A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, March 21, 2002, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

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| PRESENT: | Ray Masayko | Mayor |
| | Jon Plank | Supervisor, Ward 2 |
| | Robin Williamson | Supervisor, Ward 1 |
| | Pete Livermore | Supervisor, Ward 3 |
| | Richard S. Staub | Supervisor, Ward 4 |
| STAFF PRESENT: | John Berkich | City Manager |
| | Alan Glover | Clerk-Recorder |
| | Al Kramer | Treasurer |
| | Judie Fisher | Personnel Manager |
| | Mark Forsberg | Chief Deputy District Attorney |
| | Cheryl Adams | Deputy Purchasing Director |
| | Larry Werner | City Engineer |
| | Ray Saylo | Lieutenant |
| | Ron Johns | Sergeant |
| | Katherine McLaughlin | Recording Secretary |
| | Justine Chambers | Contracts Coordinator |
| | (B.O.S. 3/21/02 Tape 1-0001) | |

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. Ken Haskins of the First Christian Church gave the Invocation. Mayor Masayko led the Pledge of Allegiance.

**CITIZEN COMMENTS (1-0027) -** Tom Quigley read a letter into the record requesting consideration of the public zone change for the Ambrose Nature Area not be held until April 6 and that the meeting be held in the evening. The individuals who had signed the letter were concerned about the impact the zone change would have on their quality of life. A request was made that any comments by the Parks and Recreation Commission, Open Space Advisory Committee, Carson River Advisory Committee, and any committees or commissions having a voice on the issue be included in the information. The letter had purportedly been signed by 35 concerned residents of Deer Run Road area. The letter was given to the Board. (A copy was not given to the Clerk.) Additional comments were solicited but none were given.

**1. APPROVAL OF MINUTES - FEBRUARY 7, 2002 (1-0042) -** Corrections had been made to Pages 5 and 26 prior to the meeting. Supervisor Plank corrected "We are not required to do something day" to be

"We are not required to do something today." on Page 18. Supervisor Staub corrected "recluse" on Page 26 to be "recuse". Supervisor Williamson moved for the approval of the Minutes of February 7, 2002, with the corrections on Page 5, 18, and 26 as noted. Supervisor Livermore seconded the motion. Motion carried 5-0.

**2. AGENDA MODIFICATIONS (1-0078) -** Item 3 was scheduled for 9 a.m.

**3. SPECIAL PRESENTATION - ACTION TO APPROVE A RETIREMENT RESOLUTION COMMENDING DIANE BERTRAM, DEPUTY SHERIFF (1-0078) (1-0373) -** Personnel Manager Judie Fisher, Diane Bertram - Mayor Masayko expressed his feeling that Ms. Bertram would be missed and read the resolution into the record. Supervisor Livermore moved to adopt Resolution No. 2002-R-17, A RESOLUTION COMMENDING DIANE BERTRAM ON HER RETIREMENT. Supervisors Plank and Williamson seconded the motion. Board comments explained her involvement with the DARE program and thanked her for her commitment and dedication to the City. Reasons she may have elected to retire and leave the community were also noted. The Board's condolences were extended to her. The motion to adopt Resolution 2202-R-17 was voted and carried 5-0. Mayor Masayko read and displayed the plaque. He presented it to Ms. Bertram as well as a pen with the Carson City seal on it which was his personal gift. He wished her well in the future. Ms. Bertram thanked the Board for the recognition and all of the Sheriffs and administrations for whom she had worked for having had the opportunity to serve the community.

**LIQUOR AND ENTERTAINMENT BOARD (1-0080) -** Mayor Masayko recessed the Board of Supervisors session and immediately convened the meeting as the Liquor and Entertainment Board. The entire Board was present, including Sheriff's Representative Lt. Ray Saylo, constituting a quorum.

