

Carson City Board of Supervisors
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, November 1, 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
	Mark Forsberg	Chief Deputy District Attorney (until 10:30 a.m.)
	Cheryl Adams	Deputy Purchasing Director
	Melanie Bruketta	Deputy District Attorney (between 10:30 a.m. and 12 noon)
	Neil Rombardo	Deputy District Attorney (after 1:30 p.m.)
	Rod King	Sergeant
	Katherine McLaughlin	Recording Secretary (B.O.S. 11/1/01 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 - 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 lead the Pledge of Allegiance.

CITIZEN COMMENTS (1-0021) - Mary Fischer explained her ownership of the Cottonwood Mobile Home Park and its location. Her inability to attend the last meeting to discuss the funding for the Ron Wilson Memorial Park was noted. She had assumed that the \$20,000 allocation was to have been used for infrastructure improvements for the park. She had since learned that the funds are to be used for playground equipment and picnic tables. The original plan for the park had been reviewed by her tenants. The surrounding uses were described to demonstrate the reason they had felt that a park was not necessary in their area. They were convinced that the original plan was well throughout and would be an added amenity to their area. The decision to make the proposed improvements without adequate infrastructure was opposed. They recommended either developing the site as one project or begin with the infrastructure before constructing amenities which will attract individuals to the area. She asked the Board to rescind its decision and direct staff to begin with the infrastructure or save the funds until an adequate amount is available to do the entire park. Mayor Masayko thanked her for her comments and urged her to contact the Parks and Recreation Commission and allow them to decide whether to re-examine the process. Additional comments were solicited but none given. No formal action was required or taken.

1. **APPROVAL OF MINUTES (1-0077)** - None.

2. **AGENDA MODIFICATIONS (1-0078)** - Item 7-D. regarding approval of the mutual supplemental escrow instructions related to the Costco disposition and development agreement was deferred to a future meeting so that the Redevelopment Authority could act on it.

3. **SPECIAL PRESENTATIONS (1-0091)**

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A. PRESENTATION OF CERTIFICATES OF APPRECIATION TO JOSHUA BUSCAY, GILBERT AYARBE, AND DAN MOONEY FOR THE "C" HILL AMERICAN FLAG PROJECT - Mayor Masayko complimented Messrs. Buscay, Ayarbe and Mooney for having a dream and dedicating the effort necessary to place the 120 x 67 foot Flag on "C" Hill. He also thanked the community for its support. The Certificates of Appreciation were read into the record. Mr. Ayarbe explained the plans to keep and maintain the flag in the future which included the formation of a non-profit corporation. Ideas developed after the flag had been constructed were described and will be used in the future if and when the flag needs to be replaced. Efforts to make the flag permanent were also described. Mr. Mooney complimented the community on its extra ordinary support and recognized Supervisor Robin Williamson's involvement from its initial concept to its completion. Mr. Buscay thanked everyone for the assistance and financial support. Mayor Masayko also recognized Sarah Buscay for supplying the material.

Mayor Masayko then presented a bouquet of flowers to Supervisor Williamson in recognition of her contribution and efforts. Supervisor Williamson thanked the Board for the recognition. She expressed her support for the project and complimented the community on its overwhelming response to the requests for assistance. October 21 will be considered "C" Hill Flag Day in the future. No formal action was required or taken.

B. ACTION ON A RETIREMENT RESOLUTION COMMENDING JOHN MAYES, ENGINEERING TECHNICIAN II (1-0245) - Personnel Manager Judie Fisher - Mayor Masayko read the Resolution into the record and wished him success in his retirement. Supervisor Livermore moved to adopt Resolution No. 2001-R-56, A RESOLUTION COMMENDING JOHN MAYES ON HIS RETIREMENT. Supervisor Williamson seconded the motion. Motion carried 5-0. Reasons Mr. Mayes was not present were noted.

C. PRESENTATION OF CREATIVE ACHIEVEMENT AWARD TO KITTY KULIKOWSKI, ACCOUNTING TECHNICIAN (1-0286) - Personnel Manager Judie Fisher explained the award and the computer program for tracking the aircraft based at the City airport which Ms. Kulikowski had developed for the Assessor's office. Mayor Masayko congratulated Ms. Kulikowski on her effort and presented the check to her. Ms. Kulikowski thanked the Board for the award and the Committee for the recognition.

Mayor Masayko explained his personal investigation of the City's website and complimented Assessor Kit Weaver on the information he had placed there.

LIQUOR AND ENTERTAINMENT BOARD (1-0338) - Mayor Masayko recessed the Board of Supervisors session and immediately convened the Liquor and Entertainment Board. The entire Board was present including Sheriff's Representative Rod King, constituting a quorum.

4. TREASURER - Al Kramer - ACTION ON A PACKAGED BEER AND WINE LICENSE FOR CITY GAS, LLC, DOING BUSINESS AS ARCO AM/PM LOCATED AT 2707 EAST HIGHWAY 50 WITH BRANDON AND TERRY WHITMER AS LIQUOR MANAGERS (1-0340) - Mr. and Mrs. Whitmer represented that they would know the Liquor Statutes and Codes and would adequately train their employees in these laws. They also indicated that they would refrain from selling liquor to intoxicated individuals and minors. Chairperson Masayko noted that they had relocated to Carson City from Las Vegas and welcomed them to the community. Member King noted the favorable Sheriff's Investigative Report. Member Plank moved to approve a packaged beer and wine license for City Gas, LLC, doing business as Arco AM/PM, located at 2707 East Highway 50, with Brandon and Terry Whitmer as liquor managers, under CCMC 4.13; fiscal impact is \$500 Original New Fee, \$575 Investigation Fee, and \$200 per Quarter. Member Williamson seconded the motion, welcomed the Whitmers to the community, and thanked them for their investment. Motion carried 6-0.

BOARD OF SUPERVISORS (1-0425) - 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 Board of Supervisors. The entire Board was present, constituting a quorum.

5. CONSENT AGENDA (1-0428)

5-1. TREASURER - ACTION ON TREASURER'S SEPTEMBER 2001 REPORT

5-2. DEVELOPMENT SERVICES - CONTRACTS

A. ACTION ON ACCEPTANCE OF THE WORK AS COMPLETE AND APPROVAL OF THE

RELEASE OF FINAL PAYMENT ON THE CARSON RIVER PARK PHASE 1B IMPROVEMENTS PROJECT, CONTRACT NO. 2000-157 AS SUBMITTED BY DEVELOPMENT SERVICES TO LANDMARK CONSTRUCTION COMPANY FOR A FINAL PAYMENT AMOUNT OF \$1756 AND ACCEPTANCE OF THE CONTRACT SUMMARY AS PRESENTED

B. ACTION ON PROFESSIONAL SERVICES FOR EXPLORATORY BOREHOLE DRILLING FOR PRODUCTION WELL SITES, CONTRACT NO. 2001-035, AUTHORIZING DEVELOPMENT SERVICES TO ISSUE CLAIM FORMS TO BROWN AND CALDWELL, INC., FOR A CONTRACT AMOUNT OF \$137,180 AND AUTHORIZE CONTRACTS TO ISSUE ADDITIONAL AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF \$12,820

C. ACTION ON APPROVAL OF CHANGE ORDERS 1-3, AUTHORIZATION OF AN ADDITIONAL CONTINGENCY AMOUNT OF \$16,120 TO ADD THE CONSTRUCTION OF VOLLEYBALL COURTS AND THE PLANTING OF MEMORIAL TREES AND AUTHORIZATION FOR THE RETENTION OF THE REMAINDER OF THE ORIGINAL CONTINGENCY AMOUNT OF \$17,011 FOR A TOTAL REMAINING CONTINGENCY AMOUNT OF \$33,131 ON THE MILLS PARK EAST END RENOVATION PROJECT, CONTRACT NO. 2000-176

D. ACTION ON AN INTERLOCAL AGREEMENT BETWEEN CARSON CITY, STATE OF NEVADA DEPARTMENT OF TRANSPORTATION, AND THE BOARD OF REGENTS OF THE UNIVERSITY AND COMMUNITY COLLEGE SYSTEM OF NEVADA ON BEHALF OF THE DESERT RESEARCH INSTITUTE FOR THE PURPOSE OF MONITORING AND ANALYZATION OF THE STORM WATER RUNOFF IN THE TAHOE BASIN ALONG STATE ROUTE 28 IN CARSON CITY

5-3. PURCHASING AND CONTRACTS

A. ACTION TO EXTEND CONTRACT NO. 9900-094 JOINDER BID WITH MACHABEE OFFICE ENVIRONMENTS THROUGH THE STATE OF NEVADA TO PURCHASE OFFICE FURNITURE AND AUTHORIZE ALL CITY DEPARTMENTS TO BE ABLE TO PLACE ORDERS FROM THIS CONTRACT THROUGH MARCH 30, 2002, PROVIDED THEY HAVE APPROVED FUNDING AND FOLLOW APPROVED CARSON CITY PURCHASING PROCEDURES

B. ACTION ON CONTRACT NO. 0102-076, A REQUEST FOR THE PURCHASE OF ONE USED GENERATOR SET FROM CASHMAN POWER FOR A NOT TO EXCEED COST OF \$33,000 AND A FINDING THAT THE CONTRACT IS NOT ADAPTED TO AWARD BY COMPETITIVE BIDDING

5-4. FINANCE - ACTION ON RATIFICATION OF THE EXPENDITURE APPROVAL LISTINGS FOR THE MONTH OF SEPTEMBER 2001 - Mayor Masayko disclosed his contact with Craig Hartman whom he had asked to contact Supervisor Plank regarding the TRPA study on runoff. Supervisor Plank disclosed his telephone conversation with Mr. Hartman regarding this item. Mr. Hartman had discussed the item with an NDOT representative and had the same information Supervisor Plank had. The item is to continue the monitoring activities related to the sediment and runoff from Highway 28. Comments noted that NDOT representatives were present but did not wish to speak unless there are questions. Mayor Masayko thanked them for attending. Supervisor Plank then moved to approve the Consent Agenda as presented with all of its items. Supervisor Williamson seconded the motion. Motion carried unanimously.

