A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, August 21, 2003, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Ray Masayko	Mayor
	Pete Livermore	Supervisor, Ward 3
	Robin Williamson	Supervisor, Ward 1
	Shelly Aldean	Supervisor, Ward 2
	Richard S. Staub	Supervisor, Ward 4
STAFF PRESENT:	Linda Ritter	City Manager
	Alan Glover	Clerk-Recorder
	Ken Furlong	Sheriff
	Mark Forsberg	Chief Deputy District Attorney
	Katherine McLaughlin	Recording Secretary
	Kathy Streeter	Senior Engineering Tech
	Justine Chambers	Contracts Coordinator
	(B.O.S. 8/21/03 Tape 1-0008)	

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

CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE - Mayor Masayko convened the meeting at 8:30 a.m. Roll call was taken. The entire Board was present constituting a quorum. Rev. Pat McConville, Youth Pastor at the Capitol Christian Center, gave the Invocation. Mayor Masayko lead the Pledge of Allegiance.

CITIZEN COMMENTS (1-0036) - None.

1. APPROVAL OF MINUTES - MAY 15 AND JUNE 5, 2003 REGULAR SESSIONS AND MAY 19, 2003, BUDGET SESSION (1-0038) - Supervisor Livermore moved to approve the Minutes of Board of Supervisors meeting of May 15, 2003, the May 19, 2003, budget session, and the June 5, 2003, Board of Supervisors meeting as presented. Supervisor Aldean seconded the motion. Motion carried 5-0.

2. AGENDA MODIFICATIONS (1-0055) - None.

LIQUOR AND ENTERTAINMENT BOARD (1-0059) - Mayor Masayko recessed the Board of Supervisors session and immediately convened the Liquor and Entertainment Board. The entire Board was present including Member Furlong.

3. TREASURER - Al Kramer

A. ACTION TO APPROVE DAVID S. TATE AS AN ADDITIONAL LIQUOR MANAGER FOR CARSON CITY GAMING COMPANY, LLC, DOING BUSINESS AS COMSTOCK CASINO, LOCATED AT 3680 GONI ROAD (1-0062) - Chairperson Masayko corrected Mr. Tate's name to be David Scott Tate rather than David S. Tate. Chairperson Masayko explained the requirement mandating the applicant's attendance at the Board meeting. He reminded Mr. Tate that having a Liquor License is con-sidered a privilege in Carson City. Mr. Tate assured the Board that he would not serve minors or intoxicated individuals and that his employees and he would be adequately trained in and adhere to the laws and regu-lations regarding the sale of liquor. He also indicated that he understood the requirement that he must allow the Sheriff's Office access to the premise during all reasonable hours when in the pursuit of their duties. Member Furlong noted the favorable Sheriff's Investigative Report. Member Staub disclosed that he had represented Cheers and Gene Wallace in other matters. He does not have a financial involvement in Cheers or with this application. Member Williamson welcomed Mr. Tate to the community. Discussion indicated that the building is in escrow. Mr. Wallace will be involved with the casino operation. Chairperson Masayko indicated that the business ownership is being transferred to a "LLC" and that Mr. Tate will own 75 percent of it. Mr. Wallace will own the remainder. Member Aldean moved to approve David S. Tate as an additional liquor manager for Carson City Gaming Company, LLC, doing business as Comstock Casino, located at 3680 Goni Road, Carson City Municipal Code 4.13; fiscal impact is a $75 investigation fee. Member Williamson seconded the motion. Motion carried 6-0. Chairperson Masayko welcomed him to the community and wished him success. Mr. Tate thanked the Board, Business License and the Sheriff's Office for their service and assistance in processing the application.

B. ACTION TO APPROVE A CHANGE IN LIQUOR LICENSE MANAGERS FOR SMITH'S FOOD AND DRUG CENTERS, INC., LOCATED AT 599 EAST WILLIAM STREET WITH KEVIN HOLLOWINSKI AS THE NEW LIQUOR MANAGER (1-0158) - Chairperson Masayko explained the requirement that the applicant must attend the meeting. He reminded Mr. Hollowinski that he needs to adhere to the obligations of having a Liquor License and to refrain from selling liquor to minors or to individuals who will furnish it to minors. Mr. Hollowinski agreed. Chairperson Masayko corrected the Sheriff's Investigative Report to indicate that there are two "L"s in Mr. Hollowinski's name. Member Furlong noted the favorable Sheriff's Investigative Report. He also explained the Sheriff's "sting" operation and that Smith's successfully passed the "test" as they checked the minor's identification and refused to sell to him/her. Chairperson Masayko congratulated Mr. Hollowinski. Discussion indicated that Mr. Hollowinski is the District Manager and had just commenced working in this area. He will not be working in the Carson City store. Member Livermore moved to approve a change in Liquor License Managers for Smith's Food and Drug Centers, Inc., located at 599 East William Street and that the new Liquor Manager will be Kevin Hollowinski under CCMC 4.13; fiscal impact is a $75 investigation fee. Member Staub seconded the motion. Motion carried 6-0.

C. ACTION TO APPROVE A FULL BAR LIQUOR LICENSE FOR MELTON GARZA, LLC, DOING BUSINESS AS LAMPLIGHTER'S LOUNGE, LOCATED AT 260 WEST WINNIE LANE WITH THOMAS GARZA AND TRACY MELTON AS THE LIQUOR LICENSE MANAGERS (1-0230) - Chairperson Masayko reminded Mr. Garza and Ms. Melton that the holding of a Liquor License is considered a privilege in Carson City, to enforce the laws and regulations regarding the sale of liquor, and to prohibit the sale to minors. He advised them that there will be "sting" operations to verify compliance. He explained the problem which had been encountered at the Lamplighter under the previous owners and the requirement that the Sheriff's Office must be allowed access to the premise at all reasonable hours when in the pursuit of their duties. Mr. Garza indicated that they will comply with the Sheriff's requests. The Sheriff's Office, Business License, and the City's Administrative Office had been very helpful in completing the application process. Chairperson Masayko indicated for the record that they are the new owners of the Lamplighter Lounge. Ms. Melton has been in the bar business for sometime and understands the rules and regulations regarding the sale of liquor. The partnership is on a 50/50 split under the limited liability corporation regulations. Mr. Garza will also work there. Chairperson Masayko noted the favorable Sheriff's Investigative Report. Member Williamson moved to approve a full bar Liquor License for Meltongarza, LLC, doing business as Lamplighter's Lounge, located at 260 West Winnie Lane; Thomas Garza and Tracy Melton will be the Liquor Managers; under CCMC 4.13; and that the fiscal impact is $1,000 original new fee, $575 investigation fee, and a $200 quarterly fee. She also wished them success at the location. Members Aldean and Livermore seconded the motion. Motion carried 6-0. Discussion indicated that they hope to have a restricted gaming license for 15 slot machines and to open in January.

BOARD OF SUPERVISORS (1-0332) - Chairperson Masayko adjourned the Liquor and Entertainment Board and immediately reconvened the meeting as the Board of Supervisors. The entire Board was present constituting a quorum.