**4. TREASURER -** Al Kramer

**A. ACTION TO APPROVE A CHANGE OF LIQUOR LICENSE MANAGER TO JOHN BOYD, TREASURER OF ALBERTSONS, INC., LOCATED AT 3325 HIGHWAY 50 EAST; B. ACTION TO APPROVE A CHANGE OF LIQUOR LICENSE MANAGER TO JOHN BOYD, TREASURER OF ALBERTSONS, INC., LOCATED AT 4348 SOUTH CARSON STREET; C. ACTION TO APPROVE A CHANGE OF LIQUOR LICENSE MANAGER TO JOHN BOYD, TREASURER OF ALBERTSONS, INC./ADSI, DOING BUSINESS AS SAV-ON DRUG #9003, LOCATED AT 220 FAIRVIEW DRIVE; AND D. ACTION TO APPROVE A PACKAGED LIQUOR LICENSE FOR ALBERTSONS, INC., WITH JOHN BOYD AS LIQUOR MANAGER, FOR THE STORE LOCATED AT 3620 NORTH CARSON STREET (1-0092) -** Chairperson Masayko explained the requirement mandating the appearance of the liquor manager. A liquor license is considered a privilege in Carson City. The seriousness with which the Board held the license was also noted. Mr. Boyd committed to strictly enforcing the City and State Liquor Laws. He indicated he would provide adequate training to his employees and prohibit the sale of liquor to minors or obviously intoxicated individuals. Member Saylo noted the favorable Sheriff's Investigative Report. Mr. Boyd indicated the North Carson store will open in early June. Member Williamson welcomed him to the area and thanked him for his investment in the community. Member Plank moved to approve a change of liquor license manager to John Boyd, Treasurer of Albertsons, Incorporated, located at 3325 Highway 50 East, under Carson City Municipal Code 4.13.120, and that the fiscal impact is a $75 investigation fee. Member Williamson seconded the motion. Motion carried 6-0.

Member Plank moved to approve a change of liquor license manager to John Boyd, Treasurer of Albertsons, Incorporated, located at 4348 South Carson Street, under Carson City Municipal Code 4.13.120, and that the fiscal impact is a $75 investigation fee. Member Williamson seconded the motion. Motion carried 6-0.

Member Plank moved to approve a change of liquor license manager to John Boyd, Treasurer of Albertsons, Incorporated/ADSI, doing business as Sav-On Drug #9003, located at 220 Fairview Drive, under Carson City Municipal Code 4.13.120, fiscal impact is a $75 investigation fee. Member Williamson seconded the motion. Motion carried 6-0.

Member Plank moved to approve a change of liquor license manager to John Boyd, Treasurer of Albertsons, Incorporated, with John Boyd as liquor manager, for the store located at 3620 North Carson Street, under Carson City Municipal Code 4.13, fiscal impact is a $1,000 original new fee, $500 investigation fee, and a $200 quarterly fee. Member Williamson seconded the motion. Motion carried 6-0.

**E. ACTION TO APPROVE A SIX MONTH REVIEW OF THE CONDITIONAL FULL BAR LIQUOR LICENSE HELD BY SEAN AND RENEE BLOCKER, DOING BUSINESS AS RUMOR'S, LOCATED AT 1914 NORTH CARSON STREET (1-0218) -** Mr. and Mrs. Blocker were present. Chairperson Masayko explained the Board's action conditioning the license. Member Saylo noted the favorable Sheriff's Office investigation report. Chairperson Masayko thanked them for their successful efforts and explained the Board's support for small businesses and desire to see a business succeed in Carson City. Member Livermore congratulated them on their success and wished them continued success. Chairperson Masayko requested the record indicate that the Blockers had not been required to pay an additional fee for the second investigation. Member Livermore moved to approve a six-month review of the conditional full bar liquor license held by Sean and Renee Blockers, doing business as Rumor's, located at 1914 North Carson Street, Carson City, under CCMC 4.13; with no fiscal impact; and wished them continued success. Member Plank seconded the motion. Motion carried 6-0.

**BOARD OF SUPERVISORS (1-0294) -** There being no other matters for consideration as the Liquor and Entertainment Board, Chairperson Masayko adjourned the Liquor and Entertainment Board and immediately reconvened the session as the Carson City Board of Supervisors. The entire Board was present, constituting a quorum.

**5. CONSENT AGENDA (1-0298)**

**5-1. DISTRICT ATTORNEY**

**A. ACTION TO APPROVE THE JOINT ESCROW INSTRUCTIONS TO DIRECT NORTHERN NEVADA TITLE COMPANY TO PLACE FUNDS, ON BEHALF OF COSTCO, IN AN INTEREST BEARING ACCOUNT FOR THE EVENTUAL PURCHASE OF THE USFS PARCEL, AND DISBURSE TO COSTCO REMAINING FUNDS HELD IN ESCROW**

**B. ACTION TO APPROVE THE INDEMNITY AGREEMENT BETWEEN CARSON CITY AND MOUNT ROSE PUBLISHING COMPANY FOR USE OF THE PARKING FACILITY AT GOVERNOR'S FIELD IN CONJUNCTION WITH AN AMENDED EASEMENT AGREEMENT FOR PARKING**