6. BOARD OF SUPERVISORS - NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0472) - Supervisor reports included the following meetings/activities: Supervisor Plank - the Airport Authority demonstration of the flight path which Supervisor Staub and the Authority had attended; the Abbey Group regarding the Public Safety Master Plan; on rumors regarding the freeway; with Pam Wilcox of State Lands and TRPA on the selection of a member-at-large due to the resignation of Brian Sandoval; his report to dispatch concerning graffiti on a hangar in the 1100 block of Fairview and the response which it had received; his Nevada Day activities; his plans to attend a court settlement hearing on Friday; the Blackwell Pond monument dedication ceremony including a description of the plaque and thanking the E. Clampus Vitas groups for their generous donation. He also distributed to the Board a copy of the City's vision and mission statements which he felt should be remembered during discussions to be held later in the meeting. Mayor Masayko explained a discussion he had held with one of Carson City's natives regarding the "Blackwell ranch". He complimented Supervisor Plank on his efforts to obtain the plaque and the E. Clampus Vitas groups for their sponsorship. The historical significance of the site and need for the plaque was stressed. Supervisor Williamson - the Ghost Walk and her Nevada Day activities; the dedication of the "C" Hill Flag and thanked the prison honor crew for its efforts; an "Accentuate the Positive" luncheon and its purpose; her efforts to develop a "Carson City Tomorrow" program which should commence in January and its purpose. She congratulated the Nevada Day Parade participants on their efforts and

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invited the community and the Board to attend a meeting on the Clear Creek issues at Fuji Park on Tuesday from 6 p.m. to 8 p.m. Mayor Masayko suggested that the "Carson City Tomorrow" program be tied into the City's annual report. Supervisor Staub - Chamber of Commerce Appreciation Luncheon; "C" Hill dedication and congratulated the participants on their successful endeavor; an internal auditor's meeting; his Nevada Day activities; a legislative meeting with Supervisor Williamson, City Manager Berkich, and Mary Walker; Little League Board meeting; and announced tomorrow's 9 a.m. Public Transit Advisory Committee meeting. Supervisor Livermore - the Volunteer Appreciation Luncheon; Chamber of Commerce Appreciation Luncheon; Hospital Board of Trustees; Chamber of Commerce Transportation Committee; the internal auditor's meeting and his request for a District Attorney's opinion regarding the internal auditor's position, copies of which had been furnished to the Board outside the meeting; Economic Development Committee; NDOT's freeway public viewing; and described his frustration at the problems encountered by the Hospital in attempting to provide free flu shots to the at risk seniors and the public. Mayor Masayko - complimented Supervisor Williamson and City staff on the success of the Volunteer Appreciation Luncheon and suggested that it continue to be held at the Community Center; his participation in the welcome to the Carson City Symphony; complimented the Center's staff on its efforts to maintain the auditorium; the "C" Hill dedication and complimented the participants on their work and the formation of a private, non-profit organization to maintain/upgrade it in the future; the Regional Preparedness Summit including the plus and minuses of the responses to the recent anthrax scare at Microsoft in Reno; Chamber of Commerce Transportation forum and the problems encountered with NDOT's resurfacing of College Parkway; Economic Development Committee; recognition of radio personality Ross Mitchell on his 18th anniversary; the Parade Grand Marshall reception; Nevada Day activities; attendance at the Governor's security briefing with Mr. Berkich and Chief Deputy Scott Burau; Convention and Visitors Bureau strategy session on hotel, motel, and RV campgrounds and transient issues; and the status of the City's Olympic Torch Relay program. The torch will reach Carson City on January 21st. A program has been scheduled at the Community Center, which he briefly described. The program is to be finalized tomorrow. He also announced the V&T Railway work day scheduled for Tuesday. (1-1442) Supervisor Williamson announced the zone championship soccer tournament scheduled for Saturday at 4:30 p.m. and encouraged the public to attend. No formal action was required or taken.

B. STAFF COMMENTS AND STATUS REPORTS (1-1281) - Mr. Berkich recognized Liz Teixeira and Janet Busse's work on the Volunteer Appreciation Luncheon. He agreed that the Community Center Lobby was an ideal location for this luncheon. He also complimented Supervisor Livermore on his continuing support for the Mental Health Coalition and for his efforts to obtain funding for its coordinator position. He described the staffing at the Fire Stations to handle any Halloween concerns related to safety of the candy received as a result of the Trick or Treating activities. He explained the success of the new telephone line for the Health Department which handles information related to bioterrorism. Its new telephone number was announced--691-2545. It will be staffed 24 hours a day, seven days a week. He then announced that the Board's goal setting session had been scheduled for next Friday from 9 a.m. to 1 p.m. in the Sierra Room. Mayor Masayko encouraged staff to attend this meeting. No formal action was taken or required.

BREAK: A recess was declared at 9:50 a.m. The entire Board was present when Mayor Masayko reconvened the meeting at 10 a.m., constituting a quorum.

7. DEVELOPMENT SERVICES - Director Andrew Burnham

D. ACTION ON APPROVAL OF MUTUAL SUPPLEMENTAL ESCROW INSTRUCTIONS TO RELEASE \$636,837 HELD IN A CURRENT ESCROW ACCOUNT 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 (1-0078) (1-1358) - Deferred to a future meeting.

A. PRESENTATION ON UTILITY MASTER PLANS AND CAPITAL IMPROVEMENT PLANS AND THEIR RELATIONSHIP WITH THE UTILITY RATE STUDY (1-1348) - Finance Director David Heath - Copies of the slides were given to the Board and Clerk and highlighted by Mr. Burnham. (A copy is in the file.) The plans were drafted to meet the projected population of 80,000 in 2025. The land use master plan's impact on the utilities and transportation master plans was emphasized. The master planning process must be updated every five to ten years as the value of the plans depreciates as growth occurs. The use of the GIS system to monitor the growth will help

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create a dynamic updated version of the master plans that maintains its value and reduces the updating costs. Justification for including the Capital Improvement and Operations and Maintenance Master Plans as well as the creation of both a utility rate model and a utility rate setting process were limned.

Mr. Heath explained that the current rate study plan had been conducted 12 years ago and now out of date as it had not considered the impact of buildout. Board direction on a fee policy regarding how to replace the current facility will be requested as well as the role user fees should play. Justification for recommending the consultant was provided including his local experience. Mr. Heath proposed to bring the model "inhouse" and use it for future rate considerations. He also pointed out the need to include the capital improvement needs and plans in the rate studies. He suggested that a committee be established to assist in the rate study and development of goals and objectives. The proposed timeframe was noted. The suggested committee composition could be modified if the Board desired.

Mayor Masayko pointed out the lack of a "charter" for the committee. The committee and Board need to be involved with drafting the charter in order to understand the assumptions required to meet the infrastructure needs. This will provide a clear understanding of the goals and objectives. The committee should have a sunset date. Mr. Berkich felt that this could be accomplished before the committee is formed and applications are solicited in December. The wisdom of having the charter established prior to requesting applications was discussed. The pros and cons of sunseting the committee were noted. This decision will be made in the future. The committee will consider the water and sewer rates including the connection charge and the user fees. The current sewer rate includes the wastewater rate. A decision has not been made as to whether the senior representative would be an individual from the Senior Center or one senior citizen. The same direction was requested regarding representatives from the Hospital, State, School District, i.e., a Board member or a staff person. Mr. Berkich indicated that these questions would be answered and presented to the Board with the proposed charter. He also explained the reasons for recommending that the committee be limited to nine.

Supervisor Williamson cautioned against having a citizen's advisory committee that merely rubber stamps the staff's recommendations. She encouraged staff to use individuals with cursory backgrounds in this area and a consultant who is able to present the information in a manner that can be comprehended. This will allow a dialogue to occur and be a more productive use of everyone's time. Mayor Masayko supported her suggestions by pointing out the committee's need to understand what drives the rates, the assumptions which are made, and that they should be able to state their concerns honestly and fairly. Mr. Burnham agreed that staff would have to educate both the committee and the public on the goals and objectives. The need for public education justified the need for adequate time and direction to be provided in order to eliminate problems when the rates are implemented. Supervisor Livermore expressed his feeling that special training and knowledge is required to understand the complex issues related to water, sewer, etc., as indicated at a water resource conference he had attended with Utility Manager Tom Hoffert and as illustrated by the Clark County water board which is comprised of elected officials. He was unsure whether it would be possible to find individuals who will be willing to rubber stamp staff's plans. Mr. Burnham expressed a willingness to extend the timeframe as needed. The key to the entire process is to do it right and do it one time. Supervisor Plank also suggested that a glossary of terms be developed. Mayor Masayko reiterated the need for education in order to make the process flow smoothly.

Supervisor Livermore pointed out that the Subconservancy is discussing wheeling which is a regional distribution system for water resources. This technical committee should include community leaders from Carson City and surrounding counties. He questioned whether the advisory committee would be able to include these discussions in its charter. Mr. Heath indicated that this is the second phase of the program and had not been included in this committee's concept. He also felt that it would be possible to educate the committee and assured the Board that the consultant could speak the language quite well. The committee's major tasks will be determining who pays what and the amounts. Mayor Masayko reiterated his request that the committee understand the assumptions and drivers creating the need for the future cash flow. Both he and Mr. Heath felt that individuals with business backgrounds would understand these issues.

Supervisor Livermore felt that a committee may be needed for a longer period of time but with a smaller number of individuals. This committee would control the costs for the utilities and determine the rates to be paid by each user group. The fees have been fair in the past and had been based on the costs incurred. Long-term implications could

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be developed by the study.

Mayor Masayko indicated that action was not required at this time. Once the charter is developed, action could be taken and appointments made. He also directed Mr. Heath to analyze the time guideline for bringing on the consultant on board as he did not wish to presuppose the process at this time. He felt that the Board would be willing to look at the consultant's scope of work if staff feels it is important to bring him on line before the committee is established. No formal action was taken.

B. ACTION ON ACCEPTANCE OF WASTEWATER RECLAMATION FACILITY PLANNING STUDY AS A GUIDELINE FOR DEVELOPING FUTURE PLANNING STRATEGIES (1-2062) - Utility Manager Tom Hoffert, HDR Engineering Representative James Yurczyk - Discussion between Mr. Burnham and Mayor Masayko reiterated the need for a charter for the committee which includes the basic assumptions. Mr. Hoffert distributed copies of the slides to the Board and Clerk. (A copy is in the file.) The purpose of the study was limned. It will also be used during the budget process. Mr. Yurczyk highlighted the study and detailed the slides. His comments noted that the previous study had included an estimated conservation figure which has not been occurring. The lack of conservation created a 25 percent difference between the projections and actuals. Recommended plant improvements were described including the replacement of the aeration system and energy efficient improvements to the Brunswick Canyon booster pumps. The stress tests indicated that the plant can handle an additional 500,000 gallons. He then reviewed the recommended Phase I improvements which should carry the City through the 2005 timeframe. The Phase II improvements were recommended to be online by 2008. These items were limned. The plant is now at capacity. Interim improvements will keep it operating within limits through 2004. The Phase II improvements made in 2008 will be able to meet the capacity requirements projected for 2025. Estimated costs for the interim improvements, Phases I, and II were limned.

Discussion questioned the number of individuals who will be added to the system that are currently on septic systems. Mr. Hoffert explained an intent to present the Southeast Carson Phase V sewer extension project to the Board for consideration in the near future. This project will expand the sewer system into the southern hot nitrate area which is in the vicinity of Valley View, Clearview, and Edmonds. This area has been included in the study. The Timberline, Lakeview, and other outlying areas will be included in the study. Mr. Hoffert felt that the new plan, the aerators, and removal of the sediment basins should reduce the odors. Landscaping will also help buffer the odor. The proposal continues to use the present equipment until its useful life has been meant or a cost benefit is received. This could help extend the timeline for making the Phase II improvements. It was felt that only 600 of the 2700 septic tanks now in use may be removed by 2025. The plan does not remove the septic tanks outside the service boundary. It may also be that some residents will remain on septic tanks forever.

Mayor Masayko pointed out that the mandated conservation plumbing equipment appears to have little acceptance in the community as evidenced by the high volume of water usage. He also expressed his hope that the proposal which had been made before he ran for office to pay residents to replace their toilets with these low flow devices would not be reconsidered.

