

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 1

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, November 15, 2001, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

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
	Judie Fisher	Personnel Manager
	Cheryl Adams	Purchasing and Contracts Manager
	Melanie Bruketta	Deputy District Attorney
	Katherine McLaughlin	Recording Secretary
	Pat Hughey	Administrative Assistant - Planning
	Justine Chambers	Contracts Coordinator
	(B.O.S. 11/15/01 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 - Roll call was taken. The entire Board was present, constituting a quorum. Rev. Pat Propster of the Carson City Christian Fellowship gave the Invocation. Mayor Masayko led the Pledge of Allegiance.

CITIZEN COMMENTS (1-0026) - None.

1. APPROVAL OF MINUTES (1-0029) - Supervisor Plank moved for approval of the Minutes of the Carson City Board of Supervisors for the date of October 4, 2001, as presented. Supervisor Livermore seconded the motion. Motion carried 5-0.

2. AGENDA MODIFICATIONS (1-0042) - Mayor Masayko stated for the record that there may be some confusion regarding the notice posted on a public hearing this evening on the Fairgrounds Redevelopment inclusion issue. This matter has been postponed until the decision on the relocation site for the Fairgrounds has been determined. It will not be heard this evening. The hearing will be held during the January timeframe.

3. CONSENT AGENDA (1-0054)

3-1. PERSONNEL

A. ACTION TO APPOINT THREE MEMBERS TO THE SHADE TREE

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 2

COUNCIL

B. ACTION TO APPOINT ONE MEMBER TO THE CARSON CITY ADVISORY BOARD TO MANAGE WILDLIFE

3-2. DEVELOPMENT SERVICES - CONTRACTS

A. ACTION ON AWARD OF THE WASTEWATER TREATMENT PLANT, OPERATIONS BUILDING, HVAC REPLACEMENT PROJECT, CONTRACT ON. 2001-036 TO (BIDDER NO. 1) APPLIED MECHANICAL, INC., 1100 MARIETTA WAY, SPARKS, NV 89431, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR A CONTRACT AMOUNT OF \$77,945 AND A CONTINGENCY AMOUNT OF \$6,917

B. ACTION TO APPROVE AMENDMENT NO. 1 ON THE CARSON CITY CRACK FILL MATERIAL PURCHASE, CONTRACT NO. 2000-070 WHICH EXTENDS THE CONTRACT TERMINATION DATE FROM DECEMBER 7, 2001, TO DECEMBER 7, 2003, AND AUTHORIZE THE STREETS DIVISION TO EXPEND FUNDS FOR FY 2001/2002 FOR NOT TO EXCEED \$40,000 AND TO EXPEND FUNDS FOR FY 2002/2003 BASED ON THE BUDGET APPROVED BY THE BOARD OF SUPERVISORS

C. ACTION ON AWARD OF THE 2000/2001 SOUTHEAST CARSON SEWER EXTENSION - PHASE V PROJECT, CONTRACT ON. 2001-026, TO (BIDDER NO. 9) RAPID CONSTRUCTION, INC., 500 CASAZZA DRIVE, RENO, NV 89502, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO THE REQUIREMENTS OF NRS CHAPTER 332, 338, 339, AND 624 FOR A CONTRACT AMOUNT OF \$582,816 AND A CONTINGENCY AMOUNT OF \$58,281.60

3-3. PURCHASING AND CONTRACTS - ACTION ON CONTRACT NO. 0102-060 PROGRAM PLANNER/COORDINATOR FOR THE CARSON CITY MENTAL HEALTH COALITION WITH MARYELLEN WALTZ THROUGH NOVEMBER 15, 2002, AT A COST OF \$4,500 PER MONTH

3-4. COMMUNITY DEVELOPMENT - ACTION ON U-01/02-14 - A REQUEST FROM PASTOR PATRICK PROPSTER, CARSON CITY CHRISTIAN FELLOWSHIP, TO WAIVE THE SPECIAL USE PERMIT APPLICATION FEES IN ACCORD WITH CARSON CITY MUNICIPAL CODE (CCMC) 18.02.039

3-5. CITY MANAGER - ACTION TO APPROVE AMENDMENT NO. 1 TO HIGHWAY AGREEMENT NO. PR081-96-010 WITH THE NEVADA DEPT. OF TRANSPORTATION - Items 3-1A and B were pulled in order to recognize the volunteers as Gilbert Yanuck, who is an applicant for appointment to the Board to Manage Wildlife, was present. Applications are still being accepted for three additional positions on the Shade Tree Council. Supervisor Plank moved to approve the remaining six items on the Consent Agenda as presented which excludes 3-1A and 3-1B. Supervisor Williamson seconded the motion. Motion carried 5-0.