4. CONSENT AGENDA (1-0340)

4-1 TREASURER - ACTION TO APPROVE THE DIRECTION AND ORDER TO SELL REAL PROPERTY FOR TAX DELINQUENCIES WHERE CARSON CITY HAS TAKEN A DEED, APNS 2-381-48, 2-471-12, 7-121-09, 8-162-15, 8-173-45, 8-192-53, 8-582-06, 8-731-42, 9-123-32 AND 9-172-01

4-2. DEVELOPMENT SERVICES - ENGINEERING

A. ACTION TO APPROVE AN AGREEMENT BETWEEN CARY AND NANCY GAYLE KAIFESH, CO-TRUSTEES OF THE KAIFESH FAMILY TRUST DATED SEPTEMBER 15, 1997, AND CARSON CITY WHEREBY CARY AND NANCY GAYLE KAIFESH AGREE TO GRANT A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION OF STORM DRAINAGE FACILITIES UPON, OVER AND ACROSS CERTAIN REAL PROPERTY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 007-361-17

B. ACTION TO APPROVE AN AGREEMENT BETWEEN UNIVERSITY HEIGHTS HOMEOWNERS ASSOCIATION, A NEVADA CORPORATION, AND CARSON CITY WHEREBY UNIVERSITY HEIGHTS HOMEOWNERS ASSOCIATION AGREES TO SELL AND CONVEY CERTAIN REAL PROPERTY DESIGNATED AS COMMON OPEN SPACE AND DESCRIBED AS ASSESSOR'S PARCEL NUMBER 007-361-18 FOR THE CONSTRUCTION OF STORM DRAINAGE FACILITIES

C. ACTION TO APPROVE AN IMPROVEMENT AGREEMENT BETWEEN CARSON CITY AND CARSON CITY HOTEL, LLC, REGARDING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS ON BROADLEAF LANE RELATED TO THE IMPROVEMENTS REQUIRED WITH PARCEL MAP - CARSON CITY HOTEL LLC, CONT. #1607, KNOWN AS ASSESSOR'S PARCEL NUMBER 008-053-31

4-3. DEVELOPMENT SERVICES - CONTRACTS

A. ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON CONSTRUCTION INSPECTION SERVICES FOR CARSON CITY FREEWAY UTILITY RELOCATION PHASE 1-B (HIGHWAY 50 EAST TO NORTHRIDGE DRIVE), CONTRACT NO. 2003-017 AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO HARRIS AND ASSOCIATES, 2310 PASEO DEL PRADO, SUITE A104, LAS VEGAS, NV 89102 FOR A CONTRACT AMOUNT OF $162,200 AND AUTHORIZE THE CONTRACTS DIVISION TO ISSUE AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF $16,000

B. ACTION TO ACCEPT THE WORK AS COMPLETE AND APPROVE THIS RELEASE OF FINAL PAYMENT ON THE CARSON CITY COMMUNITY CENTER RETROFIT FOR ADA COMPLIANCE PROJECT, CONTRACT NO. 2001-126 AS SUBMITTED BY DEVELOPMENT SERVICES TO ADVANCE INSTALLATIONS, INC., P.O. BOX 2163, SPARKS, NV 89432-2163 FOR A FINAL PAYMENT AMOUNT OF $9,631 AND ACCEPT THE CONTRACT SUMMARY AS PRESENTED

4-4. SHERIFF - ACTION TO ACCEPT THE PUBLIC SAFETY FOUNDATION OF AMERICA GRANT AWARD, NUMBER NV-103-01811, IN THE AMOUNT OF $68,295.85 FOR HARDWARE AND SOFTWARE REQUIRED IN THE CARSON CITY PUBLIC SAFETY ANSWERING POINT TO IMPLEMENT WIRELESS 911 PHASE II IN ORDER TO MEET THE FEDERAL COMMUNICATIONS COMMISSION PHASE II COMPLIANCE MANDATE DEADLINE OF DECEMBER 31, 2005

4-5. DEVELOPMENT SERVICES - UTILITIES - ACTION TO APPROVE AND AUT-HORIZE THE MAYOR TO SIGN THE JOINT FUNDING AGREEMENT, 04W4NV00300, BETWEEN CARSON CITY AND THE US GEOLOGICAL SURVEY (USGS) IN THE AMOUNT OF $80,325 FOR THE PURPOSES OF STREAM GAUGE MONITORING, RECHARGE PROGRAM MONITORING AND MONTHLY WATER RESOURCE CONDITION REPORTING

4-6. CITY MANAGER

A. ACTION TO APPOINT JENNIFER DERLEY TO SERVE ON THE ADVISO-RY BOARD TO MANAGE WILDLIFE TO FILL THE UNEXPIRED TERM OF RESIGNING MEMBER NORMAN PEDERSEN. TERM WILL EXPIRE JULY 2004

B. ACTION TO APPROVE A PAY INCREASE TO UNCLASSIFIED PERSON-NEL, WITH THE EXCEPTION OF THE CITY MANAGER AND INTERNAL AUDITOR, OF 2.1 PERCENT MINUS ONE-HALF OF ANY INCREASE IN THE PERS CONTRIBUTION RATE EFFECTIVE JULY 1, 2003, AND TO SET THE MAXIMUM LEVEL OF MERIT INCREASE AVAILABLE TO UNCLASSIFIED PERSONNEL BASED UPON THEIR ANNUAL PERFORM-ANCE REVIEW AT 7.5 PERCENT FOR THOSE NOT AT THE TOP OF THEIR RESPECTIVE PAY RANGE OR A MAXIMUM $500 BONUS AND OTHER MATTERS PROPERLY RELATED THERETO - Treasurer Kramer described the property tax sale process including the notification process. The sale is scheduled for next January. The delinquent taxes may be paid before it occurs. It may be possible that all of the taxes will be brought current by then which will cancel the sale. Item 4-4 was pulled for discus-sion. Item 4-6B is for fiscal year 03-04. The unclassified employees effected by the changes are aware of the item. Supervisor Livermore moved to approve the Consent Agenda with its nine remaining items with the withdrawal of Item 4-4 from the Sheriff's Office. Supervisor Staub seconded the motion. Motion carried 5-0.

4-4. (1-0432) - Sergeant Jack Freer explained the equipment and its ability to locate the caller geographically within the City's boundaries. The differences between cellular and wireless phones were described. Omni directional towers do not allow the program to work. The FCC and the telephone companies are still discussing some of the transmission abilities and the ability of the location system to function everywhere. Wireless carriers must comply with the FCC compliance deadline of December 31, 2005, or within six months of the time the City installs the equipment. The grant will purchase the hardware and pay for its installation. The City will be responsible for the ongoing lines and maintenance. This is estimated to cost $5,600 the first year and $2,700 annually thereafter. Supervisor Livermore moved to accept the Public Safety Foundation of America Grant award, Number NV-103-0188, in the amount of $68,295.85 for hardware and software required in the Carson City Public Safety Answering Point to implement wireless 911 Phase II in order to meet the Federal Communications Commission Phase II compliance mandate deadline by December 31, 2006; funding source is the Public Safety Foundation of America Grant Award of $68,295.85, ongoing annual cost for 911 phone trunks from Account No. 101-2017-421.7-10, and ongoing annual maintenance for fiscal year 05 from Account No. 101-2017-421.04-32. Supervisor Williamson seconded the motion. Motion carried 5-0.