Discussion explained that the population count is taken from the land use plan. Mayor Masayko felt that this calculation takes into consideration the labor force and tourists who are in the community at 12 noon. Bond repayment methods need to be considered and a process established which will replace the funding currently obtained from the connection fees. Mr. Hoffert agreed that this issue would have to be analyzed by the committee. Supervisor Livermore pointed out that the estimated cost for all of the improvements totals \$18.5 million. This will create a heavy impact on the user fees if it is to be the funding source for these improvements. Mayor Masayko pointed out that the projected population increase between now and 2025 equated to 6,200 residences. These new residences will continue to provide \$3,000 in connection fees. He also pointed out that the current growth rate is less than three percent. He suggested that the Board reconsider its policy of restricting the bonds to the 2015 estimated growth rate. He supported the policy of restricting the bonds to the estimated period of connection fees but recommended reconsideration of the estimated deadline based on the slower growth rate. He felt that it was unfair to require redevelopment projects to pay a second connection fee. Mr. Hoffert indicated that the projected population figure for 2015 will be approximately 75,000. Public comments were solicited but none given. Mayor Masayko noted that the document is dynamic and can be changed as is deemed necessary in the future. Supervisor Livermore moved to accept the Wastewater Reclamation Facility Planning Study as a guideline for

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developing future planning strategies. Supervisor Williamson seconded the motion. Motion carried 5-0.

C. ACTION ON ACCEPTANCE OF THE EFFLUENT REUSE MASTER PLAN AS A GUIDELINE FOR DEVELOPING FUTURE PLANNING STRATEGIES (1-2709) - HDR Engineering Representative James Yurczyk, Utility Manager Tom Hoffert, City Engineer Larry Werner - Mr. Yurczyk explained the purpose of the study and highlighted the report. Discussion noted the Brunswick Reservoir leak and potential reasons for it. The high energy costs to pump the effluent to the reservoir justified consideration of valley storage. Discussion indicated that Edmonds Sports Complex is now using effluent for irrigation. It had not been when the study was conducted. The need for additional effluent users was indicated. Mayor Masayko pointed out the sensitivity involved with bringing Silver Saddle on as a user, the potential costs for developing another reservoir site, and the need to commence charging the users for the effluent. A photograph of Brunswick was display. Mr. Yurczyk noted the significant work which had been done in the past in an attempt to stop its leakage. The study had suggested that a portion of the wastewater treatment site previously used as drying beds be used for effluent storage. Supervisor Livermore expressed his reluctance to reuse this area due to the odor problem and the potential impact on the surrounding area's quality of life. Mr. Yurczyk indicated that the sludge which had been left in the drying beds would be removed. The pond holding area will be deepened and lined. An additional geotechnical study of the Brunswick Reservoir will have to be conducted before a decision is made regarding lining it. Concerns were also expressed about taking Brunswick off line for the repair work due to the impact its loss would have on the current effluent users. Valley storage could mitigate this concern. Pipeline modifications were recommended for the line serving the prison farm and Edmonds Sports Complex.

Mr. Hoffert explained previous efforts to determine the amount and location of the Brunswick leaks and the need for a cost benefit study on potential methods of reducing the leakage in order to provide additional effluent for the users. Short term measures will be presented to the Board in the future in an attempt to continue meeting the demand. Supervisor Williamson explained a proposal which would use effluent at the Carson River Park to support fishing activities. Mr. Hoffert also described a proposal to convert the Riverview Park from the Mexican Ditch water to reclaimed water. This would allow the wetlands at the park to serve as a natural ecological purification system. Mayor Masayko pointed out that the City does not at this time have a commitment to provide water to the Silver Saddle Ranch. The City does, however, have wetland restoration commitments. The cost analysis for these items and the Brunswick repairs must be completed to justify the work. Mayor Masayko reiterated the need for effluent users to share in these costs. Mr. Hoffert clarified the Silver Saddle project as including the Riverview Park, the wetlands, BLM's Silver Saddle Ranch, etc. The Water Utility has leased back to the Silver Saddle Ranch 380 acre feet of Carson River water rights to keep 80 acres of the ranch in alfalfa. The lease allows the Water Utility to withdraw this water when needed elsewhere in the community. Mayor Masayko pointed out that the alfalfa fields could tolerate several dry years without harm. He reiterated his feeling that financial partners should be involved with the City in making the \$2 million investment to provide the effluent to that area.

Mr. Werner emphasized that the Brunswick dam is not the cause of the leakage. It remains structurally sound. Mayor Masayko explained that the leakage is through geological structures within the reservoir. Mr. Werner explained that the reasons Brunswick Canyon had been selected as the reservoir site had included the fact that leakage would occur. This had been done due to the lack of interest in using effluent. He also pointed out that the City did not have to meet the entire demand for effluent beyond the amount which is generated. The effluent should, however, be used as a trade for potable water. These issues need to be included in the ultimate financial program.

Discussion ensued on the cost to construct effluent storage tanks to hold the water in the valley versus the cost to reduce the leakage at Brunswick. Supervisor Livermore reiterated his concern about the use of the sludge ponds for storage. Mr. Hoffert explained that the storage area could look like a wetlands area and did not have to be ponds per se. Supervisor Livermore questioned the odor which would be created by the use and its impact on the Moffat open space area as well as the surrounding residential areas. Mr. Hoffert agreed to furnish additional information on it. Supervisor Livermore asked that Mr. Berkich include the concept in the next survey. Mr. Hoffert then explained that a fee would be implemented in 2004 for the effluent except for Eagle Valley Golf Course. It will be assessed a fee in 2006. The rate is a modest 24 or 26 cents per gallon. Current users are paying for excessive usage above their allocations. Mayor Masayko expressed his feeling that the rate needed to be reconsidered. Discussion between Mayor Masayko and Mr. Hoffert indicated the rates for water, sewer, and reuse water are intertwined and should be considered together particularly when considering capital improvements. Public

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comments were solicited but none given.

Supervisor Livermore and Mr. Hoffert discussed the amount of water required for the wetlands at Riverview Park. Mr. Hoffert felt that there are approximately 90 acre feet of water rights connected to it. Supervisor Livermore felt that this could be a "good marriage". Mr. Hoffert explained the concern related to the groundwater table in this area.

Supervisor Plank moved to accept the Effluent Reuse Master Plan as a guideline for developing future planning strategies as presented. Supervisor Williamson seconded the motion. Supervisor Livermore expressed his support for the document with his noted concerns related to the drying ponds. Mayor Masayko responded by expressing his feeling that the document included sensitives related to the sale of additional effluent which drive capital expenditures. It is a beginning point and a well developed document. He also indicated he was aware of the sensitivity related to some of the assumptions. The motion to accept the plan as a guideline was voted and carried 5-0.

D. ACTION ON APPROVAL OF MUTUAL SUPPLEMENTAL ESCROW INSTRUCTIONS TO RELEASE \$636,837 HELD IN A CURRENT ESCROW ACCOUNT 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 (1-0078) (1-3509) -
Deferred.

E. ACTION TO AUTHORIZE UTILITIES DEPARTMENT TO PURCHASE A DEMONSTRATED "CAMEL 200" AS ALLOWED FOR UNDER DEVELOPMENT SERVICES' PROCEDURE FOR PURCHASING DEMONSTRATION EQUIPMENT PER NRS 332.146 WITHOUT COMPETITIVE BIDDING FROM PACIFIC UTILITY EQUIPMENT COMPANY FOR AN AMOUNT NOT TO EXCEED \$192,695.88 (1-3515) - Utility Manager Tom Hoffert - Discussion indicated funding had been budgeted for this acquisition. Mr. Hoffert assured the Board that all of the legal requirements had been complied with in obtaining the equipment. The estimated cost for new equipment was felt to be in the \$225,000 to \$230,000 range. The current Camel is a 1992 model. The proposed equipment is a 2001. OSHA requirements mandate a two person operation. The new equipment will not change in this manning requirement. The new Camel will recycle the water which will reduce the operational costs. It also reduces down stream clogging as the debris is picked up at the work site. This will allow staff to do other maintenance work. Mr. Hoffert corrected the staff report to indicate the equipment that is being replaced is from 1992 and not the indicated 1994. A representative from Pacific Utility Equipment was present to answer questions. Supervisor Williamson moved to authorize Utilities Department to purchase a demonstrated 2001 "Camel 200" as allowed for under Development Services' procedure for purchasing demonstration equipment per NRS 332.146 without competitive bidding from Pacific Utility Equipment Company for a not to exceed amount of \$192,695.88; and the funding source is Sewer Maintenance Vehicle Replacement Program Budget Line Item 510-3202-434-77-05. Supervisor Plank seconded the motion. Motion carried 5-0.

F. PRESENTATION ON THE RENO-CARSON CITY PUBLIC RURAL RIDE (PRIDE) SERVICE IMPROVEMENTS (2-0072) - Washoe Regional Transportation Commission Public Transportation Director David Jickling reviewed the history of the service. The expansion efforts had included weekend service to the Reno airport. This service has failed to meet expectations in spite of the number of telephone requests for it. Beginning on November 18th this service will be expanded to seven days a week during off-peak periods. Weekend service will be reduced in order to provide this extra coverage. An unproductive Monday through Friday trip will also be eliminated. There is a core of dependable riders totalling approximately 50 who use the Monday through Friday service. Five trips to the airport will be offered between 6 a.m. and 7 p.m. It is hoped that this service will help alleviate some of the parking problems encountered at the airport as a result of its increased security. These changes should provide a savings of approximately \$123,000 while providing a more productive service. A handout was distributed to the Board and Clerk detailing the ridership. (A copy is in the file.) He hoped that the expanded service would make it an attractive service to continue operating after the grant expires. It may require some participation/funding by Carson City. The State and Federal funds may terminate next year although it is possible that the State may extend the service beyond that deadline as it connects with other demonstration services. The termination of this support was cited as the reason for attempting to expand the core users. Although the initial expectations have been meant, the service has failed to grow as expected. Some of the failure to grow may be

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caused by the lack of a transit system in Carson City. Service to Reno indicates that approximately 20 percent of the riders transfer to Citifare. The same may occur in Carson City if a local service is offered. Mr. Jickling volunteered his services to assist the City in this endeavor.

Mayor Masayko indicated that his offer may be used to help the City get through the morass involved with becoming an MPO. Federal funding may be available for transit once this status is obtained. Funding until that occurs may be questionable. His assistance lobbying for this status or additional funding would be appreciated. The statistics indicate that although growth has occurred, only 200 more riders are using the service than had used it when it first started. He felt that the need had been clearly demonstrated and hoped that the service would be able to continue.

Supervisor Plank referenced a letter from a user of the Carson City to Fallon route. It had contained several good ideas for improving the service. It had also questioned the lack of advertising of the service. He questioned whether it is necessary to have constant advertising in order to obtain the ridership. Mr. Jickling explained that the funding for the advertising had been spent. Additional funds have now been received and additional advertising will occur. The \$123,000 in savings had been earmarked for the overall PRIDE service. An administrative decision will be made about the portion which could be allocated to advertising. The original budget had been for \$30,000. The actual cost had been two times as much. He was willing to discuss with NDOT the possibility of using some of the savings for advertising. He requested the City assist with this presentation and agreed to help with the City's efforts to obtain the MPO status.

