understood her usage and had no problem with it. She suggested that a distance restriction on the complaints be included in the ordinance. Clarification indicated that mobile homes, travel trailers, campers, etc., were included in the ordinance. Discussion indicated that the RV should not be left parked on the street for an entire month or months on end but they should be allowed as needed. Mr. Sullivan explained that the RV would be allowed at the home for loading and unloading purposes only between October 1 and March 31.

Mr. Holland felt that the ordinance is flawed as it only allows 72 hours of parking in a 30-day period. He suggested that 24 hours per week be allowed. The parking should be spread over a month rather than all at one time. He also felt that the complainant should not be someone traveling through the neighborhood. Today's code enforcers may have common sense but future enforcers may not. The ordinance should clearly spell out the restrictions. His search for the media reported \$25 per space storage locations had proven unsuccessful. The cost of storage facilities that he found ranged from \$35 at a "junk yard" to \$70 and, if the ordinance is approved, may go even higher. He also felt that areas without sidewalks should not require a 12-foot setback from the curb. Big vans have the same safety issues that RVs and trailers have. He questioned the difference and reasons they can be located in the setback. He felt that a pedestrian-RV accident had never happened in Carson City. He encouraged the Board to have different restrictions for the different sections of the City.

(2-2025) Mr. Lepire explained the discussions held at a California Trailer Park Association meeting regarding Walmart's free RV parking policy and Indian casino tax-free RV parking. He then explained the request for assistance in implementing the lodging tax to help the V&T Railroad reconstruction project and with the ordinance committee. He had not received at least two sets of minutes from the committee. One of them dealt with the space requirement for large parking lots. He urged the Board to establish a parking standard for RV spaces that is at least 20 feet a part and 45 feet long due to safety concerns related to the propane tanks. The RVers should not be allowed to remain in the parking lot for three days without paying something. Justifications for his recommendations were limned. Mayor Teixeira asked him to stay on the ordinance. Mr. Lepire asked the Board to restrict the number of allowed RV spaces to five that are clearly marked, that

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they be 25 feet by 45 feet in size, that the free parking be restricted to four hours, and that proper signage be required. Redding purportedly has their policemen mark and cite the Walmart manager when vehicles are left in the parking lot beyond an unspecified period. Discussion between Mayor Teixeira and Mr. Lepire indicated Mr. Lepire's safety concerns with any other size or time restriction. His storage fees and reasons for them were limned. He claimed that the State sets his rate at \$60. Mr. Sullivan thanked Mr. Lepire for his comments at the meetings. Mayor Teixeira also explained that the meeting is being conducted as a "hearing" and that give and take between speakers should not occur.

Mr. Osborne explained the Chamber's discussion on the ordinance which indicated the belief that six hours is too short a time period. The establishments do not want the vehicles to remain two or three days, however, they should be allowed to stay overnight particularly if they have spent the day in the local business(es) or are late arrivals. These RVers could be advised about the location of the RV parks the next day. Therefore, they had suggested the restriction be 12 hours or something more reasonable. He then explained his discussion with Convention and Visitors Bureau Executive Director Candy Duncan. Ms. Duncan had allegedly indicated that six hours was too short for tourists. Discussion between Supervisor Aldean and Mr. Osborne indicated that, with the exception of Walmart, the majority of businesses like to see turnover in the parking area. It was felt that the RVs park at the rear or away from the store and do not mix with the general flow of traffic. Store managers to whom Mr. Osborne had talked that allow this felt that the RVers had shopped in their stores and that the six hours was an inadequate amount of time. Additional comments were solicited.

Mr. Wagner explained his involvement with the committee and belief that the ordinance was a fair compromise. Tweaking could be made in the future as needed. Parking for loading and unloading in the wintertime should be allowed. Two weeks in a 30-day period for parking was felt to be too much. He explained his personal use of an SUV for "close trips". He felt that the users should organize their packing which would eliminate the need for lengthy parking on the street. As a compromise he suggested that one or two days for loading and one to two days for unloading be allowed. Mayor Teixeira felt that it would be difficult to enforce. Additional public comments were solicited.

Mr. Wolf felt that Kevin Johnson's statement had been misquoted by the media. He felt that Mr. Johnson had stated that he "*thought*" there are plenty of \$25 per month storage locations for RVs. His personal research indicated that the spaces range from \$33 to \$60 although there are some storage facilities who do not have any spaces for Class A motor homes. His personal involvement with the committee and his ownership of a motor home were described. He felt that the meetings had been well run and well attended. Many residential lots in the City cannot accommodate an RV nor can the owners afford a storage fee. Driveways are not long enough to allow a 12-foot setback from the curb. His personal knowledge of an RV that is parked in a driveway was explained. It purportedly does not impede a pedestrian or hang over the sidewalk. He asked that the ordinance be amended to allow parking in the driveway in such cases. Mayor Teixeira concurred. Mr. Sullivan explained why parking in the driveway should be allowed only when the neighbor's driveway is not adjacent to the RV owner's driveway. Mayor Teixeira explained his personal knowledge of an individual with an RV who lived on a corner lot. There are people in smaller homes who enjoy their RVs. The storage fee would be too much for many of them. He directed Mr. Sullivan to "fix it".