3-1A. (1-0088) Discussion between the Board and Personnel Manager Judie Fisher reiterated that there are three vacancies remaining on the Council. None of the Applicants for appointment were present. They were: Jean Bondiott, Craig Hartman, and Paul Stuke. The terms expire at the end of December. Supervisor Plank moved to appoint Jean Bondiott, Craig Hartman, and Paul Stuke to the Shade Tree Council. Supervisor Livermore seconded the motion. Motion carried 5-0.

3-1B. (1-0116) Mayor Masayko introduced and welcomed Gilbert Yanuck. Mr. Yanuck was being appointed to an unexpired term that ends July 1, 2002. Mr. Yanuck will be eligible for reappointment at that

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 3

time. He thanked Mr. Yanuck for applying. Mr. Yanuck thanked the Board for the vote of confidence. Mayor Masayko explained that he had received a letter of resignation from Dr. Blank which he had forwarded to the Personnel Office. He solicited applicants for the position. Supervisor Williamson thanked Mr. Yanuck for applying. She moved to appoint Gilbert Yanuck to fill the vacancy on the Carson City Advisory Board to Manage Wildlife and felt certain that he would do an excellent job. Supervisor Plank seconded the motion. Mayor Masayko indicated for the record that the term expires in July 2002. The motion was voted and carried 5-0. Mayor Masayko congratulated Mr. Yanuck on his appointment.

4. BOARD OF SUPERVISORS - NON-ACTION ITEMS

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0160)

- Supervisor Williamson reported on meetings of the Carson River Advisory Committee; Open Space Advisory Committee; Clear Creek Watershed Council; the Friday goal setting session; and the Redevelopment Authority Citizens Committee. She congratulated the Carson High School Girls Soccer Team on winning the zone championship. Supervisor Plank reported on the following: a settlement hearing in Reno; an interview with Dave Morgan; and meetings with/of: John Flansberg regarding the RTC agenda; the goal setting session; Secretary of State Dean Heller regarding the Glenbrook issue and the TRPA Governing Board's role in its resolution; Parks and Recreation Director Steve Kastens and Administrative Assistant Sandy Tchumperlin regarding funding for development of parking on the north side of Mills Park; and the RTC. He announced his plan to attend a TRPA meeting tomorrow and explained its purpose. Mayor Masayko announced his plan to attend the Nevada League of Cities and Municipalities Executive Director Tom Grady's retirement ceremony. He announced this evening's Carson City Children's Museum reception for its existing and new members. He urged its sponsors and members to attend the reception. He explained his participation in the Fritsch Elementary School tree planting in memory of the victims of 9-11; a meeting with members of the Salt Lake City Olympics Torch Relay Committee and the status of the event in Carson City; the Eagle Valley Middle School Parents and Teachers Chili Cookoff; Carson-Tahoe Hospital Foundation Cancer Survivors Fashion Show and Fundraiser; the Nevada Commission to Restore the V&T Railroad meeting; recognition of Andy Butti's donation for a trade and industry center at WNCC; the Board's goal setting session; his Veterans' Day activities; his Boys and Girls Club activities; and noted his attendance at the Chamber of Commerce Manufacturers Committee meeting. He indicated that the Economic Development Team's plan must mesh with the overall economic strategic plan that has been developed for Carson City. The Team is welcome to review the plan and assist in its implementation. He acknowledged the effort and work that had been done by the Team. Supervisor Livermore announced the Carson-Tahoe flu shot clinic to be held at the north end of the Carson Mall from 9 a.m. to 2 p.m. today. He then explained his participation with Street Operations Manager John Flansberg in the resolution of a Darla Way issue and complimented Mr. Flansberg on his communication abilities and willingness to mitigate the issue; a meeting with the State Fair Representatives regarding its potential ability to use the Stewart Complex; the Carson-Tahoe Hospital's transition meetings; and a Mental Health Coalition meeting. Mayor Masayko pointed out that action had been taken on the Consent Agenda appointing MaryEllen Waltz as the coordinator and facilitator for the Mental Health Coalition. Carson-Tahoe Hospital had funded the contract. He thanked the Hospital for its donation. Mr. Berkich also complimented Supervisor Livermore for his efforts to obtain this support. Supervisor Livermore then announced his intent to participate in this afternoon's meeting with the Eagle Valley Children's Home regarding a land acquisition proposal. Supervisor Livermore concluded his remarks by reporting on his participation in meetings regarding the Carson-Tahoe Hospital, HealthSmart, the Chamber of Commerce Manufacturers Committee; the Economic Development Committee, and the Carson