Mr. Jickling then explained a "minor route" change which would eliminate the left turn on Robinson at Carson Street. The bus stops will be moved to Stewart Street in the vicinity of Robinson.

Mayor Masayko explained complaints which he had received regarding the bus schedules and need to distribute new schedules to the ticket vendors when they are changed. He also encouraged Mr. Jickling to distribute the new schedules as soon as possible particularly if the routes and schedules are changed as he had indicated. Mr. Jickling indicated that the policy is to get the new schedules out two weeks before a change is made. The riders have already been made aware of the changes.

Mr. Jickling felt that Carson City transit is selling tickets for the PRIDE service. He then explained that three shelters will be installed in Carson City next week. Their locations and the reasons for the delay in acquiring the shelters were explained. Mayor Masayko thanked him for the report. Mr. Jickling indicated that he would make another report in April or May. Mayor Masayko felt that the City would tell him how things are going on the MPO effort at that time. No formal action was required or taken.

BREAK: A lunch recess was declared at 12 noon. The entire Board was present when Mayor Masayko reconvened the session at 1:36 p.m., constituting a quorum.

9. CLERK-RECORDER - Alan Glover - ACTION ON CONTRACT NO. 0102-077 - A REQUEST FOR THE PURCHASE OF SCANNING SOFTWARE AND HARDWARE FROM HIGH DESERT MICROIMAGING, INC., FOR A NOT TO EXCEED COST OF \$72,347 EXEMPT FROM COMPETITIVE BIDDING (2-001-A) - Information Services Director William Naylor - Discussion indicated that the equipment would be the standard for other Departments wishing to have/use scanners. The Sheriff's records which were scanned last year can be transferred to this system. Mr. Naylor explained that the documents will be scanned and cannot be "served". Justification for this program were noted. A different software would be used for to convert documents from an image to text. The software can perform searches and has been used by the Recording Secretary for some time. The index for the scanner was explained and requires indexing as scanned. Mayor Masayko felt that once the document is scanned it should be possible to digitally reformat the document and perform searches, manipulations, etc. Mr. Naylor assured him that the equipment is the state of the art and does all the things necessary for scanned documents. He explained the current problem with the Board Minutes and need to convert it to Word Perfect. With the appropriate software, this conversion is possible. Discussion indicated that the annual user maintenance cost of \$8,400 will be imbedded in the budget as long as the City continues to use the software.

Mr. Naylor explained that the Sheriff's "SQL" data base could be used by other Departments and will be compatible with other equipment in the City. The proposed equipment will require the use of a license to reach the stored

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image. This process will allow the equipment and software to be used/retrieved by other Departments. The program is a standard for imaging. The jail management program was described to explain how this occurs. Mayor Masayko pointed out that these programs cost money. He felt that the Board wished to make these data bases as "seamless" as possible and avoid having separate units. Mr. Naylor then explained that the Recorder's office records are on the City website. The plan is that once the imaging system is operational, it will be possible to display the documents to an individual on the system. He assured the Board that the desired compatibility is there. The document would be found through the use of an index. The index program allows ten to twelve different index names for a document. Examples were provided. The program also allows words from the document to be automatically scanned into the index without having an individual key the words into the system. Mayor Masayko expressed a concern that at some future date it may become necessary to locate all of the individuals maintaining the records and doing records management to one location. He hoped that this would not be the case as technology should allow them to work together at different physical locations. Mr. Naylor pointed out that the City currently has its offices spread throughout the community. He agreed that the communication lines are rather slow, however, it has not been necessary to have the staff located at one site. The GIS program was cited as an example. The same is true for the imaging program. Mayor Masayko felt that this is an issue related to the "field of coding" and users' codes.

Mr. Glover explained the index searches allowed by the Recorder's program. He acknowledged that this information must be keyed in manually, however, once it is entered it is not necessary to rekey it a second time for this program. Public comments were solicited but none given.

Supervisor Plank moved to approve Contract No. 0102-077, a request for the purchase of scanning software and hardware from High Desert Microimaging, Inc., for a not to exceed cost of \$72,347 exempt from competitive bidding, the fiscal impact is \$72,347; and the funding source is Court Clerk CQI 212-0211-411-7744 for an amount of \$4,981; Records Management CQI 212-0214-411-7744 for an amount of \$4,233; Public Safety Complex CQI 212-0215-411-7744 for an amount of \$3,003; Elections CQI 212-0216-411-7744 in an amount of \$7,570; Records Tech Fund 101-0213-413-7744 in the amount of \$7,560; SPAN which is 210-0000-415-6505 in the amount of \$15,000; and, the big amount, District Judges Mediation Fund 101-0000-341-70000 for the \$30,000. Mayor Masayko expressed his willingness to have accepted a stipulation indicating the amounts as shown on the staff report. Supervisor Livermore seconded the motion. Motion carried 5-0.

10. FINANCE - Director David Heath - ACTION ON A REQUEST BY THE CARSON CITY MUNICIPAL GOLF CORPORATION TO ENTER INTO A LEASE WITH CLUB CAR, INC.'S PRIMARY FUNDING SOURCE, ASSOCIATES LEASING, INC., FOR 135 (NEW) 2002 CLUB CAR DS GAS POWERED GOLF CARS FOR 60 MONTHS AT A COST OF \$10,008.90 PER MONTH (2-294-A) - Mayor Masayko disclosed his discussion with Deputy Finance Director Tom Minton who had assured him that the savings were there. He also explained his calculations which showed that the proposal would replace a lease which costs \$70 a cart with one costing \$74.13. The change in leases will provide new carts and eliminate the maintenance costs. The real savings occurs as a result of the reduction in the number of carts covered by the lease. Mr. Heath explained that this is the process used by 96 percent of the golf courses. Mayor Masayko thanked the Corporation and the Finance Department for the extra time to illustrate that it is the proper procedure for acquiring the carts. Mr. Heath also pointed out that the savings would be spent on the roof of a City owned building at the golf course. Discussion also pointed out that the City will generate sales taxes as a result of the lease. Mayor Masayko acknowledged the attendance by several of the Corporation's members. Supervisor Plank moved to approve a request by the Carson City Municipal Golf Corporation to enter into a lease with Club Car, Inc.'s, primary funding source, Associate's Leasing, Inc., for 135 new 2002 Club Car DS gas powered golf cars for 60 months at a cost of \$10,008.90 per month, fiscal impact and funding source are to be paid by the Carson City Municipal Golf Corporation. Mayor Masayko noted for the record that the Board is aware of the fact that the Corporation's lease will terminate before this lease will. The Board further understands that the next golf course operator will not be able to terminate the lease and that the lease would continue under that operator. The motion to approve the acquisition of 135 new 2002 golf carts as indicated was voted and carried 5-0.

11. CITY MANAGER - John Berkich

A. ACTION ON A RESOLUTION OF THE CARSON CITY BOARD OF SUPERVISORS ENDORSING ECONOMIC DEVELOPMENT STRATEGIC PLANNING PROCESS, DELEGATING TO THE ECONOMIC

DEVELOPMENT TEAM COORDINATION AUTHORITY, REQUIRING PERIODIC REPORTING AND AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY AND APPROPRIATE TO ASSIST WITH THE PROCESS (2-0419) - Economic Development Consultant Charles Long highlighted the purpose of the planning process, its justification, and its goals and objectives. The proposal will develop a process for addressing economic problems before they occur. The three phases of the planning process will develop an overall economic development strategic plan and establish strategies for the freeway corridor and the downtown area. Anticipated outcomes for these strategies were noted. The selection process for the committee and its task forces was described. The concept had been discussed with various local community groups and had been given broad support.

Mayor Masayko indicated that the proposal is dynamic and had been revised several times before reaching the Board. Its success will require a broad based community and business support. They should be the major stakeholders. City government should not be the driving force behind the effort nor the major stakeholder. City government should also not be the major force driving the program. The property owners, businesses, and investors in the community should be the driving force and major participants. He had also been contacted by numerous businesses and individuals wishing to participate. Periodic reports should be made to the Board. He looked forward to seeing the actual response and acceptance by the community.

Supervisor Livermore explained his feeling that the process will establish a road map for the community's future. It should be added to the accomplishments he had seen during his tenure on the Board that includes the mission and vision statements and the Polycom study which had included the City's strengths and weaknesses. He, too, felt that it was not the City's business to take on this effort. The stakeholders should include all parts of the community, including the education, retail, medical, manufacturing, utilities communities, etc. He also felt that the freeway will eventually change the economics of the community regarding where the community shops and where the investments are made. This will include changes in the land uses and traffic patterns. Today is the appropriate time to commence the planning process in order to be in a pro-active mode once the freeway is completed. He complimented Mr. Berkich on his efforts to acquire Mr. Long and begin the process.

Discussion explained the composition of the Economic Development Team. The concept will establish task forces who will report to the Team. The task forces will include representatives from the stakeholder groups and the general public. Mr. Long also indicated the Team's composition could be expanded, if desired. Supervisor Williamson urged the Team and task forces to conduct their meetings at locations other than the City Hall as this may mitigate the feeling that the City is running the process. She supported the process and looked forward to the results. Mayor Masayko agreed with her comments.

Supervisor Staub also expressed his concerns about having the City staff be the major stakeholder or leaders in the process. The City should be the benefactor of the end result. He encouraged private development to carry the ball. The City staff could function as a facilitator. He also explained his support of private property rights and his concern that the City should not carry its role into the development/redevelopment areas to extremes and over run the individual's private property rights.

Mr. Long felt that the City would know that the process will be successful when the community's energy is "harnessed". The proposal is not about City government but rather the community's development and implementation. He agreed that private property rights must be respected and recognized throughout the process. This will be balanced with the community's need for the property to have economic vitality. If a property owner, however, fails to maintain and contribute to the community, the community should be able to work with that person(s) to achieve a "better set of outcomes". Supervisor Staub acknowledged this balance so long as one does not overrun the other.

Supervisor Livermore pointed out that the only City employee who is listed as a part of the composition on the task force is the City Manager. He also noted that some communities use their farm lands and "green pastures" for economic development. Carson City does not have this option but could do redevelopment. Mr. Long agreed with him and explained that businesses looking to locate to an area look at the core of the community and its success when making the selection. He also felt that they will consider the success of the community's quality of life issues. Mayor Masayko reiterated his feeling that the success of the program should be driven by the participants and the

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stakeholders. He acknowledged that he and Supervisor Livermore serve on the Economic Development Committee. He did not expect to serve on any of the subcommittees. He support having staff facilitate at the meetings but cautioned that staff should not "overshadow" the process.

Mr. Long felt a list of the participants would be completed in January and that the reports should follow at 60 day intervals. Public comments were solicited but none given. Mr. Long indicated that the process should be completed by June 30, 2002.

Supervisor Livermore moved to adopt Resolution No. 2002-R-57, A RESOLUTION OF THE CARSON CITY BOARD OF SUPERVISORS ENDORSING ECONOMIC DEVELOPMENT STRATEGIC PLANNING PROCESS, DELEGATING TO THE ECONOMIC DEVELOPMENT TEAM COORDINATION AUTHORITY, REQUIRING PERIODIC REPORTING AND AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY AND APPROPRIATE TO ASSIST WITH THE PROCESS. Supervisor Williamson seconded the motion. Motion carried 5-0.