Ms. Paine described her driveway as being 31 feet, her RV as being 27 feet, and her inability to meet the 12-foot setback while being able to park without impeding the sidewalk. Although she has a "huge" backyard

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she could not put the RV in it. She had allegedly talked to her neighbors about the RV and they did not have a problem with it.

Mr. Johnson explained his representation of an unnamed individual. He was a member of the committee. The unnamed individual could not park his RV in his driveway as it is not long enough. He asked that the parking area be required to be a “hard surface” rather than a driveway. The individual allegedly did not have a problem with his neighbors regarding the RV. Mr. Sullivan indicated that the ordinance’s next sentence after the referenced section allows the individual to park on a hard surface rather than in the driveway. Mayor Teixeira directed Mr. Sullivan to work with the group and revise the ordinance accordingly and to include Mr. Staub’s comments.

Mr. Holland expressed his belief that the ordinance and City needed to be RV friendly or the occupant(s)/users will take their business to another community and the City will lose their money. Mayor Teixeira reiterated his instructions that Mr. Sullivan will address the concern.

Discussion between Mayor Teixeira, City Manager Ritter, and Mr. Sullivan indicated Board comments will be submitted in writing and (2-2580) that the 12-foot setback is to be fixed. The ordinance is to be presented to the Board in final draft form. Discussion also indicated that the Board had no concerns about allowing an RV being used by a mother-in-law who stays three to five days in a Single Family One Acre (SF1A) zone and is parked on the owner’s property. Supervisor Livermore felt that SF1A lots have more than adequate space to park an RV. The ordinance is not a cure all. He also pointed out that the meeting was well attended by RV owners and users. No one was present from the opposing side. The community comprises a variety of opinions and personal preferences. It may not satisfy everyone. He wished Mr. Sullivan success in redrafting and enforcement of the ordinance. Mayor Teixeira also thanked the audience for its input. He urged the public to stay involved as the ordinance should not be drafted in a vacuum. No formal action was taken.

**B. ACTION TO ADOPT ON SECOND READING BILL NO. 104, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, SECTION 18.15, COMMUNICATION FACILITIES AND EQUIPMENT, TO ALLOW NEW WIRELESS COMMUNICATION STRUCTURES WITHIN THE SINGLE FAMILY FIVE ACRE (SF5A) ZONING DISTRICT, LIMITED TO THE CLEAR CREEK/SPOONER SUMMIT PORTION OF THE CITY, FOR THE PLACEMENT OF ANTENNA STRUCTURES AS A CONDITIONAL USE UNDER CERTAIN CIRCUMSTANCES; AND OTHER MATTERS PROPERLY RELATED THERETO (FILE ZCA 04-222) (2-2652) -** Public comments were solicited but none were given. Supervisor Aldean moved to adopt on second reading Bill No. 104, Ordinance No. 2005-7, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, SECTION 18.15, COMMUNICATION FACILITIES AND EQUIPMENT, TO ALLOW NEW WIRELESS COMMUNICATION STRUCTURES WITHIN THE SINGLE FAMILY FIVE ACRE, SF5A, ZONING DISTRICT FOR THE PLACEMENT OF ANTENNA STRUCTURES AS A CONDITIONAL USE UNDER CERTAIN CIRCUMSTANCES subject to the findings contained in the Planning Commission’s staff report. Supervisor Williamson seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 11:20 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 11:24 a.m., constituting a quorum.

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**REDEVELOPMENT AUTHORITY (2-2701)** - Mayor Teixeira then recessed the Board of Supervisors session and passed the gavel to Chairperson Williamson who convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder.

**BOARD OF SUPERVISORS (3-0088)** - Following adjournment of the Redevelopment Authority, Chairperson Williamson returned the gavel to Mayor Teixeira who reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

**7. REDEVELOPMENT/ECONOMIC DEVELOPMENT** - Manager Joe McCarthy

**A. ACTION TO ADOPT A RESOLUTION TO ESTABLISH THE CARSON CITY REDEVELOPMENT AUTHORITY'S INCENTIVE PROGRAM FOR REDEVELOPMENT PROJECT AREA NO. 2, SOUTH CARSON STREET - CARSON AUTO ROW, THAT PROVIDES FOR THE USE OF REDEVELOPMENT INCENTIVES WITH THE PRINCIPAL PURPOSE OF RETAINING AND EXPANDING CARSON CITY'S AUTO SALES SECTOR (3-0090)** - Supervisor Staub moved to adopt Resolution No. 2005-R-12, A RESOLUTION TO ESTABLISH THE CARSON CITY REDEVELOPMENT AUTHORITY'S INCENTIVE PROGRAM FOR REDEVELOPMENT PROJECT AREA NO. 2, SOUTH CARSON STREET - CARSON AUTO ROW, THAT PROVIDES FOR THE USE OF REDEVELOPMENT INCENTIVES WITH THE PRINCIPAL PURPOSE OF RETAINING AND EXPANDING CARSON CITY'S AUTO SALES SECTOR. Supervisor Aldean seconded the motion. Motion carried 5-0.