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 4

Water Sub-conservancy District. Supervisor Livermore then displayed a copy of the Hospital's annual report. Board comments complimented the Hospital on its booklet. The City's annual report should be out soon. Supervisor Staub reported on the following: Public Transportation Advisory Committee meeting; the Carson-Tahoe Hospital Cancer Foundation Benefit; a meeting with Senator Mark Amodei and Douglas County Commissioner Bernie Curtis; the Airport Authority meeting; the Board's goal setting session; a YSA meeting; his son's Pop Warner banquet; and the RTC meeting. He then referenced a *Nevada Appeal* editorial regarding the "C" Hill Flag and urged the public to be cognizant and respectful to the flag. Supervisor Williamson announced the tree lighting ceremonies scheduled for the evening of December 6. No formal action was required or taken on any of these items.

B. STAFF COMMENTS AND STATUS REPORTS (1-0952) - None.

RECESS: A recess was declared at 9:28 a.m. The entire Board was present when Mayor Masayko reconvened the meeting at 9:35 a.m., constituting a quorum.

5. CARSON CITY COMMUNITY TRANSPORTATION - Mark Reynolds - STATUS REPORT ON TRANSIT OPERATIONS (1-0955) - Mr. Reynolds reviewed his status report through the use of slides. (Copies of the slides are in the file.) Public Transportation Advisory Committee (PTAC) Chairperson Mary Winkler had allegedly informed him that she did not have a report for today's meeting. Mayor Masayko asked that future reports include the total trip counts. Discussion indicated that the City may receive one new bus this year. Reasons for needing to find another funding source to replace the vehicles were explained. Potential transit funding as an MPO was noted. Comments noted the high mileage and wear and tear city driving creates on the vehicles. Mr. Reynolds explained the efforts to use the diesel vehicles more than the gas engines. He then noted the donations received for the program. Two complaints are under investigation and will be reported to the Board soon. He thanked the Board for its support. He had been in Carson City for five years. He solicited feedback on the program and how to expand and build it. He then explained his involvement with the Northern Nevada V&T Railroad Foundation and its brochure. PTAC had approved placing these brochures on the buses. Justification for the placement was provided. Mayor Masayko then explained a telephone conversation he had with an unnamed lady regarding her inability to schedule a ride from the California Senior Housing Project on California Street to the Carson Convalescent Center on College Parkway. Mr. Reynolds indicated that there is some capacity during certain periods of the day that may have been able to accommodate the person. The peak periods were described. These periods are maxed out. If the individual can work with them by changing the ride period, it may be possible to accommodate the individual. Mayor Masayko stated for the record to the clients of the service that Carson City is making a contribution to the program from the General Fund of \$260,000 annually. This amount is tapping the City out. Without the MPO infusion of funds, the City will not be able to expand the service beyond its current level. The public must understand that, while the City does not wish to be a victim of success, the buses are running a number of hours per day and rearranging the individual's schedule to avoid the peak periods will provide a ride. Additional buses cannot be added during peak time. The total price of the project is \$461,000. It is quite a commitment for the community. Mr. Reynolds explained that the PRIDE system is also available to the community. It connects Carson City to Reno, Fernley, Gardnerville, and Fallon. He urged the community to give it a try. Mayor Masayko and Mr. Reynolds explained this two-year pilot program. Utilization will impress the individuals controlling the funding. If the program is serving a significant amount of the population, it may be able to be funded for a longer period. Lack of use will not encourage their decision to continue the funding. Discussion explained that new PRIDE benches are being installed at two

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 5

locations in the City. It was felt that this will “make waiting for the bus more tolerable”. Mayor Masayko also indicated for the record that this is the final year of the contract. The Board may be looking for proposals before the end of June 2002. Mr. Reynolds felt that this process would start the end of February. Mayor Masayko thanked him and his staff for their service. No formal action was required or taken.