BREAK: A recess was declared at 2:35 p.m. The entire Board was present when Mayor Masayko reconvened the session at 2:45 p.m., constituting a quorum.

B. PRESENTATION OF THE PUBLIC SAFETY MASTER PLAN (1-0935) - Abbey Group Consultant John Abbey and Principal Fire Consultant Bill Cavel - The planning process had evaluated a joint police/fire protection facility. The cultures of law enforcement and fire are constantly striving toward separation of duties and facilities. The plan is a consolidated effort which attempts to consolidate duties wherever possible. The backgrounds of Mr. Abbey, Mr. Cavel, and other members of the team were summarized. The Departments had actively participated in the process. This had helped resolve some of the planning questions/problems discovered during the process. Slides highlighting the report were reviewed. The study is not to be considered a report card. It is a plan. The phasing was recommended as it is a method of allowing the project to be implemented. Recommendations included evaluation of the NFPA standards and making determinations as to whether the City needs to adhere to those standards. Examples illustrating the impact some of these standards could have on the City were cited to demonstrate the reasons for concern. The community established service level should be defined and could include developing different levels of service for the urban and suburban areas. The public should be educated on these levels of service and understand their implications. The need for an individual to be responsible for all public safety grants was described. The September 11th catastrophe has made this necessary as joint grants are now being offered. The need for a new Sheriff's Administrative Facility, fire stations in the northwest and the southeastern portions of the community were limned. The cost for a fire station on land already owned by the City was estimated at \$1 million each. The administrative facility study conducted several years ago had been expanded to meet the current and estimated future needs. The cost estimate had not included moving or operational expenses. Funding opportunities should include leasing equipment and building leasebacks. Property management concerns were noted. Relocation and implementation of modern technology could make property management by the Sheriff's Office more efficient and effective. Organizational changes were included in the report and highlighted. These suggestions were not mandated but merely recommendations for consideration. The study recommended 19 additional positions in the Sheriff's Department. Eleven of the positions were in the communications center unless more streamlining is done in this area. They offered to provide facilitation and expert consultant services to assist with the streamlining and coordination of Fire and Sheriff dispatching. The new dispatch system appears to be very effective. A comprehensive technology plan should be drafted for the Departments as soon as possible. The new dispatch center was just the beginning of such a plan. The need for records management and jail management systems was stressed. These programs need to include the latest technologies such as facial recognition, fingerprint identification, and identification of inmates and individuals on the street. Also needed are case management, finance and payroll integrated systems, jail management, civil and coroner functions. The critical need for a risk management program was stressed. This program should be in writing and the employees should receive documented training on it. An option had been suggested to the request for additional staffing for the ladder truck but was not spelled out. Justification for recommending that Fire Department Squad I respond to calls was given unless the "Quince Response Apparatus" is implemented was provided. Difficulties recruiting deputies was noted. Suggestions included Code revisions which would reduce the fire risks, i.e., mandating automatic sprinklers for buildings with fire flows higher than that which the Department can deliver and updating Community Development Codes to match the Fire and Building Codes. Another change could

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eliminate the use of combustible roofing materials in the urban areas. Open space areas should be developed in a fashion to avoid significant wildland fires. Comments had been provided indicating there are language barrier problems at both the dispatch and field levels. Options to increase the number of emergency person with foreign language capabilities were noted. The needed to streamline dispatching functions was reiterated including the implementation of a 24-7 records management division. They also recommended sending both an ambulance and a fire truck to an emergency call be terminated and that only the level of service required be provided. Examples were provided when it may be necessary for both services. It was also recommended that the dispatchers be given medical training. This will provide the ability of the dispatcher to give EMS advice over the telephone in emergency cases prior to the arrival of the ambulance. The Standard Operating Procedures (SOP) manual must be located in an area where the dispatchers can find and use it. Mr. Abbey encouraged the Board to contract a communications study. It will provide a process from which the Fire Department can trust the dispatcher to do what he/she is trained to do. Then the dispatchers will use the SOP and the same result will always occur. Concerns related to the freeway impact were noted and indicate the need for a comprehensive plan on how to handle it. Changes have already been implemented to increase the traffic enforcement efforts. The attempt to make the ambulance service self-supporting has placed a huge demand on the ambulance and caused the ambulances to be used for non-emergency transport. The result is that at times during emergencies, an ambulance is not available to take the calls. Therefore, they recommended that a third ambulance be staffed full-time for emergency calls and that non-emergency transports be limited to periods when historically the demand for emergency service has been the least. Justification for a records management operation on a 24/7 basis was reiterated. Consolidation with the front desk staff will provide staffing for this operation. The need for City Fire Department and Sheriff's Office to respond to emergencies at the State prisons was described. They recommended interlocal agreements between State Agencies and the City as well as with any Indian Tribes to address the indemnification and liability issues and that policy modifications for ambulance billing and budgeting be implemented to insure compatibility with Medicare benefit requirements.

Mayor Masayko recognized the efforts and professionalism provided by the document. Some of the issues are in the process of being resolved while others have been suggested for sometime. Some of the recommendations may be implemented while others may be too expensive. The risks and costs benefits of the recommendations should be analyzed. Those which are not approved should be recognized as having been abandoned for that reason. He did not feel that the City had the \$10 million needed to implement all of the changes at this time. He was not certain whether the elimination of combustible roofs was acceptable to the community. Even if this program is adopted, it will not immediately address combustible roofs already in the community. He agreed that synchronizing the building and planning codes was warranted. Carson City is an urban area and does not have rural areas. He agreed that there are different response times for different areas, i.e., six to eight minutes to Timberline. This is the risk factor the residents should recognize or additional funding for staffing will have to occur. The items suggested for consolidation should be analyzed. Staffing for the new jail facility had been provided. Additional staffing requests for the jail/dispatch have not been presented during the last three or four budget sessions. He felt that the plan was a good effort and starting point although it is a "tall order".

Mr. Abbey pointed out that it is only a plan. They had been retained to identify the issues and start the planning process to address them. They had not been directed to determine the staffing needs and establish the cost for them. The issues had been presented. The agencies now need to brainstorm how to address them.

Mayor Masayko felt that this process should include interim and long-term solutions. The plan was as he had expected. It was not to have been a detailed operations analysis or a management audit. It is a beginning of a planning and investigation process.

Supervisor Livermore also felt that it was a good study and complimented them on its thoroughness. He suggested that a public safety planning team be established to evaluate the recommendations and provide cost effective figures delineating the implementation process including the funding options, resource needs, etc. This should include mutual aid agreements, levels of medical transportation, etc.

Mr. Cavel felt that the City has an excellent ambulance service for the General Fund cost of \$250,000. The revenue generating level, however, is starting to impact the emergency response level.

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Board discussion indicated that if the Board adopts the plan, the process will begin to implement the goals as delineated within it. Action, however, had not been requested from the Board at this time. Mr. Cavel explained that the plan had many options on which decisions would have to be made before implementation could occur. Mayor Masayko felt that Mr. Berkich should analyze the plan and determine which options should be implemented to maximize the resources before a team is established to study the plan. Phase II would be the team study of the remaining recommendations. One example of a recommendation which may not be feasible was the \$6.3 million Sheriff's Administrative Office. Other options, including substations, should be analyzed.

Mr. Abbey pointed out that the appendices had been written so that the Board and the public would be able to understand them.

Supervisor Livermore felt that Mr. Berkich is well aware of the City's financial resources and should be able to make recommendations based upon that knowledge. Mayor Masayko felt that the "quick hits" and "can do items" should be implemented quickly. He agreed that the larger issues would not be implemented in a short timeframe.

Supervisor Staub requested that the parts of the plan which could be implemented and their costs be defined. These options should be ones which are attainable and could be done without substantial costs. He also requested a response from the Fire Department and Sheriff's Office about some of the recommendations which could be attained with the current staff. He included in these items the records management problems encountered by the dispatchers and the ambulance transfer problems.

Supervisor Williamson expressed a desire to hear from the individuals who will have to live with the changes as to their priorities. She felt certain that there were individuals within the Fire Department and the Sheriff's Office who are good at writing grants and questioned the need for a weapons and mass destruction grant at this time as well as facial screening in the jail. She did not wish to vote on the plan at this time. She felt it was a snap shot of the agencies and not a plan as indicated by the requirement that \$10 million be spent in three months with 19 positions. She applauded them on their ability to assemble the information. The Board will do what it can afford to do to make the community a better place in which to live and feel safe. Five years of the General Fund could not support the price required for the next three months.

Mr. Cavel explained that they had failed to communicate the request to commence things in three months. It had not been contingent upon the funding. Even if the City had the money, it would not be able to complete the plan fast enough to implement the changes in three months. The request was to commence the planning for the new fire stations, etc. This will include a date for construction and a funding source. The priorities are only the beginning of the planning phase. The plan is to cover the needs for the next ten years.

Supervisor Plank reminded the Board that the relationships between the Board and Fire Chief is different from that with the Sheriff's Office. He also felt that the fire station sites could be selected right away. The cost to acquire them could be determined once the sites are selected. Building on the site could be delayed. The Sheriff will have to live with the building provided by the Board. The operation of that Department, however, is under the control of the Sheriff.

Mr. Abbey agreed that this had been part of the challenge in developing the report. Mayor Masayko felt that this goal had been accomplished in the report. It provides areas of opportunities and illustrated some problem sites. This is the beauty of having someone from the outside do the study. He then explained the funding for Fire and Sheriff's Departments which totals \$14.5 million a year from a \$40 million budget. Capital expenditures were increased to the tone of approximately \$4 million during the last five years. Sacrifices had been made by other Departments for these increases. Challenges and opportunities are there and should be pursued.

Mr. Berkich explained that these figures had been furnished by the Finance Department. (A copy of this report is included in the file.) He felt that the Board's direction had been that the plans should be implemented internally. Several of the suggestions have already been implemented. Several more are underway. Other suggestions need to be prioritized. Some of the suggestions will require funding while others do not. Staff should look at the ones not requiring funding and begin implementing those items if feasible. The ones requiring policy directions will be brought back to the Board. This should be accomplished before and separate from the budget process which will be

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in the January and February timeframe.

Mayor Masayko supported his concept and Supervisor Staub's request for written responses to the suggestions. The responses should be restricted to one or two paragraphs for each recommendation. This would be used as a starting point and reduces the list to doable portions. He also pointed out that some of the recommendations could require a facilitator or outside experts. He could support obtaining outside expertise if it is a technical issue and will not polarize the solution. The majority should be internally generated unless human or volatile issues are involved.

Mr. Abbey reiterated the recommendation to retain a communications consultant to facilitate these discussions. His expertise and involvement in this area with City staff was noted. Additional outside consultants should not be necessary. He offered to work with staff to develop the informational plan. Mayor Masayko pointed out the recommendation to address the Information Services resources and planning which is outside the centralized functions of the City. This issue has been there for many, many years and is very controversial. Mr. Abbey acknowledged that this had been discovered during the process. They had been informed that the City was "going down a path and not to mess with the path". They did not know what the path was nor its plan. Staff could prepare this plan defining what is needed and its implementation, etc.