5. BOARD OF SUPERVISORS - NON ACTION ITEMS

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0515) - Supervisor Livermore reported on the Chamber of Commerce Breakfast and Legislative Overview; the Chamber of Commerce Manufacturers' meeting including its decision to conduct another open house and tour of the manufacturing sites next spring; Hospital meetings including the need for the Board to support its bond issues; Max Baer's "Beverly Hill Billies" casino project; the Parks and Recreation Commission's meeting; the Subconservancy meeting; and his 42 weeding anniversary celebration. Supervisor Staub report on the Babe Ruth's decision to not play ball on Sundays; meetings on redevelopment and the auto mall; and the Legislative update which he had attended with Supervisor Livermore and Mayor Masayko. He announced the State Bar's plan to conduct a Legislative update in two weeks and the cancellation of the RTC monthly meeting and Community Council on Youth meeting. He reported on his attendance at the Hospital Finance Committee meeting, the Senior Citizens Advisory Committee meeting including the lack of communication regarding the startup date for the expansion project; and the Airport Authority meeting including the lack of communication between the Airport and the Economic Development Committees. He then referenced media reports indicating that Jack's Bar will be saved and its historical significance to the community and the Supreme Court ruling regarding the Courthouse dress code policy. He complimented the C-Hill Flag Foundation on its advertisements. Supervisor Williamson disclosed that she is the President of the Foundation and described the <u>Appeal'</u>s support of Flag's repair. She also indicated that the support is area-wide, which makes it a regional project, and comes from businesses as well as the community. She reported on her meetings with Michael Stewart and his construction team regarding the Lucky Spur and its renovation; City Manager Ritter and staff regarding a proposal for a new zone in the Redevelopment District; the Hospital Finance Committee meeting regarding its bonds; on the former Fireside, its alley improvements, and the possibility of a request for Redevelopment incentive funding; and with the Redevelopment Authority Citizens Committee. She described the Christmas ornament which will be available on the third Saturday in October. She announced the music program scheduled for August 29 and encouraged the public to get their tickets soon as they are going fast. She then reported on the Subconservancy meetings. She asked City Manager Ritter to check into the status of the interlocal sewer agreement with Lyon County and to provide Lyon County Commissioner Bob Miltz a report. The Moundhouse system was shut down last week due to problems. Supervisor Aldean reported on her TRPA meetings including Senator Ensign's announcement regarding funding for the Environmental Improvement Program; the "Night Out at Mills Park" on August 10; the Chamber of Commerce Breakfast and Legislative Oversight; the Hospital meeting on its bond proposal; the Bordewich-Bray expansion groundbreaking ceremony; and the economic vitality's corridor meeting. Mayor Masayko announced that on August 19th the finding of no significant impact was officially released on the V&T railway restoration project. This will allow things to start happening on it including the design work for the OvermanPit crossing, right-of-way acquisitions, and the Highway 50 bridge crossing. NDOT has purportedly indicated that it will assist the Commission in obtaining the necessary rights-of-way on Federal lands. He then reported on meetings of the Convention and Visitors Bureau and the Statewide Transportation Advisory Committee including his suggestion that his seat be taken over by either the Carson Area Metro-politan Planning Organization or the Carson City RTC and that Street Operations Manager John Flansberg be assigned the position. The Committee purportedly accepted his recommendation to appoint Mr. Flansberg. The Committee's allocation of grant funds was limned. He then reported on his attendance at the Western Nevada Community College golf tournament fundraiser; the Chamber of Commerce Legislative update; Western Nevada Development District meeting including his presentation on the V&T Railway Reconstruction Project; and the Bordewich-Bray expansion project's groundbreaking ceremony. He also noted the announcements regarding Max Baer's casino and the groundbreaking ceremony scheduled for the final phase of Spring Meadows.

B. STAFF COMMENTS AND STATUS REPORT (1-1150) - City Manager Linda Ritter reported on a meeting with NDOT regarding the freeway. She reminded the Board and staff of the special workshop scheduled for August 26 in the Sierra Room from 10 a.m. to 12 noon. Mayor Masayko indicated that no formal action will be taken by the Board at this meeting

6. CARSON CITY AIRPORT AUTHORITY - ACTION TO APPROVE AND ACCEPT THE 2003 FEDERAL AVIATION ADMINISTRTION AIRPORT IMPROVEMENT GRANT IN THE AMOUNT OF $375,000 AND AUTHORIZE THE APPROPRIATE CITY PERSONNEL TO COMMUNICATE SUCH APPROVAL TO THE FAA AND EXECUTE SUCH DOCUMENTS AS MAY BE NECESSARY TO RECEIVE THE FUNDS ON BEHALF OF THE AIRPORT AUTHORITY (1-1170) - Airport Authority Legal Counselor Steve Tackes - It is a $400,000 project. The Airport Authority has adequate funding to cover the $25,000 shortage. The project and the master plan were described. Funding was requested for land acquisition and denied due to a requirement that an environmental assessment must be conducted first. The offer must be accepted by August 29. Airport Engineer Clague has already put the RFQ on the streets. The Airport Authority is able to provide the six percent matching funds for the construc-tion repairs and maintenance projects. Funding for the match has been set aside. Discussion questioned whether the Authority will be able to provide a match for the $10 millionproject for runway reconstruction and/or realignment and the hill removal project. It is working toward this $600,000 goal. Public comments were solicited but none were given. Supervisor Staub moved to approve and accept the 2003 Federal Aviation Administration Airport Improvement Grant in the amount of $375,000 and authorize the appropriate City personnel to communicate such approval to the FAA and execute such documents as may be necessary to receive the funds on behalf of the Airport Authority; fiscal impact and funding source - there is no City fiscal impact as the Carson City Airport Authority funds a sponsor's share in the amount of $25,000. Supervisor Livermore seconded the motion. Motion carried 5-0.

7. FINANCE - ACTION TO ADOPT A RESOLUTION AUTHORIZING THE FINANCE DIRECTOR OF THE CITY TO ARRANGE FOR THE SALE OF REFUNDING BONDS FOR CARSON CITY, NEVADA; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH (1-1260) - Acting Finance Director Tom Minton - The total savings incurred by refinancing the water bond issue will be $132,000. Other bond issues were included in the refinancing authorization and will be reissued when it is prudent to do so. Discussion indicated that the net savings is $105,000. Public comments were solicited but none were given. Supervisor Aldean moved to adopt A RESOLUTION AUTHORIZING THE FINANCE DIRECTOR OF THE CITY TO ARRANGE FOR THE SALE OF REFUNDING BONDS FOR CARSON CITY, NEVADA; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH with no fiscal impact. Supervisor Williamson seconded the motion. Following a request for an amendment, Supervisor Aldean amended her motion to include Resolution No. 2003-R-32. Supervisor Williamson concurred. Motion carried 5-0.

8. PARKS AND RECREATION - Director Steve Kastens **- ACTION TO APPROVE THE MASTER PLAN FOR CENTENNIAL PARK (1-1335) -** RSVP Executive Director Janice Ayres, Tom Keeton, Ron Cruise - The master plan was described. RSVP and the Capitol City Humane Society have purported agreed to the suggested southeast side of the Highway location for their programs. The Parks and Recreation Commission denied their request for inclusion in the Park due to the desire to retain the entire area for recreational purposes. The Dispatch Center and Fire Station 3 were cited as examples of other public purposes currently allowed in City Parks. RSVP Executive Director Janice Ayres' letter of support is included in the Board packet. Supervisor Livermore explained the Commission's decision and complimented them on their willingness to consider recreational programs for the Park. They are concerned about future recreational needs. Additional BLM sites were noted which could be used for those purposes. Mr. Kastens explained that the powerline that runs through the edge of the nine-acre site makes it difficult to use for recreational purposes. Supervisor Livermore stressed that the nine-acre site is not crucial to the recreational uses of Centennial. Under the BLM agreement it can be used for public purposes. It may be possible that in five years the master plan for the park will be revised but at this time it was felt that there is adequate space for growth without impacting the proposal to use the nine acres for public purposes. Supervisor Livermore reminded the Board of the difficulties RSVP has encountered in attempting to find a location for its multi-purpose facility. Discussion between Mr. Kastens and Supervisor Aldean indicated that there may be five usable acres at the original Humane Society location. Supervisor Aldean suggested that modular buildings be used which could be relocated, if necessary, in the future. Mayor Masayko also suggested that a sunset period be placed on the use rather than tie the land up for perpetuity. Discussion between Supervisor Williamson and Mr. Kastens indicated that BLM may want to dispose of some of the urban interface area. The Eagle Valley Golf Course Corporation has indicated a desire to develop a junior golf course. They will operate it as the City does not wish to be in the golfing business at this time. A small softball area could be converted to a multi-purpose field for soccer and adult baseball. Discussion between Mr. Kastens and Supervisor Staub explained proposals to provide a parking area on the north side of the baseball fields and to encourage the users to utilize the paved parking area on the south side of the fields. Locations for additional softball fields were noted. Supervisor Livermore encouraged staff to include additional adult softball fields in the plan. Mayor Masayko encouraged consideration of the depth of the area along Arrowhead and purposes for which this space could be used. This use should include both recreational and public purposes. Mr. Kastens indicated that the City had purchased this area and could use it for any purpose desired.