6. COMMUNITY DEVELOPMENT - Director Walter Sullivan

A. ACTION ON M-01/02-2 - A REQUEST FROM JULIO SANDOVAL, REPRESENTING SILVER STATE CONSULTANTS (PROPERTY OWNER: SILVER OAK DEVELOPMENT COMPANY, LTD.), TO AMEND THE SILVER OAK PLANNED UNIT DEVELOPMENT “DEVELOPMENT AGREEMENT NO. 1994-1, BILL NO. 167”, SPECIFICALLY TO DEDICATE THREE (3) ACRES OF LAND TO THE BOYS AND GIRLS CLUB OF CARSON CITY, AND CLARIFY ISSUES REGARDING A PARK SITE AND A SCHOOL SITE, ON PROPERTY ZONED SINGLE FAMILY 12,000 PUBLIC (SF12-P) LOCATED AT 1147 WEST COLLEGE PARKWAY, APN 008-061-65 (1-1310) - Associate Planner Jennifer Pruitt, Julio Sandoval, Boys and Girls Club Board Member Roger Williams, School Superintendent Mary Piercznski, - Mayor Masayko explained for the record that yesterday he had received a telephone call regarding the process. An ordinance must be enacted in order to make the revision. He was not able to agenzized the item for discussion and action on an ordinance with such short notice. Therefore, public comments will be accepted and made a part of the record. No formal action will be taken. He also noted that at one time the concept was for a collocation of a school, a park, and the Boys and Girls Club. This concept met with opposition from the neighborhood. The proposal is an alternative to that concept. It splits the 13 acres into three different sites.

Mr. Sandoval explained that the proposal will separate a three-acre parcel from the remaining portion of the site. The three acres will be dedicated to the Boys and Girls Club. The Club will then obtain a different zoning and sell the parcel. The proceeds from the sale will be used to develop the new facility on Lompa Lane. The remaining ten acres will be split into a three-acre parcel for a neighborhood park and a seven-acre parcel for a school. Clarification indicated that Silver Oak will develop the neighborhood park and dedicate it to the City. The zone change process was defined. Mr. Sandoval indicated for the record that Silver Oak has been working with the Boys and Club for a little more than three years and has their full support. They will be present to voice their support and answer any questions regarding their intent. He hoped that this process will mitigate some of the concerns and pains that have risen. Mayor Masayko reiterated that it is a multi-step process with this being the first step. Discussion reiterated that the item only addresses the three-acre portion and none of the other conditions of the agreement are being considered.

Mr. Williams explained the growth in children participating in the Club’s programs and the need for a larger facility. The funds realized from the sale of the three acres are critical to the funding for a new facility on Lompa Lane. The funds will be used to mitigate the Lompa Lane infrastructure problems. He expressed their appreciation for the Board’s support over the years and hoped that the Board will support the request. Mayor Masayko explained that the intent is to split the parcel, rezone the three acres, and to sell it. The Club will not be building a facility on the three acres. The funds will be placed in the Club’s capital account. Mr. Williams was not sure how long the process will take to complete. They do not have a potential buyer at this time. They hoped to have title to the property by the end of the year or in early January. The zoning will have to be consistent and compatible with the surrounding area. An appraisal will have to be conducted. They will then market the property as quickly as possible. The capital campaign is moving forward and hopes

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 6

are to have it completed by the following year. They want to be in the new facilities as soon as possible.

Dr. Piercznski explained that the School Board of Trustees support the proposed process and introduced Board of Trustees Chairperson Norman Scroggins. The School District is currently working cooperatively with the Club and wants to continue that relationship. The demand for a larger Club facility was noted. She agreed that the proposal will leave a seven-acre site for a school which will be needed at some point in the future. Mayor Masayko indicated for the record that Board of Trustees Chairperson Norman Scroggins is present. He did not speak.

Additional public comments were solicited but none were given. Mayor Masayko reiterated the need for the ordinance to come back for discussion and action on first reading. Formal action is not required at this time and none was taken. Public testimony was again solicited but none was given. Public testimony will again be taken at the next meeting. A representative from the Club should attend the next meeting in case there are questions. The item will be agenized for a specified time. Mayor Masayko also indicated for the record that the public testimony received today is on the record as a precursor to an amendment being made to the Planned Unit Development Agreement for the purpose of splitting the three acres away from the balance of the site. Additional comments were again solicited. Supervisor Plank suggested that the Board's packet of information be returned to staff for insertion in the next Board packet. The Board concurred and returned their packets. (A copy of the packet is in the file.) Public testimony was then closed. No formal action was taken.