Supervisor Livermore expressed his concern that the media headline may read "Carson City is behind in public safety". The City had invested rather heavily in its public safety as indicated by the personnel numbers, budget numbers, etc. The population growth impact on the public safety needs were stressed. The plan will direct the City in meeting those demands as illustrated by the need to locate the fire houses, etc. He felt certain that the Board and City government had committed reasonable resources to the best of their ability for these services.

Mr. Abbey stated that they had not meant to infer through the plan that these agencies had been ignored. They had attempted to address the competition which occurs at budget time and provide a more consolidated picture. Illustrations included capital replacements, vehicle replacements, etc. The plan could be used to provide commonality between the Departments.

Mayor Masayko felt that the City had already reached this commonality point as debates over the replacement of Sheriff's vehicles versus the Fire Department "squad" had not occurred for several years. The Board's involvement at this time is dealing with the development of funding mechanisms for new positions and new capital items. Replacement funding has been developed. He also pointed out the Utility Plans to meet buildout which had been provided earlier in the meeting indicate that there is more time to plan for this occurrence. Therefore, the plan does not need to be totally implemented tomorrow. The long-range strategies should be the focal point. He thanked the Abbey Group for their expertise, professionalism, and the comprehensive resource. Public comments were solicited but none given. Mr. Berkich indicated that a report would be furnished in January or February. No formal action was required or taken.

BREAK: Having completed the afternoon session, Mayor Masayko recessed the Board meeting at 4:05 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 6 p.m., constituting a quorum. Staff members also present included City Manager Berkich, Development Services Director Burnham, Finance Director Heath, Parks and Recreation Director Kastens, Chief Deputy District Attorney Forsberg, and Recording Secretary McLaughlin.

12. PARKS AND RECREATION - Director Steve Kastens

A. ACTION TO ADOPT THE FAIRGROUNDS CONCEPTUAL DEVELOPMENT PLAN AND APPROVE THE RANKING PRESENTED BY THE PARKS AND RECREATION COMMISSION OF ALTERNATIVE SITES WHICH ARE: 1. STEWART FACILITY; 2. LYON COUNTY LINE SITE ON THE NORTH SIDE OF HIGHWAY 50 EAST; 3. FLINT DRIVE SITE; 4. EDMONDS SPORTS COMPLEX SITE; 5. PRISON PROPERTY (ALFALFA FIELDS); AND 6. EAST END OF EAGLE VALLEY GOLF COURSE, AND DIRECT STAFF TO DETERMINE THE FEASIBILITY OF ACQUIRING/SECURING EACH SITE FOR A FINAL SELECTION BY THE BOARD OF SUPERVISORS PRIOR TO ANY ACTION TO DISPOSE OF ANY PORTION OF THE FAIRGROUNDS FOR SALE AND DEVELOPMENT BUT NO LATER THAN JANUARY 17TH (2-2706) - City Manager John Berkich summarized the direction given to staff on October 18. A copy of the excerpt from that

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meeting delineating the motion was distributed to the Board and Clerk. Extra copies of the Board packet and the excerpt were distributed to the audience. Mayor Masayko reiterated the purpose of the meeting.

Mr. Kastens apologized to the audience if they were unable to see the site plans for each of the six alternative fairground locations. He thanked Jack Anderson for holding the users' coalition meetings and the individuals who had attended those meetings. The Board was asked to establish the funding level, if adequate funding is not available for all of the improvements which had been established by the coalition, and allow the coalition to establish the priorities and facilities to be constructed. The Costco sales proceeds, the Quality of Life Parks Capital funds, proceeds from the sale of the fairgrounds, Residential Construction Tax monies, and the General Fund Capital Improvement Program had been identified as potential funding sources for the relocated facility. Mr. Kastens then reviewed the Board packet. The importance of a schedule pointed out the need to maintain a fairground location while the new facility is being constructed. The schedule as proposed will not disrupt any of the users or their normal activities. The users had been asked to look for potential sites should the schedule not be maintained. The users' support for the motion approved by the Parks and Recreation Commission was limned. The alternative sites and their ranking were then described.

(2-3210) Discussion between Mayor Masayko and Mr. Kastens indicated the current fairgrounds is located on 40 acres. All of the proposed sites are larger than it is. Mr. Kastens then continued his review of the packet. Discussion indicated that the concept had not included relocation of the grand stands. It may be possible to relocate them, if desired. Mr. Kastens pointed out that the packet included plans for complete buildout as well as improvements which are needed to continue the current uses which are included in Phase I. The differences in on-site improvements for the sites was limned. Off-site improvements were considered to be the same for all of the locations and will be constructed to meet build-out requirements. The summarized rendition of the feasibility study was then reviewed. (3-0032) The consultants had been asked to give accurate estimates as indicated by the 20 percent contingency amounts which is included in the figures. Mayor Masayko cautioned against having estimates/budgets too high but did not wish to see a lot of cost overruns either. Realistic numbers should be used throughout the decision making process. The site adjacent to the golf course had the least cost as most of the off-site infrastructure improvements are already available on the site.

Mr. Kastens then described the locations and the conceptual site plans. Discussion indicated that the golf course irrigation ponds do not have a smell associated with them due to the aerators. Clarification indicated that Fuji Park will remain and activities normally held at that site will continue to be there. The activities associated with the fairgrounds will be held at the new location. Mr. Kastens was unsure about the amount of space available for expansion at the prison farm alfalfa field site. (Supervisor Staub stepped from the room at 6:47 p.m. and returned at 6:49 p.m. A quorum was present the entire time.) He then reviewed John Nowlin's charts showing the number of participants and attendance at the various activities at the fairgrounds and estimated attendance for next year. He then reviewed the ownership of the six sites and the process required to obtain them. Mayor Masayko noted for the record that the City had asked BLM to designate the Flint Drive area north of Highway 50 (i.e., site number 2, at the Lyon County Line) as open space. The three BLM sites may be considered readily available. The plans do not call for covered grandstands like Winnemucca and Elko has. The grandstands should accommodate 1,100 people. The high school rodeo, the professional rodeo, and the professional bull riding event were felt to be the only activities needing additional seating. The concept had not included the possible use of the facility for a State fair. It had been considered in the discussion of future expansion needs. The State fair is talking to the City about the potential of locating in the City, however, they appear to have a separate agenda. Mayor Masayko encouraged staff to have more detailed discussions with the State fair. Some of the common areas could be shared by both. Mayor Masayko felt that the State fair was interested in a partnership. Mr. Berkich indicated that there is a meeting scheduled for next week and that the discussions are continuing. Mayor Masayko encouraged the process to continue and indicated that the Board supported its pursuit as such a partnership could provide a first class, statewide facility and event.

Supervisor Livermore felt that the issue related to the construction of a State fair site should be discussed by the Board in more depth. He acknowledged that the location of the State fair in the State Capital would be wonderful. He was unsure how the State fair agenda would mesh with the City's or the proposed sites. Discussion between Mr. Kastens and Supervisor Livermore pointed out that the new site would have new facilities which would be an upgrade over the present site. The RV park and watchmen's quarters were new plans. Supervisor Livermore

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pointed out that if the fairgrounds remain at the current location, the \$4 million or more in improvements would not occur. Mr. Kastens agreed that the third horse barn could not be constructed on the existing site without relocating the two existing barns.

Mayor Masayko then asked staff to include in the concept provisions for a baseball stadium in the area around the grand stand. Mr. Kastens agreed to do so. (Supervisor Plank stepped from the room at 7:03 p.m. A quorum was still present.) Discussion between Mr. Kastens and the Board noted that the Winnemucca fairgrounds includes a race track. The need to determine what type of activities should be included at the fairgrounds was pointed out. There are a multitude of different uses found at other fairgrounds throughout the country. Board discussion supported considering future uses and directed that the site include expansion abilities. (Supervisor Plank returned at 7:07 p.m. A quorum was present as indicated.) Supervisor Staub explained that he supported relocation of the facilities as it will provide opportunities to expand the uses and allow the City to develop a facility worthy of the State capitol and equal to the Elko and Winnemucca facilities.

Mayor Masayko indicated for the record that the agenda item had had a cost ceiling. He felt that the process should not be hamstrung at \$5 million as it could eliminate some sites. This is the reason the "not to exceed number" had been eliminated from the agenda. He urged staff to look beyond the box and consider needs covering the next 20 years. By phasing or eliminating the most expensive items, the facility could be constructed as indicated in a master plan. The community should not be short-changed. Mayor Masayko then asked the audience for public comments and asked that the comments not return to the August 2nd items.

Susan Hoffman felt that the item had been agendized to address the ranking of sites. She quoted the August 2nd minutes indicating that an answer was to be made right after Nevada Day. She felt that the process used to establish the ranking had been flawed. Money had not been used to set any limits on the future facility. The users are happy with the current facility and that wish list should not be used against them. They want to stay at the present location. The three original sites considered by the Parks and Recreation Commission had been found unsuitable and were rejected. It has repeatedly been indicated that Stewart is not available. Edmonds Sports Complex and the Bigelow site had not included a cost estimate at the time of the ranking. The proposed facilities and infrastructure needs were not included in the discussion on the ranking. The users were not allowed an option of having the present location placed as first on the list or to find that any of the proposed sites were unsuitable. Supervisors Plank and Livermore's comments on August 2 had supported rejecting any location if it is unsuitable. Mayor Masayko had purportedly supported analyzing the options during the 90 day interim. He would then support his colleagues and leave the fairgrounds where it is if a suitable location is not found. The last 90 days had not found a suitable site and the next 90 days will not. She urged the Board to honor its comments and leave the fairgrounds where it is.

Vivian Kuhn noted selling public lands is a very serious decision as once it is gone, it is gone forever. The community had been promised that relocating the fairgrounds and commercial development of the site would be a win-win for the community. The reality is that an upscale strip mall will not replace the loss of Walmart, particularly during a recession. Phase I of the fairground plan does not replace the current facilities. She quoted Chamber of Commerce Chief Executive Officer Larry Osborne's comments indicating that the City had received over \$2 million in unexpected revenue. Walmart is seeking a location on Highway 50 East. Justification for selling public lands was questioned. The loss of the fairgrounds will hurt tourism and will impact the tourist related activities of those individuals who will participate in the national AKC event at the fairground in 2002. They need both the fairgrounds and Fuji Park to make this event successful. She then used Mr. Nowlin's chart to limn the current usage of both the fairgrounds and Fuji Park. She quoted from the City Master Plan to indicate that development is to promote redevelopment programs which will support the downtown area. She questioned whether it is wise to redefine the redevelopment area to include the fairgrounds. Another section of the master plan restricts development to areas without constraints. The wetlands area, flood plain, watershed, and wildlife at Fuji should be considered. These areas are not included in areas designated for development. Such areas are designated in the master plan as being for public use which will maximize recreational uses for the benefit of the community with minimal development. The land use portion of the master plan also provides land for future development without sacrificing the character and quality identified as desirable by the citizens of Carson City. The users and public outcry have clearly indicated that the current location is desirable. A petition against commercial development at Fuji Park and the fairgrounds contains almost 3,500 registered voters' signatures. She urged the Board to stop discussing the relocation of the

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fairgrounds and preserve what is there now.