Ms. Ayres referenced her letter seeking support for the concept. They have looked for five years for a suitable location for a one stop shop for public services. Architect Art Hannafin has developed a preliminary design. Agencies wishing to locate in the building were limned. Funding for the building will be sought from the Reynolds Foundation. The $6.6 million building will be beneficial to the community. RSVP and the other agencies do not have the necessary funds to purchase a site. Consolidation of these services to a central location will open City office space for its staff. A consolidated joint public purpose facility has been tried successfully in other areas. Although Ms. Ayres understood the Commission's view, she felt that the location is not a good site for a park or park uses due to the powerlines.

Discussion between Ms. Ayres and Supervisor Aldean explained that the Reynolds Foundation will not accept a grant application without a site. It does not purchase land or a building but will provide funding to renovate one or develop the complex. The structure does not include the Humane Society. Ms. Ayres felt that the south side of the Highway is a good location for a small strip mall. The nine acres are adequate for the joint uses. None of the Reynolds Foundation's grant is for the Humane Society's building. Construction on the building could commence in a year. She agreed to a three-year time limit on construction of the building. Comments indicated that without the Reynolds Foundation's support, the building will not be constructed. The Board/City could designate a different use in the future if construction does not occur or extend the timeframe. Mayor Masayko also explained that he was "miffed" about the media's statement alleging that Ms. Ayres had stated that there are more parks than staff can handle. He believed that Question 18 had addressed this problem. Ms. Ayres indicated that this had not been her statement. People are often misquoted by the press. She reminded him that she had served on both the Board of Supervisors and the Parks and Recreation Commission. She also indicated that she was comfortable with the three-year timeframe provided it does not require 100 percent completion of the structure. She hoped that she would be given an opportunity to show that progress has occurred so that an extension could be granted. Supervisor Williamson felt that the project was worthy of consideration by the Reynolds Foundation and pointed out that additional grant requests will be made of it for the Boys and Girls Club, the Brewery Arts facilities, etc. Ms. Ayres felt that BLM's ability to allow public purposes on its land was justified. A time limit on the use is valid as others may need land for other purposes. Mayor Masayko felt that the time limit could be extended or the project abandoned in three years. Ms. Ayres indicated that she did not want to be involved with the project unless construction starts in 36 months.

Supervisor Livermore suggested that the motion include relocation of the Humane Society to the nine-acre parcel. Mayor Masayko indicated that this issue had not been agenized, however, the motion could state that the nine-acre location is being committed to a joint use which is compatible for them. He also felt that the time limit of three years should include the Humane Society's use of the parcel. Discussion indicated that reconsideration of its original site needed to be considered by the Board. Ms. Ritter indicated that a lease agreement with both the RSVP and the Humane Society will be agenized for consideration by the Board. It will include a legal description of the property. Only the master plan for the park is agenized for consideration at this meeting. Mayor Masayko felt that the master plan should be reconsidered in three years and that additional flexibility should be allowed. He respected the Commission's position and the desire to not tie up the property up forever. A mandatory reconsideration period should be established. Ms. Ayres voiced her concern that the Reynolds Foundation may not support a building on a site with a three-year lease. She asked that once construction commences, the lease be for 99 years. Public comments were solicited.

Mr. Keeton indicated that he was speaking as both a private citizen and as a Park and Recreation Commissioner. He felt that the Commission had opposed the concept due to precedent concerns regarding giving away nine acres of parkland for uses that are not recreational in nature. The concept removes its ability to include the nine acres in the master plan for future park development. The three years will make it an appendage unless it is developed as conceived. The triangular piece across the Highway is not useable. The Commission supported the consolidated organizational plan but opposed the precedent of using parkland for nonrecreational purposes.

Supervisor Livermore explained that the precedent was established when nine acres was given to the Capital Christian Church. It does not mean that usable ground is being constrained. The proposal is beneficial to the community. The BLM land uses for public purposes allows the proposed use. Additional public comments were solicited.

Discussion between the Board and Mr. Cruise explained the location of the site currently designated for the Humane Society. Additional comments were solicited but none were given.

Supervisor Livermore moved to approve the Master Plan for Centennial Park as presented with the exception of the nine-acre parcel which has been identified and to allow the nine-acre parcel to be considered for public purpose use and other recommendations as recommended by Parks and Recreation. Following discussion regarding an amendment, Supervisor Livermore restated the motion to be to approve the Master Plan for Centennial Park as presented and allow the nine acres that has been identified for public purpose use for an opportunity to not exceed three years for development or showing of development and other areas as recommended by the Parks and Recreation Commission. Mayor Masayko explained that if construction occurs before the end of the three-year period, a long term lease can be signed. Supervisor Staub seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 10:36 a.m. The entire Board was present when Mayor Masayko reconvened the meeting at 10:46 a.m., constituting a quorum.

9. COMMUNITY DEVELOPMENT - Director Walter Sullivan

A. ACTION REGARDING ACCEPTANCE OF THE 2002 BUSINESS ACTIVITY REPORT, COMMERCIAL SECTOR LEAKAGE STUDY, AND THE REDEVELOPMENT PROJECT BUSINESS SURVEY (1-2310) - UNR Business and Economic Development at the Small Business Development Center Kathy Halbardier, UNR Department of Applied Economics Professor and Director of the University Center for Economic Development Dr. Thomas Harris, UNR GIS Analyst in the Small Business Development Center Brian Bonnenfant - Ms. Halbardier limned the purpose of the Small Business Development Center; their partners; programs; her scope of the project; the business visitation program; and their downtown center report which is included in the notebook on the downtown corridor.

Dr. Harris described the leakage study which indicated that the City's commercial sector had changed due to the loss of both Walmart and K-mart. Their customers like one-stop shopping. Costco and Home Depot are "category killers and membership warehouses". Factory outlets bring a different clientele. Mail and internet orders are a concern due to the loss of tax revenue. National retail trends were limned and compared to Nevada and Carson

City's trends. It indicated that Carson City's pay scale for retail employees is slightly higher than the national average but lower than the State's average. Carson City's loss in retail sales in 2002 was not included in the report but should show a loss due to the relocation of Walmart and closure of Kmart. A survey of 400 residents who were selected by zip codes was described. It was felt that the commercial sector lost 19 percent of its business potential to Reno/Sparks, Douglas and the internet. Individuals who work in the Reno/Sparks area are purchasing items there. This is the reason for the development now occurring in the southern portion of Reno. The internet is now being used to purchase automobiles. Shopping malls also attract individuals. The survey indicated that 10 percent of the local retailers are doing excellently in pricing and service. Fifteen percent of the individuals felt that the local prices were too high. Fifty-eight percent felt that the selection of products was less than they want. Counseling opportunities may assist in reducing inefficiencies in business management styles. The need to look at demand and locate a supplier to keep the purchases in the area is indicated. Services are available to help new businesses with startup and financing. The City's one stop permit center is a good start on improving services. Benefits of the area need to be advertised. Promotion of home-based enterprises helps attract more industries and retain customers. Dynamic things occur in the area which need to be targeted. The GIS program defining the space that is available has been completed. It should be used to determine the type and size of facilities which are available. This will help when responding to inquiries.