**5-2. DEVELOPMENT SERVICES - CONTRACTS - ACTION TO ACCEPT STAFF'S**

**RECOMMENDATION ON FUJI PARK SITE IMPROVEMENT PROJECT AGREEMENT, WHICH IS FOR THE DESIGN DEVELOPMENT OF FUJI PARK IN ACCORDANCE WITH THE CONCEPTUAL MASTER PLAN PREVIOUSLY APPROVED BY THE BOARD OF SUPERVISORS, CONTRACT NO. 2001-107 TO LUMOS AND ASSOCIATES, INC., FOR A CONTRACT AMOUNT OF $93,586 AND AUTHORIZE THE ISSUANCE OF AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF $10,000**

**5-3. DEVELOPMENT SERVICES - ENGINEERING - ACTION TO APPROVE A NOTICE OF SATISFACTION OF DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND CARSON-TAHOE HOSPITAL, A COUNTY PUBLIC HOSPITAL AND POLITICAL SUBDIVISION OF CARSON CITY, NEVADA, AND EVAN L. ALLRED, REGARDING ASSESSOR'S PARCEL NO. 1-201-25 AND 1-201-23, LOCATED AT 775 FLEISCHMANN WAY AND 913 MOUNTAIN STREET, CARSON CITY, NEVADA, FOR SEWER MAIN PARTICIPATION AND REPLACEMENT**

**5-4. PURCHASING AND CONTRACTS - ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0102-099 FISCAL YEAR 2002 ANNUAL AUDIT TO KAFOURY, ARMSTRONG AND COMPANY FOR $55,650 THROUGH MARCH 1, 2003 -** Item 5-1A was pulled for discussion. Supervisor Plank moved to approve the four remaining items on the Consent Agenda, which is Items 5-1B through 5-4. Supervisor Williamson seconded the motion. Motion carried 5-0.

**5-1A. (1-0332)** Development Services Director Andrew Burnham explained that $173,000 is being held separately until the erosion control and landscaping meet City standards. Mayor Masayko noted for the record that these funds are related to the Development Agreement. The funds to be placed in the escrow account relate to the acquisition of the Forest Service property. The slopes are to be reseed in three weeks. The City will check the seeding and irrigation this time. Supervisor Plank expressed his hope that the adjacent neighbors would address their slopes. Supervisor Plank moved to approve the joint escrow instructions to direct Northern Nevada Title Company to place funds, on behalf of Costco, in an interest bearing account for the eventual purchase of the U.S. Forest Service parcel and disburse to Costco the remaining funds held in escrow; and there is no fiscal impact. Supervisor Williamson seconded the motion. Motion carried 5-0.