Edward Neidert expounded on his belief that the State Lands Division had repeatedly told the City it was not interested in having Carson City takeover any portion of the Stewart facility and questioned when the City would listen. The alfalfa field site would be an ideal joint usage program for the State feral horse program, however, inmates have escaped from the facility. Examples were cited to support his concerns. Such escapes should pose a concern to the users, youths, and the community. He urged the Board to leave the fairgrounds where it is or find a more suitable site.

Mr. Kastens explained the location of the gym which was included in the conceptual plans. This gym's roof is about ready to collapse. Mayor Masayko indicated, for the record, that the backboards are next to the walls. It is not the gym which Mr. Neidert had used as one of his examples about the State's use of the Stewart facilities.

Tom Keeton asked whether the Stewart facility is actually available. The media has always indicated that it is not available. It should not be included in the ranking unless it is available. Mayor Masayko indicated that this is the next step. Mr. Keeton then pointed out that funding is not available in the \$5 to \$7 million range needed for the fairgrounds. He questioned when the figures would be made available regarding the amount of money that the fairgrounds will be sold for. He asked that record show that he is in favor of leaving the fairgrounds where it is. He congratulated Mr. Kastens and his group on the presentation.

Diane Barndt explained her role in the area 4-H program and introduced Anna Marie Thorat. She felt that honoring the public trust, disclosing all discussions on: the fairgrounds and park honestly and accurately, the process of determining goals and rankings during the selection of a fairground site, current state of the fairgrounds versus the current funding allocations and what can be accomplished with those funds, best use of the land, facilities, and funding for the highest public purpose should be addressed before the decision to sell is made. 4-H has repeatedly felt that the split would create a duplication of costs and facilities. The original plans were cited to explain this allegation. The funding should be used to improve the current facility and add parking. The proposed larger facility cannot be developed with the current funding level. 4-H is the number one user of the current facility as indicated by Mr. Nowlin's chart. Splitting the functions will not allow the youths to participate in the different programs now allowed by having everything at one site. Examples were listed to illustrate her statement. She claimed that the State fair is moving as the current facility is too small. The plans do not provide adequate space to meet the State's needs. Winnemucca had been turned down as being too small.

Ms. Thorat explained the decisions made at a users' meeting which established the phasing for construction of the new fairgrounds. She felt that these decisions had not included the 4-H needs and uses as indicated by having a dirt arena. Such facilities should be considered a non-functional embarrassment to the community and youths. She questioned how Phase II would be funded as there is inappropriate funding for Phase I. 4-H has always stated that the integrated Fuji Park and fairgrounds should be retained. The funding should be used for the much needed improvements. They had always opposed the forced ranking of unsuitable and overly expensive alternative sites. Cost was not an object which was to be discussed by the users. Requirements are now being eliminated based on their costs. The projected development costs are prohibitive. The Stewart site is not available but was included in the mix anyway. The process had been forced and is a sham. It will create a fragmented, unsupported youth program. It clearly indicates that youths and their projects are not a priority for the City.

A second unnamed 4-H youth then stated that beauty and functionality of the current facility has been overlooked and that the fairgrounds has been labeled "blighted". The sign was cited as an example of the lack of funding required to meet the facility needs. Benefits of the facility are not visible from the highway. Examples of the City's failure to maintain the facility were provided to support her contention that adequate support is not provided to the users. This is a change from past service levels. This example clearly indicates that the "City" has already made up its mind to sell the fairgrounds. She opposed the development of any future plans for the fairgrounds until its disposal has been honestly and openly discussed and finalized. Once this has been decided, the users can then realistically consider all possible sites with the correct amount of information required for such a decision. Allocated funding can then be analyzed and spread across the entire project.

Ms. Barndt pointed out that users and volunteers had funded and constructed a majority of the facilities at Fuji Park.

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The City and public had benefited from these efforts as well as the revenues generated by tourists and participants in the various shows held there. Although comments indicate otherwise, the \$1.5 million in projected revenue from the AKC show is important to the community. The rezoning and sale of the property is a violation of public trust. It will in effect jeopardize the non-athletic youth program in this area. 4-H youth deserve a commitment of community resources the same as the other athletic youth programs. Although she commended staff for finally developing an understanding of the 4-H needs, there has been no follow-up or commitment as deserved. She urged the Board to remember the public trust in the decision making the same as 4-H and the volunteers had when constructing the facilities.

Supervisor Staub iterated that he had made his feelings known on August 2nd that the matter should be decided by the electorate. The purpose of the meeting is to determine the ranking of alternative sites and not a ranking which includes Fuji Park and the fairgrounds. Discussion should be restricted to the agenda which is the ranking of alternative sites. Mayor Masayko acknowledged that he had allowed latitude in the discussions and supported his request that the comments be confined to the agenda item.

(3-1270) Mike Hoffman cited a news article indicating that the Mayor had allegedly stated that a site needs to be found that is affordable, buildable, and suitable. Such work has not been done. He then referenced Mr. Kasten's staff report and, specifically, the October 30th staff meeting and a meeting with Mr. Nowlin and Mr. Berkich. At that meeting it was clearly indicated that the City does not have adequate funding to support the relocation. If the City's projected \$2.2 million shortfall materializes, this will make the City's budget shortage between \$4 and \$5 million. This does not make the relocation affordable. At the October 30 meeting the City consultant had indicated that the new shops will take 15 percent of the business currently found at established Carson City stores. Such losses will cause the stores in the Redevelopment district to close and add more vacancies to the current unused business locations. Mayor Masayko asked him to return to the agenda item. Mr. Hoffman felt that the City staff had all of the information necessary to vote against any sale of the fairgrounds/Fuji Park. He asked that valuable City staff time and taxpayer funds not continue to be wasted.

Ellen Nelson explained her background in the community and knowledge of the Open Meeting Law. She pointed out that it had taken Mr. Kastens over an hour to make his presentation this evening as well as at the Commission meeting. It had been suggested at that meeting that the relocation costs should have included the cost to improve Fuji Park and fairgrounds to make it an acceptable facility.

John Nowlin gave the Board a document purportedly updating his analysis. (A copy was given to the Clerk for the record.) He then explained that his analysis clearly indicates that 15 percent of the fairgrounds and Fuji Park users use only the fairgrounds. A large percent use both facilities. Another small percentage use only Fuji Park.

Jay Meierdierck described his background including his term on the Planning Commission and Shade Tree Council and his involvement with the City Fairgrounds Master Plan and Question 18. He felt that Carson City is becoming commercialized like all other cities in the United States. Its open space and parks had originally made Carson City unique. The loss of Jail Park was used as an example of this taking. The public was told that all of the City's open space lands would be saved if Question 18 was approved. One of the highest priorities for Question 18 was to make improvements to the fairgrounds. The public has voted on this issue and should be supported. The vision plan and master plan also indicate the desire to maintain the open areas. Alternative sites on BLM land will further reduce the open space. Residential Construction Tax funds are to be used for neighborhood parks in the area from which they are generated. Carson City has gotten around this statute by indicating that the entire community is one neighborhood. Those funds should not be used for fairground improvements. The Board should reimburse the fund for any funds used at the fairgrounds.

Charles Kuhn explained that public comments had been made by the Indian Colony, which should be in the record, indicated that if the City attempts to take Stewart for the fairgrounds, a suit will be filed against the City. The Lyon County site has a "severe" earthquake fault through it. For that reason the consultant, Lumos and Associates, had had to realign the site plans. This is a health, welfare, and public safety issue. A dump site has never been located adjacent to a fairgrounds to his knowledge. Golf courses are a perfect use for such sites. The seagulls will become acclimated to the methane cannons and will return. They will pose a health concern. The prison site may not be

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acceptable due to State Lands' control. Centennial and the golf course make the adjacent site a poor choice. The neighbors surrounding Edmonds will object. The current recreational programs at Edmonds should be recognized and the staff congratulated on their successful efforts which is clearly evident from the lack of parking on Saturdays and Sundays. Chaos will be created by attempting to add the fairground activities. The economic figures do not add up. The public had been told that the sales taxes generated by the stores would eliminate the need to increase property taxes. If financing is used to generate the necessary funds for the relocation, where will the repayment funds come from. This issue has not been discussed by the public. He also questioned how the City could use 2.65 acres owned by the Forest Service. Where will the money come from for its acquisition? This cost was not included in Mr. Long's economic analysis. He hoped that the next 90 days will provide adequate time to secure the remaining data on which a decision can be made.

Jack Anderson, representing the Fuji Park coalition, explained how the ranking had been established by the users. Stewart was the number one choice if it is available. He also indicated for the record that the coalition's priority had been to keep the fairgrounds where it is. He felt that the north side of Highway 50 at Lyon County is one of the better sites. It will allow for expansion. Concerns with the remaining sites were limned. The Coalition had been told that the new fairgrounds would be bigger and better than the current facility, otherwise it would not be moved. They were looking forward to the expansion. The Bonanza Kennel Club needs Fuji Park in order to continue its shows. There is no other location that will fulfill its needs. He asked that the Coalition be involved in the redesign of Fuji Park in order to address the concerns as indicated by the Club. He also asked that the decision be made before the fairgrounds are moved.

Marilyn Potter expressed her feeling that when Clear Creek floods, it goes over Highway 395. The flood insurance and mitigation costs will be horrendous. She urged the Board to include this in the discussions.

Carol Kuhn questioned the timeline. Five months is inadequate to complete the fairgrounds as she had waited 18 months for landscaping in the roundabout. Mayor Masayko then closed public testimony.

Mayor Masayko reiterated the agenda heading. The conceptual plans were felt to be the minimal needs by the Parks and Recreation Commission. The alternatives should include consideration for a baseball field and State Fair. He asked that the motion include any other ideas as well as these two items so that the direction is clear to staff. Supervisor Staub supported his request. Supervisor Livermore felt that the Commission and staff should be able to develop a master plan with these amenities. Mayor Masayko felt that this is the logical next step in the process. Additional information is needed on which to make a decision regarding the feasibility of these inclusions. Judgement should be withheld until more and better information is provided including the pursuit of the ownership of the sites and the potential land changes between the parties. A short timeframe is being developed to avoid wasting staff's time if it is not feasible.

Supervisor Livermore moved to adopt the fairgrounds conceptual development plan and approve the ranking presented by the Parks and Recreation Commission of alternative sites which are: 1. Stewart Facility; 2. Lyon County Line site on the north side of Highway 50 East; 3. Flint Drive site; 4. Edmonds Sports Complex site; 5. Prison property alfalfa fields; and 6. East end of Eagle Valley Golf Course, and direct staff to determine the feasibility of acquiring or securing each site for a final selection. Mayor Masayko interrupted and asked that staff be directed to bring forward those items and that the motion terminate at "Golf Course". Supervisor Livermore agreed and amended his motion to include and to consider any other uses presented here this evening to direct staff to determine the feasibility of acquiring/securing each site for a final selection. Mayor Masayko felt that the motion was open ended regarding the discussion this evening. He asked that the motion include expansion for the State Fair site and the possibility of baseball diamond/facility. Supervisor Livermore amended his motion to include these uses. Following additional discussion, Supervisor Livermore withdrew his motion.