B. ACTION ON L-01/02-1 - APPROVAL OF A FINAL LAND DIVISION MAP REQUEST FROM SCHULZ INVESTMENTS OF 160 ACRES OF PROPERTY NORTH OF HIGHWAY 50 WEST, LOCATED SOUTHWEST 1/4 SECTION 20, T. 15, R. 19 SOUTHWEST 1/4 (APPROXIMATELY 2.5 MILES EAST OF HIGHWAY 28, 1.5 MILES SOUTH OF WASHOE COUNTY), ON PROPERTY ZONED CONSERVATION RESERVE (CR), APN 007-031-11 (1-1562) - Associate Planner Jennifer Pruitt, General Partner in the Schulz Investments Bill Schulz - Mayor Masayko indicated for the record that the request is a land division of large parcels and will not change the master plan or zoning. Mr. Schulz briefly described the request and plans for the area. Supervisor Plank supported the applicant and moved that the Board of Supervisors approve L-01/02-1, a Final Land Division Map request from Schulz Investments of 160 acres of property north of Highway 50 West, located at the southwest quarter Section 20, Township 15, R. 19 southwest one-quarter, approximately 2.5 miles east of Highway 28, 1.5 miles south of Washoe County, on property zoned Conservation Reserve, CR, Assessor's Parcel No. 007-031-11, and there is no fiscal impact. Supervisor Williamson seconded the motion. Motion carried 5-0.

REDEVELOPMENT AUTHORITY (1-1640) - Mayor Masayko then recessed the Board of Supervisors session and passed the gavel to Chairperson Williamson who convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder.

BOARD OF SUPERVISORS (1-2229) - Following adjournment of the Redevelopment Authority, Chairperson Williamson returned the gavel to Mayor Masayko who reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

7. DEVELOPMENT SERVICES - ACTION ON APPROVAL OF MUTUAL SUPPLEMENTAL ESCROW INSTRUCTIONS TO RELEASE \$636,837 HELD IN A CURRENT ESCROW ACCOUNT

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 7

TO COSTCO WHOLESALE PURSUANT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT AND TO ISSUE PAYMENT OF \$173,805 TO COSTCO WHOLESALE PURSUANT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT (1-2232) - Mayor Masayko reminded Mr. Berkich and Mr. Werner that he was expecting a followup report on December 5 which would amend the number; otherwise, the number will not be amended. Comments were solicited but none were given. Supervisor Williamson moved to approve the mutual supplemental escrow instructions to release \$636,837 held in a current escrow account to Costco Wholesale pursuant to the Disposition and Development Agreement but to withhold payment of the \$173,805 until the resolution of landscaping issues. Supervisor Plank seconded the motion. Motion carried 5-0.