**6. BOARD OF SUPERVISORS - NON-ACTION ITEMS**

**A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0502) -** Supervisor Williamson reported on her participation in the Brewery Arts Center meetings on its insurance coverage and needed parking improvements; the Downtown Task Force meetings; the Redevelopment Authority Citizens Committee meetings; Carson City Democratic Women's Club's annual spring tea; the budget meetings including her concern about the competition for funding which is occurring between Departments; Western Nevada Home Consortium meetings; a City training class on innovative thinking; and the Carson Water Subconservancy District meeting. She also explained that the Nevada Department of Environmental Protection (NDEP) had made a presentation to the Clear Creek Watershed Council on the Walmart erosion issue. She had not been able to attend that meeting due to the budget hearings. It is her understanding that Walmart needs a discharge permit for Clear Creek and that the NDEP will monitor the discharge as well as other projects along the Creek in an effort to maintain the quality of the creek. Mayor Masayko explained his contact with longtime resident Ada Roelke and her intent to move to Florida. Board comments indicated this would be a loss to the community and that her food articles in the Nevada Appeal will be missed. The Board also sent its best wishes for her future endeavors to her. Supervisor Plank explained that he had given Utility Manager Tom Hoffert an article on the "brown field" project which may be a potential program for the former drying beds at the wastewater treatment plant. He asked Mr. Berkich to follow-up on this matter. He then reported on his participation in the RTC meeting and reasons its priorities will not be established until the May 8 meeting; the Ron Wood Outreach Center's Trustees meeting; the budget meetings; and a Senior Center meeting including the proposal to use the exhibit hall at Fuji Park during construction of the Center's building expansion project and the status of the expansion, which will commence after July 4. He also explained the decision to have a community garden under the powerlines on the east side of the Center. Cooperative Extension Director Joanne Skelly and Park Superintendent Scott Fahrenbruch are collaborating on this project. He had also talked with Facilities Superintendent Larry Nair regarding the need for lighting repairs at the Center and its Thrift Shop. He reported on his participation in the Railroad Foundation's meeting and announced his plans to complete the grading of 11 fifth-grade essays for the Carson Sertoma Club's essay contest this afternoon, to tour the new Nevada Appeal facility with Bob Kennedy on the 25$^{th}$; and attend next week's budget hearings and the TRPA's meeting on Thursday. He will not be available for the next three days due to plans to celebrate his wedding anniversary. Board comments also noted that tomorrow is Supervisor Livermore's birthday. Mayor Masayko reported on his tour of the new Nevada Appeal office and questioned the plans for the former building and participation in the Lions' Club Crab Feed; the Convention and Visitors Bureau meeting including its proposal to relocate the Chamber of Commerce to the space currently occupied by the Bureau and vice versa; Carson Middle School's Career Day including his survey of the number of students who have visited the Silver Saddle Ranch which he felt indicated a need for more advertising/education on the ranch; the Chamber of Commerce's Manufacturers Committee meeting, Economic Development Team meeting; the Retired Officers Association meeting; and with representatives of the Carson-Tahoe Radiology Center on its "Think Pink" program. He suggested that Dixie Bush contact them regarding her program in an attempt to collate the two programs. Mayor Masayko announced a special meeting of the Convention and Visitors Bureau to be held on Monday evening, May 25, and that he would be participating in Bordewich-Brey Elementary School's reading week. Discussion with Mayor Masayko indicated his distribution of the City's annual report during some of his meetings had been well received. He hoped that this report will be continued in the future and that a mailing list of individuals wishing to receive it will be established. This list should include community leaders and the "sister communities". The report had been mailed to the Washington, D.C., Congressional offices. Mayor Masayko explained the problems encountered with the mail in Washington, D.C., and the value sending the report to the Senators and Congressmen's district offices would be. He continued his report by explaining his participation in the budget sessions; a Chamber of Commerce Board's of Directors mixer; and the RSVP Advisory Council meeting including the efforts to find a location for consolidated community programs. Supervisor Livermore reported on his participation in a meeting with Open Space Manager Juan Guzman regarding the City's relationship with the Forest Service, Bureau of Land Management, and State Public Lands. He announced that Mr. Guzman will be attending a State Public Lands meeting tomorrow. He continued his report by explaining the successful Hospital Auxiliary Cowboy Poetry performances and barbeque; a luncheon meeting with Mr. Berkich, Hospital CEO Ed Epperson, and Mary Ellen Walsh with Mike Willden of Human Resources regarding the State strategic planning team and the Carson City mental health coalition; a mental health coalition meeting; the Manufacturers' coalition meeting; the City's recycling program; the Hospital Board meetings; and the Subconservancy District meeting including his request that Mr. Berkich schedule Mr. James' presentation on the regional water program for a meeting with the City's Utility Rate Study Committee. Supervisor Staub reported on his participation in or attendance at the Cowboy Poetry program, the RTC meeting; a meeting with Charlie Long and Pat Anderson about the airport and how it fits into the City's economic development plan; the budget meetings; the Community Council on Youth meeting; the Airport Authority meeting and its discussion on its legislative issues including the plan to amend the Authority's composition; and the School's "Band-O-Rama" program. He announced Saturday's Kiwanis Club Luau and his plan to participate in the Bordewich-Brey reading program on Monday. (1-1357) Supervisor Williamson explained her attendance a performance at the Brewery Arts Center's performing hall, the former St. Teresa Church, which she found most enjoyable. It is an ongoing series of performances which will occur during the Spring and Summer. She urged the public to attend or listen to KUNR, who is broadcasting the performances. Supervisor Plank expressed his support for the legislative changes proposed by the Airport Authority. Supervisor Staub explained his feeling that it would allow the public interest to be protected.

**B. STAFF COMMENTS AND STATUS REPORT (1-1310) -** Mr. Berkich and the Board discussed their contact with Mike Willden and his willingness to participate with Dr. Herd and the mental health coalition. Mr. Berkich also announced the change in the budget schedule from March 26 to March 28 at 6:30 p.m.

BREAK: A recess was declared at 9:52 a.m. The entire Board was present when Mayor Masayko reconvened the session at 10:02 a.m., constituting a quorum.