Mr. Forsberg requested that the motion be confined to the agenda. If the Board desires to expand the ranking process to include other uses, such as those mentioned, the findings should be made in support of the rankings. This would include the capacity of the sites to accommodate these uses and that this is the reason for adopting the ranking. Mayor Masayko was unsure of the direction which was being suggested. He felt that the Board wanted these issues to be included in the consideration by staff when it commences work on the rankings. Supervisor Plank suggested that the recommended motion be made with direction to accommodate the other issues. Mayor

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Masayko explained his desire that staff's direction include consideration of the sites, availability of the land, and a tight estimate of the development costs which will be presented on January 17th.

(1-1885) **Mayor Masayko** then passed the gavel to Mayor Pro-Tem Plank and **moved that the Carson City Board of Supervisors adopt the Carson City fairgrounds conceptual development plan as presented this evening and approve the ranking presented for the sites one through six, as presented, with the finding that the direction to staff includes for the next go around or the final ranking the feasibility that we add concepts such as the accommodation of the State Fair with additional space and perhaps, at least, other findings that were brought here today with at least a baseball field be included as part of the accommodation that could be accommodated on the site and further direct staff to determine the feasibility of acquiring and securing each securable site along with a best available cost estimate for the construction of a facility so described and bring that back to a final selection by the Board of Supervisors not later than January 17.** The motion was reread and **Mayor Masayko amended it to include and determination of the feasibility of acquiring and securing each site for a final selection and that such feasibility included the time to acquire the land and a cost estimate to construct those facilities so depicted as accurately as possible for a final selection by the Board of Supervisors prior to or not later than January 17th. Supervisor Williamson seconded the motion.**

Mr. Berkich noted that the motion includes a cost estimate for a ball park concept and the State Fair facilities. Mayor Masayko indicated that his intent is that if those facilities are to be provided, who will pay for them, how much will they cost, etc. A partnership with the State fair must include a price tag and who will pay for it. Mr. Berkich then requested clarification regarding the ball park and its parameters. **Mayor Masayko then removed the ball park. Supervisor Williamson concurred.** Supervisor Livermore indicated that he would not have supported its inclusion.

Supervisor Williamson then explained her feeling that the fairgrounds should be able to accommodate programs such as the Douglas County "Horse Show In The Sun" through the use of tents or similar temporary facilities. Such an option may be viable for the State Fair. This would eliminate the need to construct permanent facilities which are larger than Carson City needs. She asked that such costs be included. Mayor Pro-Tem Plank felt that this could be included as an alternative. Another option would be the facility similar to that owned by NDOT and located at "395 and 440".

Supervisor Livermore explained that his objection to the motion with the ball park had been based on the elimination of the top ranked site--Stewart. The Stewart site was most compatible in his opinion. He hoped that it may be possible to have it. He acknowledged that its acquisition may be a tall order for staff. He questioned whether it is the City's charge to find a location for the State fair. The City's charge is to find a location for the City's fairgrounds. If the others join that search, so be it. Staff should have latitude to negotiate something in the next two or three months.

(3-2078) Tina "Deni" French felt that the discussion was upsetting and that the Board was not representing the community. Laughing when discussion references public thrust is a disgrace. Suddenly a ball park and State park have become involved. They were trying to deal with Fuji Park and the fairgrounds. There is not enough money to do everything desired now. The grandiose ideas will be competing for those funds. The fairgrounds and Fuji Park should be left alone. Information on funding should be shared with the public. They had been doing their homework. It should be recognized. The Board should not ignore their comments. The Board should stop holding back information from the public. The petition signers want the issue to go to a vote. Neither she nor the petition signers felt that the Board represented the community.

Loretta Marston, a member of the coalition, explained that the ranking had been considered in light of the current uses. A State fair had not been considered as part of the uses. The State fair should be dealt with separately. Otherwise, the discussions will continue to be drug out and cost more and more. There will never be a fairground. The Coalition wants to keep the current location. There had been no discussion on either the State fair or the V&T. Only the Board cares about the State fair. The Coalition is concerned about their events, our town, and getting "our" fairgrounds built or kept at the current location. Additional comments were solicited but none given.

The motion to adopt the conceptual development plan and approve the ranking as presented with a finding that directs staff to include at the next go around the feasibility of the concepts to be added such as the

accommodation of the State fair with additional space and the determination of the feasibility of acquiring and securing such site including the time to acquire the land and the cost estimate to construct those facilities as depicted, which is to be as accurate as possible, and to bring back for a final selection by the Board not later than January 17 was voted and carried 5-0. Mayor Pro-Tem Plank returned the gavel to Mayor Masayko.

Mayor Masayko reminded the audience that the fairgrounds had not been sold. The purpose of the meeting is to look at the options, costs, and what will occur. Input is required even if the options are not what is personally desired. The Board must ask these questions in order to have all of the necessary information for making a decision. This includes the costs for such concepts. Comments were closed on this item.

B. ACTION TO ADOPT THE FUJI PARK CONCEPTUAL PLAN FOR THE PARK SITE WHICH EXCLUDES THE FAIRGROUNDS PORTION IDENTIFIED FOR POSSIBLE SALE AND DEVELOPMENT (3-2197)

- Mayor Masayko explained that Fuji Park had been saved and the purpose of the meeting. He questioned the reasons the plan delayed any improvements until the decision regarding the fairgrounds is made. He felt that improvements which could be done should be if the concept is approved. Mr. Kastens described the park area, how the concept had been developed, the plan, and the Coalition's priorities. He reiterated the request that, if adequate funding is not available to construct the entire concept, the Coalition be allowed to determine those items which should be done based on the needs and funding that is available for the Park. Copies of this packet were distributed to the audience. Mr. Kastens then reviewed the estimated costs for both Phase I and for total buildout or Phase II. Phase I cost \$1.9 million and Phase II cost \$2.2 million. Mr. Kastens felt that the area south of the stream area had not been included in the Board's direction at the last meeting. The stream area has a lot of issues associated with it which could bog down Fuji Park and its progress. Those issues will cost several million to rectify. Coalition President Jack Anderson indicated that the Coalition had worked on the plan. Mr. Kastens then explained his reasons for delaying the improvements until the fairgrounds issue is resolved, i.e., if the fairgrounds remains, the concept would revert to the master plan approved a year or so ago. If the entire turf area is not installed, the irrigation system does not have to be expanded to cover the area. Main lines and laterals cannot be installed until the amount of turf is decided. Board comments felt that the work should be done regardless. Mr. Kastens then explained the approved master plan and how some of the work would be have to be removed if it is followed. Discussion attempted to find common areas which could be constructed without having to be revised if the fairgrounds stays or leaves.

Mr. Anderson explained the discussion at the meetings had related to the funding level. If the fairgrounds remain, improvements are needed in that area. They did not want to spend all of the money on the park and leave the fairgrounds with nothing. The announcer's stand needs to be replaced. Estimates indicated its replacement would cost \$90,000. Mayor Masayko explained the Board's desire to start work on the improvements. Mr. Anderson pointed out that the Coalition had ranked the turf area and its irrigation system at the top of the list. The restrooms and showers could be constructed without impacting the turf area. Justification for the showers was explained. The restrooms were being relocated and would be tied into the irrigation lines. The playground area had been ranked last due to the feeling that it has the least number of problems found with the facilities. The parking needs and the RV needs for the Bonanza Kennel Club were limned. Board comments indicated that construction on the parking would be a sign of good faith and that the funds had not been used for other things. Mr. Anderson reiterated the desire to follow the priority list as established by the Coalition. Supervisor Livermore pointed out that construction could not commence until next spring.

Supervisor Livermore questioned the reasons \$400,000 in road construction was included in the projects. The improvements proposed for "Old Warehouse Road" and Clear Creek should be shared with other neighbors and residents including the redevelopment to the south. Mr. Burnham indicated that this could be considered. The funding sources have not yet been determined. Supervisor Livermore pointed out that the Carson City and the park do not need these improvements. Traffic will be generated by the redevelopment in Douglas County. The park could be served by a driveway and the roadway closed. Supervisor Plank felt that RTC did not have funding for this project at this time. Mr. Burnham agreed that RTC would have to consider the funding request in January/February when its funding priorities are considered. Supervisor Plank explained that those projects are for the fiscal year beginning July 2002. Paving would then occur at the same time events are occurring, which could be disruptive. The events schedule requires construction to occur between October and April. Mr. Kastens then explained that the

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irrigation plan would have to be developed and installed during the "non-irrigation period". This project would have to go out to bid. Discussion then explained the need for some of the dirt which had been removed from the Costco site. Mr. Burnham indicated that the dirt could be moved and stored on the old fairgrounds area. The dirt could be used in that area if the fairgrounds remains. Mr. Kastens explained various places where this dirt could be used.

Supervisor Williamson moved to adopt the Fuji Park Conceptual Plan for the park site which excludes the fairgrounds portion identified for possible sale and development and direct staff to begin implementation of the conceptual plan based on the priority list developed by the users. Supervisor Plank seconded the motion.

Marilyn Potter expressed her feeling that the dogs in the park and the RVs which are parked on the grass would be devastating to an irrigation system. Mr. Kastens explained that the system would be similar to the one used in Mills Parks in the area where the Rendezvous and carnivals are held. Ms. Potter pointed out the cost for replacing sprinkler heads.

John Nowlin explained his minority report indicating that the playground equipment should be a higher priority than indicated on the list. There had been playground equipment at the park in the past. The general public will use the area more if the equipment is installed. The irrigation system would alleviate the wet grass problem currently found at the site. Mayor Masayko urged him to work with the Coalition. Mr. Burnham indicated that the list of priorities would be designed so that added alternates could be added to the base bid and the Board could then determine which items should be added/subtracted.

Mayor Masayko agreed and indicated that the budget also needs to be approved. The entire \$2 million should not be spent at one session. Supervisor Williamson indicated that Parks and Recreation is good at scheduling things to obtain the most benefit from the funding including doing things out of season. She had confidence in its ability to be prudent in the expenditure of funds. Supervisor Livermore encouraged staff to contact Walmart and other builders in the area and determine if they will participate in the street improvements. If they do not want to participate, he encouraged the staff to not make the improvements beyond that of a private driveway. The street should be closed if participation does not occur. Mr. Burnham agreed to look at it. He agreed that there had been a number of discussions with Douglas County regarding the extension of that roadway. RTC will be agendized for consideration. Supervisor Livermore elaborated on his feeling that the park does not need a major roadway. Board comments pointed out other procedures which are options for consideration including abandonment.

The motion to adopt the conceptual plan and direct staff to work on prioritized items was voted and carried 5-0. Mayor Masayko noted that the cost factors would be agendized for Board consideration in the future.

There being no other matters for consideration, Supervisor Livermore moved to adjourn. Supervisor Williamson seconded the motion. Motion carried 5-0. Mayor Masayko adjourned the meeting at 9:05 p.m.

The Minutes of the November 1, 2002, Carson City Board of Supervisors meeting

ARE SO APPROVED ON February 7, 2002.

/s/ _____
Ray Masayko, Mayor

ATTEST:

/s/ _____
Alan Glover, Clerk-Recorder