8. CARSON CITY MUNICIPAL GOLF CORPORATION

A. STATUS REPORT AND PRESENTATION OF THE FIVE-YEAR BUSINESS PLAN FOR OPERATIONS OF THE EAGLE VALLEY GOLF COURSES (1-2265) - Chairperson Mark Sattler, Treasurer Mike Williams - Chairperson Sattler reviewed the contract proposal. Discussion pointed out that audited actuals in the proposed contract were for calendar years 1998 and 1999. The proposed contract information included capital improvements through 2006. Chairperson Sattler listed all of the Board and staff members. They will attempt to maintain the current fee structure throughout the contract term. They hope to increase the number of rounds played which will increase the revenue stream. Mayor Masayko disclosed that he had met with Chairperson Sattler, Golf Pro Mageehee, and Dr. Scrivner regarding the need for the renewal process to start early and the type of information required. Board comments complimented the Corporation on its ability to turn things around, be successful, reduce the complaints, maintain affordable playing for the golfers, and improve the appearance of the courses. Chairperson Sattler felt that the Corporation had met the Board's expectations as it has kept the cost of playing affordable and provided for the seniors and juniors. The punch card is still the best game in town. The tournament rounds support the course more than the local players. Therefore, the tournaments are considered a priority. The other players understand this need and accommodate it. Chairperson Sattler stressed the importance of public relations and communication with the players. Mayor Masayko pointed out the need for irrigation improvements. Chairperson Sattler explained the effort to reserve funds for three or four years and keep the system working until adequate funding is available to make the improvements needed. Mayor Masayko felt that, if revenue is adequate to justify it, a loan may be obtained to make the improvements. Chairperson Sattler thanked Mr. Berkich, the Finance Department, Purchasing, and the Street Department employees for their assistance. Supervisor Livermore asked that the report include the number of rounds played. Chairperson Sattler explained that this information is provided in the monthly financial report that is given to the Board. Supervisor Livermore explained his support for extending the lease based on the Corporation's success as had been reported to the Board. Supervisor Staub concurred with his statements. He encouraged the Corporation to address the rate situation due to the need for capital improvements. Justification for the increase was felt to have been provided. Chairperson Sattler explained that the rates are analyzed monthly. They must also consider what the competition is doing. He was certain that rate increases will occur over the next few years. The Corporation prefers to do incremental increases rather than large jumps. Clarification indicated that the courses are "in the hole \$146,000". Treasurer Williams explained that the City had given the Corporation \$200,000 in cash. They had paid the City \$1.6 million in lease payments which is 20% of their total revenue. Chairperson Sattler complimented their staff on their ability to make adjustments and make the facility work. Comments again stressed the need for the rates to be affordable and competitive. Public comments were solicited but none were given. Mayor Masayko indicated that the Corporation's staff

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 8

and the players were present to show support for renewing the contract. He again solicited comments from the audience. None were given. No formal action was required or taken.

B. DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF TO INITIATE ACTIONS NECESSARY TO RENEW THE LEASE AGREEMENT FOR THE EAGLE VALLEY GOLF COURSES (1-3096) - Supervisor Livermore noted that his statements during the last two to three years have indicated that he was being a watch dog over the operation. **Supervisor Livermore then moved to direct staff to initiate actions necessary to renew the lease agreement for the Eagle Valley Golf Courses. Supervisor Plank seconded the motion.** Mayor Masayko indicated that the lease extension is for five years as provided within the current contract. City Manager Berkich complimented the Corporation and its staff on their dedication and efforts to make the operation successful. He also pointed out that this was the first time in his memory that no comments were made when an invitation for comments was made regarding the golf courses. Mayor Masayko concurred and thanked the audience for attending and supporting the Corporation. Supervisor Plank noted that the scene in 1997 was "bad". Today's speaks well for their efforts. Mayor Masayko pointed out that if the City had not privatized the courses, even though there were rough times during the transition, today's news about the courses would have been negative and loud. **The motion to direct staff to initiation actions necessary to renew the lease agreement was voted and carried 5-0.**

RECESS: A recess was declared at 11:20 a.m. The entire Board was present when Mayor Masayko reconvened the meeting at 11:28 a.m., constituting a quorum.

8. FINANCE - Director David Heath - **REVIEW OF FISCAL YEAR 2001-02 COST CONTAINMENT MEASURES (1-3190)** - City Manager John Berkich - Mr. Heath provided updates on the economy before reviewing the cost containment measures. The Nevada sales tax figures will not be available until the 20th. An Associated Press release indicated that the U.S. Dept. of Commerce statistics for October show that sales had grown at 7.1%. This is a record and the largest one month gain ever recorded. If car sales are excluded, the increase was 1%. September sales were down 2.2%. Car sales create 25% of the City's sale tax revenue. Car sales declined 4.5% in September in Carson City. Nationally the building supply sales increased 2.8% in October after a 2.6% drop in September. The September and October sales for restaurant, food, and gasoline were provided. Washoe County's cost containment measures and press release was sited to point out the difficulty in projecting sales tax revenue. The State had projected sales tax revenue to grow at 5.4%. Washoe County had used 2.2% in its budget. The State had projected the sales tax revenue for Carson City at 4.5%. The Board adopted a budget containing 2.5% growth. He thanked the Board for its conservative approach. He then explained that the sales tax revenue for the last fiscal year was higher than anticipated, however, had grown at only 1/3 of a percent. Mayor Masayko stressed the need for a long view to be taken when projecting revenue and growth. It should not be done on a month by month basis. Comments indicated that large growth years are followed by low growth periods. Mr. Heath then explained the September decrease in gaming revenue. He also indicated that the sales tax revenue is 40% of the City's budget. He explained that a personnel review committee was established in April which has reduced the number of reclassifications and upgrades granted to personnel. They are attempting to hold salary and benefit growth at 5% as directed by the Board. Mayor Masayko explained that this direction is to occur over time and cannot happen in one year. The 5% growth is a target which should be reached in five years. The important issue is to be sure that a decrease occurs. This information should be provided on a spread sheet for the Board. Additional employees added by Board action should be excluded from this information.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 9