**7. FIRE -** Battalion Chief Stacy Giomi, City Manager John Berkich, Deputy Finance Director Tom Minton, Fire Chief Louis Buckley

**A. ACTION TO APPROVE CONTRACT NO. 0102-103, A REQUEST FOR THE PURCHASE OF ONE (1) FIVE-MAN SEVERE USE WILDLAND TYPE III ENGINE FROM MASTER BODY WORKS, INC., A SOLE SOURCE PROVIDER, FOR A NOT TO EXCEED COST OF $187,834.22 (1-1394) -** The CIP Committee's decision to allocate $200,000 per year for replacement of fire vehicles and justification for purchasing two vehicles at this time were discussed at length. The proposal will use the 2003-04 CIP funds to pay for the acquisitions. It was felt that a savings of $80,000 to $100,000 would be realized. Concerns were expressed that there may not be adequate funds next year to cover this acquisition. Mayor Masayko requested that adequate earnings be included in the purchase to cover the lost interest earnings caused by spending the funds early. This policy was felt to be justified for future acquisitions. The acquisitions are part of the five-year plan. The cost of the previous brush rig vehicle was felt to be $3,000 less than the proposed vehicle. The 1992 structure rig had cost $230,000. Clark County had acquired the exact same vehicle for $315,000. Its ad valorem funding for capital replacement was explained. Mayor Masayko also explained for the record that Clark County also uses two cents of its capital replacement ad valorem for funding road infrastructure. The vehicles replace a 1981 unit obtained from the Forest Service and a 1988 Crown. The national average for replacing vehicles is 16 years. The Department attempts to keep them running for 20 years. The need to justify this expenditure was stressed and hinged on having a funding source which can only be used for equipment replacement. This fund also provides funding for replacement of the Sheriff's vehicles and for the SPAN program. It cannot be used for salaries, wages, services, or supplies. As the five cents ad valorem rate for this purpose has all been allocated to the Sheriff and Fire Departments, there could be a time when the $250,000 allocated for SPAN has to be reduced. Mr. Berkich emphasized that patrol vehicles are "handed down" to other Departments. Comments also indicated that the gear bags and "hot shields" had been presented to the CIP team but not funded. The policy requires all supplementals to be reviewed by CIP before going to the Board. Supervisor Livermore expressed his concerns about spending money before it is received. The ad valorem rate is being increased in order to meet these needs. Mayor Masayko explained that the Legislature had acted on this enabling legislation more than ten years ago. The five cents is already being assessed. The rate is not being increased to provide funding for capital replacements. SPAN funding can be taken from any funding source. Battalion Chief Giomi explained that the replacement policy is based on the industry standard and whether it is really, really needed. One vehicle had been scheduled for replacement in 1998 but did not occur. Discussion also indicated that these vehicles may be desired by other Departments. Mayor Masayko reiterated that the request will be spending funds from the future and that an interest rate should be charged against it. Supervisor Plank moved to approve Contract No. 0102-103, a request for the purchase of one five-man severe use wildland type III engine from Master Body Works, Inc., a sole source provider for a not to exceed cost of $187,834.33, which is the fiscal impact, and the funding source is fiscal 2002-2003 Capital Improvement Program. Supervisor Livermore seconded the motion. Mayor Masayko reiterated that this is exempt from competitive bidding as it is a sole source provider. Motion carried 5-0.

**B. ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0102-109, A REQUEST FOR THE PURCHASE OF ONE (1) PIERCE-QUANTUM TRIPLE COMBINATION PUMPER FROM ROSS EQUIPMENT COMPANY, INC., FOR A NOT TO EXCEED COST OF $268,152, EXEMPT FROM COMPETITIVE BIDDING (1-1985) -** Supervisor Plank moved to approve the award of Contract No. 0102-109, a request for the purchase of one Pierce-Quantum triple combination pumper from Ross Equipment Company, Inc., for a not to exceed cost of $268,152 and it is exempt from competitive bidding; fiscal impact is as stated, and the funding source is the Capital Facilities Fund to be repaid out of the fiscal 2003-04 Capital Improvement Program with interest. Comments indicated that the interest rate would not exceed $5,000 at today's interest rate. Supervisor Livermore seconded the motion. Comments indicated the vehicle replaces a 1978 Crown. The previous vehicle will replace a 1981 International. It does not have the Olympic emblem on it. Mayor Masayko indicated it is exempt from competitive bidding as it is a demonstration model that is being closed out. Motion carried 5-0. Comments indicated that the Department would take delivery of one vehicle in July and the other in October. Board comments suggested that the vehicles be included in the Nevada Day Parade.