Mr. Bonnefant described the map illustrating the location of the City's sales activity and how this information was developed. Individual businesses cannot be identified and are masked by mixing uses. His portion of the report was then reviewed. Retail sales information included items that are tax exempt. A comparison to surrounding counties was provided. His employment report was described. Some of his report information is on the internet. The demographics were described including traffic counts; residential construction activity; and commercial activities.

Discussion between the Board and Dr. Harris indicated that included in the zip code survey are codes 89705, which is Jack Valley, and 89706, which is Washoe Valley and Moundhouse. This make the survey suspect. Dr. Harris indicated that the mapping and promotion of home based enterprises relies upon the individual to comply with the community's zoning restrictions. Education on state and local laws will prevent premature closures and problems. It was also felt that retention and expansion of current businesses and manufacturers is important. Dr. Harris also expressed a willingness to recheck the zip codes used in the survey. Discussion explained how the income per block was determined and that a block is a one square mile area. A grant was used to conduct the initial 1999 study. The report could be sold and a retail price of $100 was suggested. This will help the City pay for the report as it belongs to the City.

Supervisor Williamson complimented them on the report. She also explained the advertising effort to get more people to shop in Carson City. The report information is needed to get more investors to come to the area as well as to obtain additional grants. There are work groups being established to identify the niches and develop ideas on how to build on the strengths of the downtown area. Volunteers for the work groups were asked to contact her.

Supervisor Aldean felt that it was a comprehensive report and a good starting point that will need periodic updating. Discussion indicated that private businesses sometimes assist with incubator business development. Henderson's incubator program was briefly described. Public programs utilize scientific data developed by universities and the Nevada Department of Economic Development Administration to provide funding for businesses. Community college support of private businesses was limned. Incubator businesses can be successful with good management that includes an analysis of the potential market. Four out of six businesses close within the first three years of operation. Supervisor Aldean pointed out that there is a difference between a business sponsored incubated business and a new budding entrepreneur.

Discussion also indicated that a study of the data should indicate where improvements could be made to retain current businesses and develop methods of halting the retail leakage. Communication with the firms may help determine reasons for relocation/closures. Counseling may help improve others business management styles. It was felt that nothing had ever been done in the City to develop a good quality men's retail store. Dr. Harris felt that it may be possible to provide data indicating what types of businesses are missing in the community. Mayor Masayko asked him to look for any new leakage that had not been seen in the original study. Discussion explained the study being performed regarding rural health services. The ability of hospitals to attract individuals who will spend time shopping in the community was noted. Mayor Masayko thanked them for the report and asked that a report on the delta/gap analysis among the three leakage studies be developed. Public comments were solicited but none were given. **Supervisor Williamson moved to accept the 2002 Business Activity Report, Commercial Sector Leakage Study, and the Redevelopment Project Business Survey. Supervisor Livermore seconded the motion. Motion carried 5-0.**

Mr. Sullivan thanked them for the report and explained its use in seeking grants. He supported Mayor Masayko's suggestion that the trends be developed. Mayor Masayko felt that this information would indicate how well the City is doing and what the results are. He also explained that the City was being certified as a small urban area by the Office of Manpower and Budget. As the City is the only other major metropolitan area in the vicinity, this designation should not impact the City's ability to obtain grants. He felt that this grant classification is eligible for $560,000 in CDBG grants in 2004.

B. ACTION TO APPROVE ON FIRST READING OF AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, CARSON CITY DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, RELATING TO REGULATION OF SIGNS AND OUTDOOR ADVERTISEMENT, INCLUDING DIVISION 4.2, PURPOSE BY MODIFYING THE SIGN ORDINANCE PURPOSE STATEMENT; DIVISION 4.3, DEFINITIONS, BY MODIFYING AND ADDING VARIOUS DEFINITIONS RELATED TO SIGNS; DIVISION 4.4, ADMINISTRATION, SECTION 4.4.3. , EXEMPTIONS, BY MODIFYING EXEMPT SIGN REGULATIONS RELATED TO TEMPORARY WINDOW SIGNS, GARAGE SALES, SIGNS, PENNANTS, INFLATABLE DEVICES, BALLOONS, BANNERS, NONPROFIT ORGANIZATION BANNERS, AND FLAGS; SECTION 4.4.13, NONCONFORMING SIGNS, BY MODIFYING THE PROVISIONS UNDER WHICH NONCONFORMING SIGNS MUST BE BROUGHT INTO COMPLIANCE WITH CURRENT SIGN STANDARDS; SECTION 4.4.14, APPEAL TO COMMISSION, BY MODIFYING THE APPEAL HEARING PROCESS FOR CLARITY AND TO BE CONSISTENT WITH NRS; DIVISION 4.5, RESTRICTED AND/OR PROHIBITED SIGNS, SECTION 4.5.1 RELATING TO STRUCTURES TO WHICH SIGNS MAY NOT BE ATTACHED WITHIN THE RIGHT-OF-WAY; SECTION 4.5.6, ADVERTISING BY PARKED VEHICLE, BY MODIFYING THE PROVISIONS RELATED TO ADVERTISING ON MOTOR VEHICLES; SECTION 4.5.7, IDENTIFICATION OF DELIVERY

VEHICLES, BY MODIFYING THE PROVISIONS RELATED TO ADVERTISING ON DELIVERY VEHICLES; SECTION 4.5.8, CHANGEABLE PROMOTIONAL SIGNS, BY MODIFYING THE PROVISIONS FOR SUCH SIGN TO ALLOW FREESTANDING CHANGEABLE PROMOTIONAL SIGN STRUCTURES; SECTION 4.5.9, DECEPTIVE SIGNS, BY DELETING SECTION 4.5.9 IN ITS ENTIRETY; SECTION 4.5.18, PORTABLE FREESTANDING SIGNS, BY ALLOWING PORTABLE SIGNS ON PRIVATE PROPERTY UNDER CERTAIN CIRCUMSTANCES; DIVISION 4.6, GENERAL REGULATIONS AND STANDARDS, SECTION 4.6.2, COMPUTATION OF SURFACING OR DISPLAY SURFACE, BY MODIFYING THE MANNER OF CALCULATING SIGN AREA TO EXCLUDE SIGN SUPPORT STRUCTURES AND ARCHITECTURAL FEATURES, AND BY MODIFYING PROVISIONS OF SIGN AREA CALCULATION FOR PROPERTIES WITH MULTIPLE STREET FRONTAGES; DIVISION 4.7, REGULATIONS AND STANDARDS BY USE, SECTION 4.7.3, OFFICE BUILDING USES, BY DECREASING THE MAXIMUM FREESTANDING SIGN HEIGHT FROM 25 FEET TO 20 FEET; SECTION 4.7.4, SHOPPING CENTER USES, BY MODIFYING THE PERMITTED SIGN AREA PROVISIONS FOR SHOPPING CENTERS TO ALLOW AN INCREASE IN SIGN SIZE FOR WALL SIGNS IN CERTAIN CIRCUMSTANCES BASED ON THE SIZE OF THE BUSINESS OR UNIT OF OPERATION; SECTION 4.7.5, OTHER COMMERCIAL USES, BY MODIFYING THE PERMITTED SIGN AREA PROVISIONS FOR COMMERCIAL USES TO ALLOW AN INCREASE IN PERMITTED SIGN AREA IN CERTAIN CIRCUMSTANCES BASED ON THE SIZE OF THE COMMERCIAL BUILDING, AND 4.8, REQUIREMENTS FOR BILLBOARDS AND OFF-PREMISE SIGNS, SECTION 4.84, EXISTING SIGNS ALLOWED TO CONTINUE IN EXISTENCE SUBJECT TO REQUIREMENTS, BY DELETING PROVISIONS WHICH HAVE ALREADY OCCURRED AND ARE OUTDATED RELATED TO NONCONFORMING BILLBOARDS, AND OTHER TYPOGRAPHICAL, NUMBERING AND CLERICAL CORRECTIONS TO DIVISION 4 IN ITS ENTIRETY FOR CLARIFICATION AND CONSISTENCY PURPOSES, AND OTHER MATTERS PROPERLY RELATED THERETO (2-0207) - Principal Planner Lee Plemel, Chamber of Commerce Chief Executive Officer Larry Osborne - Mr. Sullivan thanked the participants who had served on the Sign Committee. Mr. Plemel indicated that there were revisions and clerical corrections made throughout the ordinance. The freestanding shopping center signage portion of the ordinance was not changed due to the need for the shopping center to obtain a special use permit. The signage will be added to it. This will make it more of a "one stop shop" rather than require two special use permits. The permit will run with the land even if it is sold. Discussion indicated that the Evergreen Shopping Center's sign is allowed as a noncon-forming use. Concerns that were discussed during the new owner's special use permit application review by the Planning Commission were briefly summarized. It was felt that this process could be onerous to individuals considering relocating to the City. The Committee had attempted to make the ordinance enforceable and understandable. Supervisor Aldean disclosed her participation in the Committee discussions. She also felt that the shopping center signage is adequate as indicated by her Southgate Shopping Center sign which is 171 square feet. The restriction to 300 square feet should be adequate.