**B. ACTION TO REVIEW, EVALUATE AND RECOMMEND FOR APPROVAL THE COMMUNITY DEVELOPMENT (CDBG) PROJECT FUNDING PRIORITIES FOR FY2005-06, AND TO OPEN A 30-DAY PUBLIC COMMENT PERIOD FROM APRIL 1, 2005, TO MAY 2, 2005, FOR REVIEW OF THE CARSON CITY CDBG 2005-06 ANNUAL ACTION PLAN TO IMPLEMENT**

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) PROGRAMS ASSOCIATED WITH THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM (3-0103)** - Friends In Service Helping (FISH) Executive Director Monte Fast - Mr. Fast explained that the estimated total price of the building(s) is \$2 million. It is unknown whether the property owner, Marie Wolf, will sell. The abilities to meet the loan payments and the benefits of acquiring the building(s) were limned. If the building(s) cannot be acquired, the grant will provide FISH with the flexibility to obtain another building somewhere else. There is a 12-month time frame to spend the funds and an extension is possible. The lease on the building(s) expires in ten months which was felt to be an added incentive to make a decision. If Ms. Wolf signs the escrow papers, the FISH Board has funding available to commence design work to improve the aesthetics of the structures. Supervisor Williamson moved to recommend for approval the Community Development Block Grant project funding priorities for fiscal year 2005-2006 for the capital projects portion and to open the 30-day comment period from April 1, 2005, to May 2, 2005, for review of the Carson City CDBG 2005-06 annual action plan to implement Department of Housing and Urban Development programs associated with the Community Development Block Grant Program. Supervisor Aldean seconded the motion. Motion carried 5-0.

Mayor Teixeira explained his need to leave the meeting and passed the gavel to Mayor Pro-Tem Williamson. (Mayor Teixeira left the meeting at 12:10 p.m. A quorum was still present.)

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Supervisor Aldean expressed her feeling that it is a tough decision to make. There are many worthwhile projects, however, the funding is limited. Her priorities were explained. Mayor Pro-Tem Williamson supported her priorities and explained the committee's concern about starting long-term programs with a reduced funding source. Supervisor Livermore supported their priorities. Public comments were solicited but none were given. Supervisor Aldean moved to recommend for approval the Community Development Block Grant project funding priorities for FY 2005-06 for public service projects and action to open a 30-day public comment period from April 1, 2005, to May 2, 2005, for review of the Carson City CDBG 2005-2006 Annual Action Plan to implement the Department of Housing and Urban Development, HUD, programs associated with Community Development Block Grants. Supervisor Livermore seconded the motion. Motion carried 4-0.

Mr. McCarthy thanked Mayor Pro-Tem Williamson and Supervisor Aldean for participating in the process. He explained that he was the messenger for Deputy Economic Development/Redevelopment Officer Angelo Barosso who is in Arizona on training. Mayor Pro-Tem Williamson complimented Ms. Barosso on her coordination work.

**8. BOARD OF SUPERVISORS NON-ACTION ITEMS (3-0408) - None.**

**9. CITY MANAGER** - Linda Ritter

**A. ACTION TO APPROVE AN AGREEMENT BETWEEN CARSON CITY AND THE CARSON CITY SHERIFF'S SUPERVISORY ASSOCIATION EFFECTIVE JULY 1, 2004 TO JUNE 30, 2007 (3-0410)** - Ms. Ritter's introduction included noting that the Union had ratified the agreement. Finance Director Tom Minton indicated that the first year impact of the benefits and salary increases totals approximately \$75,000 for a total payroll for the unit of \$1 million. Supervisor Livermore moved to approve an agreement between Carson City and the Carson City Sheriff's Supervisor Association effective July 1, 2004, to June 30, 2007. Supervisor Aldean seconded the motion. Motion carried 4-0.

**B. CLOSED SESSION - ACTION TO RECESS INTO CLOSED SESSION PURSUANT TO N.R.S. 288.220 TO MEET WITH MANAGEMENT REPRESENTATIVES REGARDING LABOR NEGOTIATIONS (3-0446)** - Supervisor Aldean moved to recess into Closed Session pursuant to NRS 288.220 to meet with management representatives regarding negotiations. Supervisor Livermore seconded the motion. Motion carried 4-0. Mayor Pro-Tem Williamson adjourned the Open Session at 12:20 p.m.

The Closed Session was adjourned by Chairperson Williamson at 12:30 p.m. and the Open Session immediately reconvened. (A quorum of the Board was present although Mayor Teixeira was absent.)

**10. ACTION TO ADJOURN (3-0452)** - Supervisor Aldean moved to adjourn. Supervisor Livermore seconded the motion. Motion carried unanimously. Chairperson Williamson adjourned the meeting at 12:32 p.m.

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

ARE SO APPROVED ON April 7, 2005.

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/s/  
Marv Teixeira, Mayor

ATTEST:

/s/  
Alan Glover, Clerk-Recorder