**9. DEVELOPMENT SERVICES - ENGINEERING -** City Engineer Larry Werner **- ORDINANCE - FIRST READING - AN ORDINANCE APPROVING A SEWER LINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND CSK LOCATED AT AUTO, INC., DBA KRAGEN AUTO PARTS, REGARDING APN 09-112-01 LOCATED AT 3479 S. CARSON STREET, APN 09-112-02 LOCATED AT 3449 S. CARSON STREET, APN 09-112-31 LOCATED AT 3389 S. CARSON STREET, AND APN 09-122-02 LOCATED AT 3555 S. CARSON STREET, CARSON CITY, NEVADA, FOR SEWER LINE EXTENSION (1-2089) -** Mr. Werner's introduction also included a status report on the effort to revise the development agreement process to eliminate the need for an ordinance**.** Supervisor Livermore moved to introduce Bill No. 112 on first reading, AN ORDINANCE APPROVING A SEWER LINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND CSK LOCATED AT AUTO, INC., DOING BUSINESS AS KRAGEN AUTO PARTS, REGARDING APN 09-112-01 LOCATED AT 3479 S. CARSON STREET, APN 09-112-02 LOCATED AT 3449 S. CARSON STREET, APN 09-112-31 LOCATED AT 3389 S. CARSON STREET, AND APN 09-122-02 LOCATED AT 3555 S. CARSON STREET, CARSON CITY, NEVADA, FOR SEWER LINE EXTENSION, fiscal impact none except for a 15 percent administrative reimbursement. Supervisor Staub seconded the motion. Discussion explained that the location of the sewerline will be in the NDOT right-of-way of South Carson Street and out of the main travel lanes. Motion carried 5-0.

**10. COMMUNITY DEVELOPMENT SERVICES -** Senior Planner Lee Plemel

**A. ACTION TO REPEAL RESOLUTION NO. 2002-R-7 AND ADOPT RESOLUTION NO. 2002-R-___ ALLOCATING CARSON CITY'S PORTION OF THE 2002 STATE OF NEVADA PRIVATE ACTIVITY BOND VOLUME CAP (APPROXIMATELY $2.86 MILLION IN BONDS) TO AFFORDABLE HOUSING ASSOCIATES LLC FOR PURCHASE AND REHABILITATION OF THE AFFORDABLE HOUSING PROJECT KNOWN AS BROADLEAF MANOR AND SAGEWOOD MANOR APARTMENTS, LOCATED AT 500 WEST COLLEGE PARKWAY AND 777 BROADLEAF LANE, APNS 002-391-06 AND -07 (1-2255) -** The applicant's bond attorney had requested a revision to the original resolution. No other applications for these funds had been submitted. The State volume cap is available for industrial revenue bonding. Applications were solicited for its September 1 meeting. Although Carson City's portion had been spent, it could request some of the State funds if applications are received. The State will verify the energy savings and weather insulations. It is for low and moderate income housing. A specific number of the apartments will be designated for individuals meeting the criteria for low and moderate income housing. Procedural requirements regarding the resolution process were discussed. Supervisor Livermore moved to repeal Resolution No. 2002-R-7 and adopt Resolution No. 2002-R-18 allocating Carson City's portion of the 2002 State of Nevada Private Activity Bond Volume Cap to Affordable Housing Associates LLC for purchase and rehabilitation of the affordable housing project known as Broadleaf Manor and Sagewood Manor apartments, located at 500 West College Parkway and 777 Broadleaf Lane, APNs 002-391-06 and 07. Supervisor Williamson seconded the motion. Motion carried 5-0.

**B. ACTION TO ADOPT RESOLUTION NO. 2002-R-___, A RESOLUTION OF THE CARSON CITY BOARD OF SUPERVISORS AMENDING RESOLUTION NO. 2001-R-60, SPECIFICALLY SECTION 1(12), AUTHORIZING THE WAIVER OF PLANNING COMMISSION APPLICATION FEES FOR NONPROFIT CORPORATIONS OR ORGANIZATIONS, AND FOR PERSONS THAT ARE UNDER THE POVERTY LEVEL FROM THE BOARD OF SUPERVISORS TO THE PLANNING COMMISSION (1-2412) -** Supervisor Williamson moved to adopt Resolution 2002-R-19, A RESOLUTION OF THE CARSON CITY BOARD OF SUPERVISORS AMENDING RESOLUTION NO. 2001-R-60, SPECIFICALLY SECTION 1(12), AUTHORIZING THE WAIVER OF PLANNING COMMISSION APPLICATION FEES FOR NONPROFIT CORPORATIONS OR ORGANIZATIONS, AND FOR PERSONS THAT ARE UNDER THE POVERTY LEVEL FROM THE BOARD OF SUPERVISORS TO THE PLANNING COMMISSION; no fiscal impact**.** Supervisor Livermore seconded the motion. Motion carried 5-0.