Mr. Osborne felt that retention of businesses is more important than recruitment. The Chamber supports the ordinance. The Chamber has conducted business surveys for 12 years. It includes a personal face-to-face interview which determines problems and concerns as well as positive feedback on things that the City does well. The survey indicated a year ago that there are concerns with the sign ordinance. Its enforcement was felt to be capricious. He thanked City staff on its efforts to revise the ordinance. NDOT was involved in the process as it regulates signage. There were a lot of housekeeping changes. Some business owners felt that the original ordinance prevented their expansions. The Evergreen Center had clearly illustrated the problems. Businesses are residents of the community and should not be required to start the process over with a new special use permit when turnover occurs. The Chamber supports the revisions. They are understandable and enforceable. Some businesses had asked for additional revisions which were not acceptable to all of the Chamber members. Its result was felt to be a good compromise.

Mayor Masayko agreed that it was a balance of interests which should provide a reasonable and orderly image of the City. It had not taken advantage of one business over another. It may be necessary to make revisions in the future. He thanked staff for taking on the ordinance.

Supervisor Livermore disclosed that he had participated in the development of the ordinance although he had not been able to attend all of the Chamber and City staff meetings on it. He urged them to develop an ordinance regarding the freeway corridor. The ordinance is a dynamic document which needs constant review. Mr. Osborne explained that they had not wanted to hold up the ordinance for the freeway corridor. It will be discussed in the future. Supervisor Livermore stressed the need to review the ordinance periodically and complimented the participants on their efforts. Mr. Osborne expressed his hope that such reviews would occur in nonlegislative years.

Supervisor Aldean explained her understanding that NDOT has jurisdiction over the freeway right-of-way and not the City. Discussion added "Signs" at the beginning of Section U of Division 4 on Page 14 and explained the appeal process contained in Section 4.4.14 which requires a decision to be made by the Commission within 60 days of the appeal. As a result of this discussion Section 4.4.14c. was revised to read "The Commission shall hear and render a decision within 60 calendar days". It was felt that these changes were clarifications and did not require returning the ordinance to the Commission. Public comments were solicited but none were given.

Supervisor Aldean moved to introduce Bill No. 120 on first reading, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18 DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, by modifying various aspects of the Sign Regulations identified on the Agenda and recommended by the Planning Commission based on the findings contained in the staff report, File A-02/03-14, subject to the following changes, the language contained in Paragraph U on Page 14 shall be removed and replaced with the following: "Signs within NDOT right-of-way in compliance with State Sign Regulations" and subject to a change in Paragraph C in Section 4.4.14 Appeal to the Commission, Subparagraph C. Hearings, the language shall be changed to include the words "and render a decision after hearing the appeal" in the first line. Supervisor Williamson seconded the motion. Motion carried 5-0.

10. DEVELOPMENT SERVICES - CONTRACTS - ACTION TO ACCEPT DEVELOPMENT SERVICES RECOMMENDATION ON THE RENEWABLE ENERGY DEVELOPMENT CONTRACT, CONTRACT NO. 2002-085 WITH THE PRINCETON DEVELOPMENT CORPORATION, 4151 SHAFTER AVENUE, OAKLAND, CA 94609 THAT AUTHORIZES A FEASIBILITY PERIOD TO DEVELOP A RENEWABLE ENERGY STRATEGY AND TO EXCLUSIVELY ASSESS THE

VIABILITY OF PROJECTS AND TO PROPOSE MUTUALLY ACCEPTABLE BUSINESS ARRANGEMENT WITH THE CITY, AND ITS POTENTIAL PARTNERS IN ORDER TO PROCEED WITH THE DEVELOPMENT OF SUCH PROJECTS (2-0608) - City Manager Linda Ritter, Richard Langson - The revisions requested by the Board at the last meeting had been made to the agreement. The proposed agreement is a tool for job creation in the community. It may not create any energy cost savings. The contract is for two years. It can be extended in 12 month increments for three additional years provided the stipulated scope of work is met. Princeton's ability to terminate the contract with 30 days notice was eliminated. Ms. Ritter's memo delineating the highlights of the contract was included in the staff report. The proposal allows Princeton to use the City's energy consumption to entice businesses to relocate to this area. Princeton will develop specific projects for consideration by the Board. Nothing happens without the Board's approval. The projects will provide Princeton's compensation. Princeton will have a significant investment in the project. The City can elect to remain with Sierra Pacific and Southwest Gas. If the City elects to go with a third company, the agreement requires the City to pay Princeton for its investment in the energy project. Both parties have the ability to cancel the agreement under the default clause.

Mayor Masayko expressed concerns regarding the transparency of the agreement. He was willing to "buy off on the original term of the agreement" based on his understanding of its terms. He felt that the agreement restricts the City's ability to use its facilities' electricity and/or natural gas consumption to Princeton's alternative energy proposals regardless of the price Princeton quotes for that energy. It also requires the City to remain with Sierra Pacific or Southwest Gas or accept Princeton's program and price for five years. This price could conceivably be above the market price. The difference will fund job creation in the area. The need for this purpose to be transparent was stressed. The contract will commit ten years to the Princeton Development's proposals. It ties the City to Princeton's co-generation, alternative energy, and energy efficiencies for the life of the contract. He questioned whether any efficiencies will be found due to commitments previously made in this regard. He also felt that Princeton should find an alternative energy project to protect its investment. The City has the ability to remain with Sierra Pacific or to pay what it believes the package is worth. This may include hauling charges for the use of Sierra Pacific and/or Southwest Gas' utility lines, standby, backup or primary source services. Until the final product is presented, it is not possible to judge its value. The proposal is a fairly significant long-term commitment. He could support the two-year proposal so long as everyone understands that the City does not need to do this in order to conserve natural resources. The program is a job subsidy. It requires the City to forfeit its ability to choose other alternative energy projects. The advantage of this decision is unknown. There are people in the community who are already engaged in co-generation and are attempting to create jobs in Carson City. Princeton is not the "only horse in the race that could use incentives". The agreement should be transparent, which Ms. Ritter's memo creates. Therefore, he could support the proposal.

