

Item # 1

Board of Supervisor "DRAFT" minutes for the following dates are included in this section;

- May 21, 2007 - Special Budget Meeting
- June 7, 2007 - Regular Meeting

DRAFT

DRAFT

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special May 21, 2007, Budget Meeting
Page 1

A special budget meeting of the Carson City Board of Supervisors was held on Thursday, May 21, 2007, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 12 noon.

PRESENT: Richard S. Staub Mayor Pro-Tem
 Robin Williamson Supervisor, Ward 1
 Shelly Aldean Supervisor, Ward 2
 Pete Livermore Supervisor, Ward 3

STAFF PRESENT: Linda Ritter City Manager
 Ken Furlong Sheriff
 Sue Johnson Finance Director
 Melanie Bruketta Chief Deputy District Attorney
 Nick Providenti Senior Accounting Manager
 Katherine McLaughlin Recording Secretary
 (BOS 5/21/07 Recording 12:00:44)

OTHERS PRESENT: Cooperative Extension Educator JoAnne Skelly and Nevada State Forest Service Fire Management Officer Michael Klug

NOTE: Unless otherwise indicated, each item was introduced by Mayor Pro-Tem Staub. A recording of these proceedings is on file in the Clerk-Recorder's office. It is available for review and inspection during normal business hours.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE - Chairperson Staub convened the meeting at 12:01 p.m. by advising for the record that Mayor Teixeira was indisposed due to another meeting. The task of approving the budgets had fallen on Mayor Pro-Tem Staub's narrow shoulders. Roll call was taken. Mayor Pro-Tem Staub indicated that Mayor Teixeira was excused. A quorum of the Board was present. Supervisor Aldean lead the Pledge of Allegiance.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (12:01:50) - None.

1. **REDEVELOPMENT AUTHORITY (12:02:16)** - Mayor Pro-Tem Staub then recessed the Board of Supervisors session and passed the gavel to Chairperson Williamson who convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder.

2. **BOARD OF SUPERVISORS 12:03:07)** - Following adjournment of the Redevelopment Authority, Chairperson Williamson returned the gavel to Mayor Pro-Tem Staub who reconvened the Board of Supervisors session. A quorum of the Board was present. Mayor Teixeira was absent and had been excused.

DRAFT

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special May 21, 2007, Budget Meeting
Page 2

3. **ACTION TO APPROVE THE CARSON CITY REDEVELOPMENT AUTHORITY FINAL BUDGET FOR FISCAL YEAR 2007-08 (12:03:10)** - Supervisor Livermore moved to approve the Carson City Redevelopment Authority Tentative Budget as the Final Budget for Fiscal Year 2007-2008 as presented. Supervisor Aldean seconded the motion. Motion carried 4-0.
4. **ACTION TO APPROVE THE CARSON CITY FINAL BUDGET FOR FISCAL YEAR 2007-08 (12:03:40)** - Finance Director Sue Johnson noted that the Board had heard the information previously. Supervisor Williamson moved to approve the Carson City Final Budget for Fiscal Year 2007. Supervisor Aldean seconded the motion. Motion carried 4-0.
5. **ACTION TO APPROVE THE SIERRA FOREST FIRE PROTECTION FINAL BUDGET FOR FISCAL YEAR 2007-08 (12:04:28)** - City Manager Linda Ritter introduced Nevada State Forest Service Fire Management Officer Michael Klug. Officer Klug indicated that the budget is the same as had been presented for several years. Current staffing was limned. An intent to acquire a tank and pump unit for the Fire Captain was indicated. It was in last year's capital improvement plan. Supervisor Aldean moved to approve the Sierra Forest Fire Protection District's Final Budget for Fiscal Year 2007-2008. Supervisor Williamson seconded the motion. Motion carried 4-0.
6. **ACTION TO ADOPT A RESOLUTION SETTING THE TAX RATE FOR COUNTY COOPERATIVE EXTENSION FOR FISCAL YEAR 2007-08 (12:06:40)** - Cooperative Extension Educator JoAnne Skelly noted that the tax rate is the same as the City has always had. She indicated that it has been a pleasure to work with the City and bring programs to the community that improve the residents' lives. A booklet entitled *CHOOSING THE RIGHT PLANTS FOR NORTHERN NEVADA'S HIGH FIRE HAZARD AREA* was displayed. It includes water conservation plants that are "fire safe". Truckee Meadows Water Authority had partnered with the Extension Service in developing the booklet. It is based on their water conservation plant booklet. It had been modified to include plants that are fire safe. Mayor Pro-Tem Staub indicated that he had perused the booklet and given it to his wife. Supervisor Livermore indicated that he had also read the booklet. He asked Ms. Skelly to tell his wife what a plant at the office complex across the street is. Supervisor Aldean opined that she had all of the wrong plants in her yard. Public comments were solicited but none were given. Supervisor Aldean moved to adopt Resolution No. 2007-R-12, A RESOLUTION SETTING THE TAX RATE FOR THE COUNTY COOPERATIVE EXTENSION FOR FY 2007-08 at 1.28 cents ad valorem. Supervisor Williamson seconded the motion. Motion carried 4-0.
7. **ACTION TO ADOPT A RESOLUTION AUTHORIZING EXPENDITURES OF FUNDS TO NON-PROFIT ORGANIZATIONS FOR FISCAL YEAR 2007-08 (12:10:20)** - Supervisor Livermore moved to adopt Resolution No. 2007-R-13, A RESOLUTION AUTHORIZING EXPENDITURES OF FUNDS TO NON-PROFIT ORGANIZATIONS FOR FISCAL YEAR 2007-08. Supervisor Aldean seconded the motion. Comments noted the need to work on the rent structures for CCOY and RSVP. The agreement with Nevada Hispanic Services will be coming to the Board soon. The motion to adopt Resolution No. 2007-R-13 was voted and carried 4-0.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special May 21, 2007, Budget Meeting
Page 3