**8. DEVELOPMENT SERVICES - LANDFILL OPERATIONS -** Street Operations Manager John Flansberg

**A. STATUS REPORT ON LANDFILL OPERATIONS FROM JULY 1, 2001, THROUGH FEBRUARY 28, 2002 (1-2126) (1-2478) -** Mr. Flansberg gave a slide presentation illustrating the previous and current conditions at the landfill and the equipment. The current process is allowing for a higher compaction rate than originally proposed which will extend the life of the facility. A final report will be provided in August. Steps taken to control the scavenger birds were described. The Board was invited to tour the site. The scales have been changed and the usage rate is now based on tonnage. Recycling is encouraged and materials are scavenged to reduce the impact on the landfill. Metal waste is shipped to recyclers. Signage and access improvements were noted. Operational statistics were limned. Coverage on holidays is required if Capital Sanitation does not recognize the holiday and operates its service. Reasons the City had experienced higher startup costs than originally estimated were explained. The landfill fire had been in the construction demolition area. It may have been smoldering for some time. The area had a lot of air pockets that had to be worked through. They can now confine the fire if one should start again in the construction demolition area. The costs incurred fighting the fire were included in the budget. Additional hot spots were found while reworking the site. The landfill operation is charged for using equipment from other Departments. There is an onsite caretaker and the gates are locked at night. This has reduced the security costs. Rock crushing has not been a problem to date. Several individuals/contractors have expressed an interest in obtaining rock from the site. Concerns were expressed about having the City compete with private enterprise. If a contract can be developed, the Board will be asked to approve the program. Mr. Flansberg complimented Marnell Heinz on his efforts. Rite of Passage youths pick up any litter. The agreement for this service requires the City to purchase their lunches, which is estimated to be a $400 cost. There had not been a drop in out-of-county usage. Construction demolition materials are used at the site. This is the reason the rate for its dumping is less than that for municipal dumping. The revenue for post closure costs is behind in collections. It is hoped that it will be possible to catch up to the amount which should be in the reserves by extending the life of the facility. The August report should provide a better picture of the revenue status. The Street Department picks up discarded refrigerators and delivers them to the landfill. Mr. Flansberg had not noticed an increase in illegal dumping. Supervisor Williamson explained her personal use of the facility and complimented Mr. Flansberg on the operation. Supervisor Livermore requested the August report include the benefits of the City operation including any projected savings as a result of this operation and the estimated extension of the landfill's life. Mr. Flansberg felt that the City employees at the landfill care about the operation, are residents of the community, and are aware of the cost of a transfer station. Mayor Masayko felt that the spread sheet costs clearly indicate that the operation is functioning at less than the bid that had been submitted. These figures included the extra costs incurred for the fire and startup. He complimented staff on the positive results. Accountability has been provided regarding the rates. It has been a noble experiment. Staff has made a difference. Mr. Flansberg thanked Deputy Health Director Ken Arnold for believing that the City could do a better job. Mayor Masayko reiterated that the City had used a business approach to the operation. The other City Departments were aware of that. The Board and staff should continue to look at City functions as a business. The measurements will continue in the future. He complimented Mr. Flansberg on the operation. Supervisor Livermore pointed out that in private industry, he would be provided a bonus based on the savings which had been created. In public service, this is not possible, however, public recognition can be given and should be. Mayor Masayko expressed the hope that, at some point in time, Mr. Arnold would no longer be required to commit a majority of his time at the facility. Debbie Wiggins has been assigned other duties and is no longer involved with the landfill. This was felt to be an indication of its successful operation. No formal action was required or taken.