Supervisor Staub expressed his concern about the number of items which have not been spelled out. The contract ties the City for a long time. He recognized that it's true effect is economic development. He would support it with some trepidation and reservation. He hoped that it will benefit the community in both the short and long term. He clarified that the potential partners will be the ones who will actually compensate Princeton and is not limited to just Carson City. This will be written in specific proposals and is not the City's total responsibility. Ms. Ritter agreed that each project may have a different form of compensation which must be reviewed on a case-by-case basis.

Supervisors Williamson and Aldean read Dr. James Parker's letter of support into the record. (A copy is in the file.) Supervisor Aldean also explained the reason Dr. Parker was unable to attend the meeting.

Mayor Masayko then disclosed his reasons for asking Richard Langson to make a presentation to the Board. Mr. Langton limned his employment background, his family's 40 year involvement in the community, and his current employment. He felt that the City had lost an opportunity to have a great tax base by allowing this firm to locate in Moundhouse. This employer had provided him with an opportunity to develop a small business that developed a five to 20 kilowatt co-generator which is presently on the market. The location of his personal business was described. Although there have been lots of interested parties attempting to get him to relocate, he preferred to stay in the area. He does not, however, have "deep pockets" and is seeking production assistance. He is willing to work with Economic/Redevelopment Manager Joe McCarthy and to evaluate any options open to him. He then expressed his reservation regarding the proposed long-term commitment. As a taxpayer, he preferred to spend less money on energy. If this is the outcome, great! It will help co-generation and renewable energy programs. It could even benefit Carson City. As a representative of the energy manufacturing community, he felt that co-generation is a viable and ongoing business. He encouraged the Board to look within the community and retain the businesses that are here rather than seek an out-of-state firm. He then indicated that he did not feel that the Princeton's proposal posed a threat to him. He had more business at this time than "he could handle". His threat is: how do I get my co-generators built? His concerns with the proposal are whether the idea will be a reality and will it help the community. He also questioned the value the City would receive for paying a premium for the electricity/resource. He also felt that the contract is not understandable. Princeton may be able to entice businesses to relocate. The contract is geared toward renewable energy rather than "green energy" which is co-generation. He did not wish to judge the contract. He restated his belief that the City did not need to leave the State or spend money to get businesses to move to the area. There are businesses here who will hire additional employees, particularly if incentives are provided. He also indicated that he was concerned about the potential tax loss. Supervisor Aldean congratulated him on his business success. Mr. Langson gave the Board and Clerk copies of a news article on his business. (A copy is in the file.)

Mayor Masayko explained that his intents in having Mr. Langson make a presentation is to show that the co-generation process already exists. He hoped that Princeton and Mr. Langson will communicate with each other. He felt that at a minimum Mr. Langson should have an opportunity to be a part of any projects that Princeton proposes. He indicated that he will be watching this as this is the manufacturing element that the City is looking for at the end of the initial two-year period. The contract will tie up the City's own ability as a municipality to do co-generation with third parties like Mr. Langson, whose business should be encouraged. He expressed his appreciation to Princeton's representatives for nodding their heads in agreement and reiterated his desire to have them talk to each other. He also felt that there is a co-generation unit at the aquatic facility. He hoped that it will be possible to purchase some of their products on a smaller scale for balance. Additional public comments were solicited but none were given. Mayor Masayko then thanked Princeton for making the contract more transparent. Although he still felt a certain amount of intrepidation about it, he was willing to support it.

Supervisor Aldean noted that the contract is dated August 7, which was the date of the previous Board meeting. She questioned whether this date should be changed. Supervisor Aldean moved to accept Development Services recommendation on the Renewable Energy Development Contract, Contract No. 2002-085, with the Princeton Development Corporation, with an address correction of 860 Butterfield, San Anselmo, California 94960, that authorizes a feasibility period to develop a renewable energy strategy and to exclusively assess the viability of projects and to propose mutually acceptable business arrangement with the City and its potential partners in order to proceed with the development of such projects; fiscal impact is none. Supervisor Williamson seconded the motion. Mayor Masayko directed that the contract be updated if determined necessary. Discussion between Supervisor Staub and Ms. Ritter clarified that Exhibit A is the definitions and Appendix B is the scope of which the schedule is a part. The motion to accept staff's recommendation regarding Contract No. 2002-085 with Princeton Development Corporation was voted and carried 5-0.

RECESS: A recess was declared at 12:37 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 1:34 p.m., constituting a quorum.

11. CITY MANAGER

A. ACTION TO APPOINT ONE MEMBER TO THE CARSON CITY LIBRARY BOARD OF TRUSTEES FOR A FOUR YEAR TERM ENDING JUNE 2007 (2-1165) - Mayor Masayko explained Candy Trenoweth's inability to attend the meeting. The Board interviewed Phyllis Patton. Mayor Masayko thanked her for applying. Supervisor Aldean expressed a desire to have interviewed Ms. Trenoweth. Ms. Patton was felt to be qualified for the position. Supervisor Aldean moved to appoint Phyllis Patton to the Carson City Library Board of Trustees for a four-year term ending June 2007. Supervisor Livermore seconded the motion. Mayor Masayko noted that Ms. Patton had worked her way up from being a volunteer with the Friends of the Library and deserved to be appointed. The motion to appoint her to the Library Board was voted and carried 5-0.

B. ACTION TO APPOINT TWO MEMBERS TO THE CARSON RIVER ADVISORY COMMITTEE FOR A THREE YEAR TERM ENDING JULY 2006 (2-1500) - Discussion ensued concerning the residential requirements mandating that they own property along the River to be eligible for the appointments. During the interview of each candidate, Mayor Masayko thanked them for applying. The Board interviewed (2-1557) Mark McCubbin. Discussion with Gene Munnings explained that the location of his residence is not on the River. (2-1810) The Board interviewed Randy Pahl. The interview determined that Mr. Pahl does not live on the River as required. (2-2000) The Board then interviewed Mr. Munnings. Mayor Masayko explained his recommendation that Mr. McCubbin be appointed to fill the unexpired portion of a term which represents individuals living along the River who own less than 20 acres. As an application for the position requiring ownership of 20 plus acres along the River was not received, a citizen-at-large is to be appointed. Supervisor Livermore moved to appoint Mark McCubbin to the owner of less than 20 acres position on Carson River Advisory Committee for a three-year term ending July 2006. Supervisor Williamson seconded the motion. Motion carried 5-0.

Supervisor Aldean explained her knowledge of Mr. Munnings and his community involvement. She then explained her support of Mr. Pahl due to his knowledge of the river and his technical background. Supervisor Aldean moved to appoint Randy Pahl to the Carson River Advisory Committee for a three-year term ending July 2006. Supervisor Williamson seconded the motion. Motion carried 5-0. Mayor Masayko again thanked the applicants for applying.