Supervisor Plank expressed his appreciation for a selective approach to controlling personnel numbers and costs. Mayor Masayko concurred. Discussion indicated that a majority of the overtime is in the public safety arena which is an ongoing challenge to control. For this reason, the last position authorized for the Fire Department was deferred as it will create a huge demand for overtime. Finance watches the overtime and, when something is out of line, issue is taken with it. The personnel review committee members were limned. Mr. Berkich complimented the elected officials for their willingness to work with him to hold the line on costs. Supervisor Staub pointed out that almost everything the City does is for public health, safety and welfare. Mr. Heath explained that a majority of the capital funding has been spent as was authorized within the budget. Discussion ensued on having the Board review all expenditures in view of the current budget crisis. Mr. Heath concurred. Mayor Masayko indicated that the process should not be onerous. Supervisor Livermore suggested that the cost savings initiative program be marketed to encourage staff to find more cost cutting measures. Board support indicated that permanent savings should be encouraged. The reward should be based on the savings generated. Mr. Berkich indicated that this concept is gaining popularity among local governments and his willingness to look at it. (2-0005) Supervisor Plank pointed out that sometimes overtime is cheaper than hiring another employee as the benefits do not change. These issues should be included in the review. Mr. Heath indicated that a temporary employee may be hired if justified. They do not incur benefits. Supervisor Williamson reminded the Board of the Continuous Quality Improvement Program and the use of these funds. Mayor Masayko pointed out that large Departments have the ability to create more savings through turnover than other Departments. Mr. Berkich explained that a computation of each Department's cost savings and efficiencies will be provided within the budget this year. Mayor Masayko felt that the employees are the City's greatest assets. The more they are involved and participate, the more likely they will rise to the occasion. Supervisor Livermore reiterated his point that recognition should be given to employees who find ways to reduce costs and cited an example to justify it. Mayor Masayko also noted that the elected officials had not received a pay raise in seven years. He suggested that the Board do something on a one time basis to recognize their dedication and contributions to the City. Discussion explained staff's efforts to reduce the medical benefit costs and suggested using a "cafeteria style" program to meet the employee needs. Although Mr. Berkich was uncertain that the goal of five percent personnel costs will be reachable, efforts to do so are being made. Supervisor Williamson indicated that she will keep an open mind regarding the process, however, was personally aware of individuals who need medical insurance. She did not want to see the City give the employee the funds and have the employee use the funds for other things. Mr. Berkich agreed and explained the intent to make the insurance affordable for even single parents. These issues are part of the evaluations. Mr. Heath then explained that the energy study of City facilities will be presented to the Board next month. Staff will be recommending a loan to make more than \$1 million in improvements to City buildings which will be repaid by energy savings. Plans to provide early buyouts for long term employees have not been considered. Other opportunities are being considered. Mayor Masayko cautioned that such buyouts should also include health insurance considerations as these retirees increase the cost of medical insurance. Mayor Masayko commended Mr. Heath and Mr. Berkich on the proactive programs. The list is not all inclusive, universally popular, or easy to implement. It is necessary. Staff was encouraged to keep the focus on efficiency and savings. Supervisor Livermore pointed out that once a service is provided, the community expects it to continue. For this reason, methods of allowing the service to level to be maintained at a lower cost must be found. Cost efficient programs should be maintained even during periods when revenue projections are better. Mr. Heath indicated "his desire to be on record that he had not been the one to suggest this program". Public comments were solicited but none were given. Mayor Masayko directed that an updated report be provided in 60 to 90 days. No action was required or taken on this item.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 10