**B. ACTION TO APPROVE THE CONTINUED OPERATION OF THE CARSON CITY LANDFILL BY CITY FORCES (1-3191) -** Deputy Health Director Ken Arnold, Health Director Daren Winkelman - Discussion indicated that the staff feels that it is their operation. Mayor Masayko complimented staff on their efforts and willingness to take on the project. Mr. Winkelman explained that a request would not be made to the Board during the budget session this year. Mayor Masayko felt that this was an indication of the success of the operation although they may need a new flat bed. Amortization and the need for new equipment are to be part of the fees. He did not expect the flat bed/equipment needs to be in the General Fund budget. The operation will continue to be measured and evaluated. Mr. Flansberg felt that as long as the operation is successful and profitable, the staff will continue to operate it. Mayor Masayko reiterated the desire to have the post closure costs included in the rates and for the rates to be reasonable. Mayor Masayko asked that the record indicate that Development Services Director Andrew Burnham and Finance Director David Heath were present. He thanked them for being part of the team and its success. Supervisor Plank moved to approve the continued operation of the Carson City Landfill by City forces. Supervisor Livermore seconded the motion. Supervisor Staub complimented Mr. Berkich on his willingness to take on the project and for the foresight to bring it to the Board for consideration. Mr. Berkich also complimented staff on its success. The motion to approve the continued operation by City employees was voted and carried 5-0.

Mayor Masayko explained the cost incurred by New York City's recycling effort and indicated a willingness to continue the City's recycling program even if it must be subsidized.

BREAK: A recess was declared at 11:30 a.m. The entire Board was present when Mayor Masayko reconvened the meeting at 1:30 p.m., constituting a quorum.

**12. BOARD OF SUPERVISORS - ACTION TO SUSTAIN OR REVERSE THE DECISION OF THE CARSON CITY SHERIFF TO DENY A WORK PERMIT FOR LAURA MONTI (1-3358) -** Sergeant Ron Johns - Laura Monti was not present. It is the Sheriff's policy to deny any applicant who has incurred a felony conviction that is less than ten years old. Mayor Masayko noted that the possession of methamphetamine is considered a misdemeanor in California and is a felony in Nevada. Additional testimony was solicited but none given. Supervisor Plank moved sustain the decision of the Carson City Sheriff to deny a work permit for Laura Monti. Supervisor Livermore seconded the motion. Discussion pointed out that Ms. Monti had listed the offense on the application. A criminal investigation is done on all applicants which includes local, State, and national checks including an FBI printout. The motion was voted and carried 5-0.

**REDEVELOPMENT AUTHORITY (1-3578) -** Mayor Masayko recessed the Board of Supervisors session and passed the gavel to Chairperson Williamson. For Minutes of the Redevelopment Authority, see its folder.

**BOARD OF SUPERVISORS (2-0865) -** Following adjournment of the Redevelopment Authority, Mayor Masayko reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

**13. ACTION TO APPROVE A REQUEST FROM MADALENA FARROW, APPLICANT (PROPERTY OWNER: BOAC, LTD. [FORMERLY BANK BUILDING INC.]), FOR REDEVELOPMENT INCENTIVE PROGRAM FUNDING FOR REHABILITATION OF HEATING, AIR CONDITIONING AND VENTILATION EQUIPMENT AND SYSTEMS, ON PROPERTY LOCATED AT 600 EAST WILLIAM STREET, APN 002-145-01, IN THE AMOUNT OF $100,000 AND NOT TO EXCEED 20 PERCENT OF THE TOTAL PROJECT COST (2-0870) -** Following discussion concern whether action was necessary, Supervisor Williamson moved to defer action. Supervisor Staub seconded the motion. Motion carried 5-0.

BREAK: A recess was declared at 2:34 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 2:50 p.m., constituting a quorum.

**14. DISTRICT ATTORNEY - CLOSED SESSION - ACTION TO RECESS INTO CLOSED SESSION PURSUANT TO NRS 288.220 TO MEET WITH MANAGEMENT REPRESENTATIVES (2-0895) -** Supervisor Livermore moved to recess into a closed session pursuant to NRS 288.220. Supervisor Williamson seconded the motion. Mayor Masayko indicated the purpose of the closed session is to discuss labor negotiations. Motion carried 5-0.

Mayor Masayko recessed the closed session and immediately reconvened the open session. There being no other matters for consideration, Supervisor Williamson moved to adjourn. Supervisor Livermore seconded the motion. Motion carried unanimously. Mayor Masayko adjourned the meeting at 4:15 p.m.

The Minutes of the March 21, 2002, Carson City Board of Supervisors meeting

ARE SO APPROVED ON June 6, 2002.

/s/
Ray Masayko, Mayor

ATTEST:

/s/
Alan Glover, Clerk-Recorder