C. ACTION TO APPROVE EXPENDITURE OF FUNDS NOT TO EXCEED $40,000 FROM THE CAPITAL PROJECTS FUND FOR THE PURPOSE OF DEVELOPING A LONG TERM

PLAN FOR SHERIFF'S ADMINISTRATION FACILITIES (1-2271) - City Manager Linda Ritter, Sheriff Ken Furlong - Discussion explained the need for a study regarding the facility needs of the Department. The proposal will create a facility master plan and a financial program. The funds were tapped previously for an upgrade to the information system. Mayor Masayko expressed his hope that the plan does not totally abandon the concept of substations, which may be a medium plan. Sheriff Furlong indicated that all options will be pursued. Mayor Masayko explained his objection to a proposal which had been used by former administrators which were based on a population base of "x", the City needed a structure of size "y". Carson City's needs, growth, future, and uniqueness should be included in the factors. "Cookie cutters" should not be used. Sheriff Furlong agreed that there are many facets of the community which should be considered including the fact that the jail and dispatch have already been separated from the administrative facility. Mayor Masayko reminded Sheriff Furlong of his legal requirement to be the jail steward. Sheriff Furlong indicated that the study will develop a process which will allow this to occur. Mayor Masayko also expressed his hope that the study does not take an extremely long time to complete. The current building's needs should be analyzed and improved based on the need to continue using it during the five to seven-year period required to construct another facility. Sheriff Furlong indicated that this issue is being explored.

Supervisor Livermore suggested that the options include a partnership with the State who owns property adjacent to the Courthouse and the former Post Office building. He urged Sheriff Furlong and Ms. Ritter to look beyond the paradigms. Sheriff Furlong agreed and indicated that renovation of the current structure will be included in the options. Supervisor Livermore pointed out that if the current structure is demolished, a temporary structure will be required until the new structure is constructed. He agreed with Sheriff Furlong that something needs to be done about the current facility. Sheriff Furlong explained that the proposal will compile all of the studies which have been conducted on the structure and analyze the options.

Discussion between Supervisor Staub and Ms. Ritter described the fiscal impact. The estimated cost of the study is $26,000. The remainder of the funds are for a contingency. Ms. Ritter hoped to have the study completed within two or three months. Discussion pointed out the faster the work is performed, the more it costs. Supervisor Staub requested a breakdown be developed and agenized on the next consent agenda.

Supervisor Williamson pointed out that this will be the fourth study on the facility's needs. She encouraged staff to hire a pragmatic firm and complete the study in a short period. The current staff is living with decisions of former administrators which do not make for pleasant or efficient servicing of the public. She indicated a concern about getting the correct consultant who will talk to the staff and individuals seeking service rather than use internet templates. She also wanted the study to be used and not placed on a shelf.
Supervisor Aldean iterated her desire that the consultant be creative in his/her thinking and look beyond the paradigms. He/she should consider the practicality of adaptive uses for the current building. Supervisor Livermore explained his feeling that the last study had been an overview of the entire City's public safety program for a 10 to 20-year period. He suggested that the funds be centered on a plan that will meet the Sheriff's administrative needs in the current facility for a two-year period and not the 20-30 year period. Mayor Masayko felt that it should consider the long term needs particularly if the Board decides to seek a bond for the facility. Supervisor Livermore stressed that the plan should not include the Fire Department as it had been included in the last study. Mayor Masayko reiterated his intent to not reconsider that study and to restrict it to the Sheriff's administrative needs including future growth and to be doable within an acceptable timeframe. He also vocalized his objection to a study

which re-evaluates previous studies. Those studies were felt to have been unreasonable and unacceptable. A fresh look is needed. Supervisor Aldean moved to approve expenditure of funds not to exceed $40,000 from the Capital Projects Fund for the purpose of developing a long term plan for the Sheriff's Administration Facilities predicated upon staff presenting a detailed time line and budget to the Board prior to spending the approved funding; fiscal impact is $40,000 from the 2003-2004 Capital Project Fund. Supervisors Williamson and Livermore seconded the motion. Mayor Masayko indicated that the funding expenditure is subject to the formal final approval of the budget time lines for the Sheriff's Office Administration. Motion carried 5-0.

RECESS: A recess was declared at 2:45 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 2:52 p.m., constituting a quorum.

D. CLOSED SESSION - ACTION TO RECESS INTO CLOSED SESSION PURSUANT TO THE NEVADA OPEN MEETING LAW, NRS 241.015(B)(2), FOR THE PURPOSE OF RECEIVING INFORMATION REGARDING POTENTIAL OR EXISTING LITIGATION FROM AN ATTORNEY EMPLOYED OR RETAINED BY THE CITY AND/OR DELIBERATING TOWARD A DECISION (2-2780) - Supervisor Livermore moved to recess into Closed Session pursuant to the Nevada Open Meeting Law, NRS 241.015(B)(2), for the purpose of receiving information regarding potential or existing litigation from an attorney employed or retained by the City and/or deliberating toward a decision. Supervisor Aldean seconded the motion. Motion carried 5-0. Mayor Masayko recessed the Open Session at 2:54 p.m. He reconvened the Open Session at 3:16 p.m.

E. ACTION TO RECESS INTO CLOSED SESSION PURSUANT TO NRS 288.220 TO MEET WITH MANAGEMENT REPRESENTATIVES REGARDING ONGOING NEGOTIATIONS WITH THE CARSON CITY SHERIFF'S PROTECTIVE ASSOCIATION (2-2806) - Supervisor Livermore moved recess into Closed Session pursuant to NRS 288.220 to meet with management representatives regarding ongoing negotiations with the Carson City Sheriff's Protective Association. Supervisors Staub and Aldean seconded the motion. Motion carried 5-0. Mayor Masayko recessed the Open Session at 3:18 p.m. He reconvened the Open Session at 3:51 p.m.

F. OPEN SESSION - ACTION TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND THE CARSON CITY SHERIFF'S PROTECTIVE ASSOCIATION FOR THE PERIOD JULY 1, 2003, THROUGH JUNE 30, 2004 (2-2829) - Mayor Masayko stated for the record that there is a "me too" clause contained in the Sheriff's Supervisors Protective Association's contract. He also indicated that the Board had a fairly frank discussion on the terms in the agreement and its willingness to recognize the contribution of the sworn officers and the other members of the organization. The Board was satisfied with the four percent increase but had issues with the parity study requirement. The Board understands the shift differential and the court appearance issues. He agreed that there is a need to recognize these issues. The Board also had concerns with the upward push of wages on the supervisory positions but felt that this issue will be addressed in the future. He thanked the members of the bargaining teams for their efforts. The one year contract was felt to be fair. The four percent is over the budget and considered "rich" as the City is $147,000 in the hole. As it does not have these funds in the budget, funding from the contingency account will be used to fill the funding void. This is living on savings which will run dry at some point. Public comments were solicited but none were given. Supervisor Williamson moved to approve the Collective Bargaining Agreement between the City and the Carson City Sheriff's Protective Association for the period July 1, 2003, through June 30, 2004 with the fiscal impact being an overall increase in personnel services and benefit costs for Fiscal Year 2003-2004 for the SPA bargaining group is estimated at $215,455 or approximately 6.78 percent above current annual expenditures; the increases in personnel services and benefits costs for personnel for Fiscal Year 2003-2004 for the Supervisory Association is estimated at $69,749 or approximately 4.73 percent above current annual expenditures; of the total increases for both Associations–$258,204–approximately one-half was budgeted for in this Fiscal Year and about $146,662 will be required to fund these nonbudgeted increases which will be taken from the Contingency Fund. Supervisor Livermore seconded the motion. Discussion indicated that the agreement includes clerical errors which will be corrected before being signed. Comments were solicited but none were given. The motion was voted and carried 5-0.

There being no other matters for consideration, Supervisor Aldean moved to adjourn. Supervisor Williamson seconded the motion. Motion carried 5-0. Mayor Masayko adjourned the meeting at 3:57 p.m.

The Minutes of the August 21, 2003, Carson City Board of Supervisors meeting

ARE SO APPROVED ON _December 18__, 2003.

__/s/_____________________________________
Ray Masayko, Mayor

ATTEST:

_/s/___________________________________
Alan Glover, Clerk-Recorder