10. CLERK-RECORDER - Alan Glover

A. ACTION TO APPOINT SUSAN M. SWENSON AS THE EX-OFFICIO PUBLIC GUARDIAN OF CARSON CITY TO SERVE IN THE UNCLASSIFIED SERVICE (2-0236) - Discussion indicated that the position is to be as an unclassified City employee with benefits rather than as a contractor. The former part-time position and an hourly position are being replaced by this position. The grade is to be 114. An ordinance amending the personnel list for City unclassified employees will be submitted by Personnel. The need for the service was stressed. Mr. Glover will continue to be the public administrator. Other Counties have a public administrator, however, may not provide a public guardian. Mr. Glover complimented the District Attorney's office and Health Director Winkelman for their assistance in researching the proposal. Supervisor Plank moved that the Board of Supervisors appoint Susan M. Swenson as the Ex-Officio Public Guardian of Carson City to serve in the unclassified service; the funding source is the Clerk's Budget 101-0212; and the explanation is that the funding is from the full time position of management assistant-deputy public administrator and savings from an hourly position that will not be filled. Supervisor Williamson seconded the motion. Motion carried 5-0.

B. ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL) DELETING SECTION 2.02.015 (WARD BOUNDARIES) AND ADDING SECTION 2.02.010 (WARD BOUNDARIES) AND OTHER MATTERS PROPERLY RELATED THERETO (2-0384) - Mr. Glover thanked GIS Coordinator Scott Royal for his technical and mapping assistance. Discussion explained that the current number of 42 precincts will be reduced to 26 precincts. There is less than a one percent variance between the wards. The reduction in precincts was provided by combining smaller precincts. A precinct is allowed to have up to 1500 registered voters. One small precinct with only 300 voters was created by the senate and assembly lines that were drawn by the Legislature. It could not be combined with another precinct. The remaining precincts contain 900 voters. Future growth is provided within the precincts. The numbering system was limned. One-third of the voters will be voting at a new location during the next election. There will be two voting locations. Discussion noted the reasons for eliminating the National Guard Armory. The Brewery Arts Center may not be used. Mayor Masayko indicated for the record that preliminary maps had been developed six weeks ago. There were no significant changes between those maps and the proposed map. Mr. Glover explained a technical correction which extended a northeast precinct from Hot Springs to Goni rather than Troy Way. The lines were "cleaner than the old lines". Examples illustrating this point were noted. Mayor Masayko explained the Board's satisfaction with the original maps. They were developed in accordance with population growth during the last ten years. Supervisor Williamson complimented Mr. Glover on the maps. Mr. Glover indicated that the ethnic distribution is fairly well balanced. The mapping does not dilute an area to reduce the political power of any ethnic group. Census Block 10 contains the highest minority population. This is the Woodside Drive area. It was kept whole. Minorities are fairly well spread throughout the four Wards. This indicates that the City has been fortunate in that it has not forced people to live in one specified area due to economics. Supervisor Livermore reminded the Board of his previous comments regarding the freeway and its dissection of the City. He noted that in the 20 or 30 years the City's composition may be different. The freeway may create a natural barrier with a shift in the population due to family ties and conveniences. Mr. Glover explained that the Census Bureau uses census blocks and does not like to change them. He hoped that the Census Bureau uses the freeway as a natural line when it draws the lines again in ten years. GIS individuals have indicated that modern technology will assist in drawing the lines when the next census is taken. Discussion also pointed out that Legislative changes have added portions of Carson City

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 15, 2001, Meeting
Page 11

to Washoe, Douglas, and Lyon Senate and Assembly districts. Assemblyman Hettrick's district now includes the Lake Tahoe area of Carson City. No one lives in that area. A "blank" district has not and will not be created for that area. Justification for that decision was limned. The Board will be asked to make a decision as to whether Mr. Hettrick should appoint someone to the Charter Review Committee as all elected officials have representatives on it. Mayor Masayko also complimented Mr. Glover, his staff, and the GIS staff on their work. Supervisor Plank moved that the Board of Supervisors introduce on first reading Bill No. 117, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE SECTION 2.02.012, WARD BOUNDARIES, AND OTHER MATTERS PROPERLY RELATED THERETO; and there is no fiscal impact. Supervisor Williamson seconded the motion. Motion carried 5-0.

There being no other matters for consideration, Supervisor Livermore moved to adjourn. Mayor Masayko seconded the motion. Motion carried 5-0. Mayor Masayko adjourned the meeting at 12:20 p.m.

The Minutes of the November 15, 2001, Carson City Board of Supervisors meeting

ARE SO APPROVED ON June 16, 2005.

/s/

Marv Teixeira, Mayor

ATTEST:

/s/

Alan Glover, Clerk-Recorder