DRAFT

8. **ACTION TO ADJOURN (12:11:29)** - Mayor Pro-Tem Staub noted for the record that he had observed in this weekend's papers the passing of Jean and Jim Bawdens' mother, Ed Corda, and Les Groth. The Board's condolences were expressed to their families. Supervisor Aldean moved to adjourn. Supervisor Williamson seconded the motion. Motion carried 4-0. Mayor Pro-Tem Staub adjourned the meeting at 12:13 p.m.

The Minutes of the Special May 21, 2007, Carson City Board of Supervisors Budget Session

ARE SO APPROVED ON _____, 2007.

Marv Teixeira, Mayor

ATTEST:

Alan Glover, Clerk-Recorder

DRAFT

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 1

DRAFT

A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, June 7, 2007, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Marv Teixeira	Mayor
	Richard S. Staub	Supervisor, Ward 4
	Shelly Aldean	Supervisor, Ward 2
	Pete Livermore	Supervisor, Ward 3
STAFF PRESENT:	Andrew Burnham	Acting City Manager/Public Works Director
	Alan Glover	Clerk-Recorder
	Sheila Banister	Chief Juvenile Probation Officer
	Sue Johnson	Finance Director
	Nick Providenti	Senior Accounting Manager
	Cheryl Adams	Purchasing and Contracts Manager
	John Simms	Juvenile Service Program Coordinator
	Steve Schutte	Chief Deputy Sheriff
	Ed Oueilhe	Senior Deputy District Attorney
	Robb Fellows	Senior Project Manager
	Joel Benton	Deputy District Attorney
	Katherine McLaughlin	Recording Secretary

(BOS 6/7/07 Recording 8:30:08)

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

CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE, AND INVOCATION - Mayor Teixeira convened the meeting at 8:30 a.m. Roll call was taken. A quorum was present. Supervisor Williamson was absent due to illness. Mayor Teixeira introduced Deputy District Attorney Benton. Mr. Benton lead the Pledge of Allegiance. Rev. Bruce Henderson of the Airport Road Church of Christ gave the Invocation.

PUBLIC COMMENTS AND DISCUSSION (8:32:20) - Bruce Kittess reminded the Board about a proposal to have a group home in the Lakeview area and the resulting lawsuit. He opined that the enabling Statute was illegal and an attack on the American dream that had been supported by socialists in the *Legislative Counsel Bureau and the Legislature*. Justification for his concern was limned. Last year the Board approve a Code revision that included the longest definition ever of a single family dwelling in Chapter 18.03. The Lakeview residents had filed suit due to their belief that the Board's action was premature and based on the original lawsuit. Judge Maddox's ruling indicated that the residents should

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 2

DRAFT

seek relief through the Legislature. Due to the untimely delay in making his ruling, the residents must now wait for the next Legislature to convene in two years. Mr. Kittess expressed the hope that a "drug group facility is proposed adjacent to a supporter of this law".

Sam Dehne hoped that Supervisor Williamson has a speedy recovery. He acknowledged the presence of Mr. Benton and two Deputy Sheriffs. His amazement at the low turnout for the Board's meeting was expressed. He opined that everyone who was present for the meeting was there for "NIMBY" reasons. He urged the residents to attend the meeting for other reasons. He alleged that he had been well received at the Legislature and obtained support for one of his proposals. He also purported that the freeways in Reno and Las Vegas had obtained funding. Carson City's freeway had not been successful in this endeavor. He then indicated that he would no longer espouse the benefits of scheduled airline service for Carson City as it has not been support by anyone else. If businesses and the residents want the service, it will be here. There are other more important items that need his support. Additional public comments were solicited but none were given. No formal action was taken or required on any of these items.

1. **ACTION ON APPROVAL OF MINUTES 5/3/07 (8:40:24)** - Supervisor Aldean moved to approve the Minutes from the Carson City Board of Supervisors meeting dated May 3, 2007, as presented. Supervisor Livermore seconded the motion. Motion carried 4-0.

2. **CHANGES TO THE AGENDA (8:40:50)** - Items 6, 9B and C were pulled.

3. **SPECIAL PRESENTATIONS - PRESENTATIONS OF RECOGNITION BY THE COMMUNITY COALITION FOR THE SUCCESS OF GRAFFITI CLEAN-UP DAY (8:42:05)** - Citizen Outreach/CDBG Coordinator Javier Ramirez introduced the recipients. Supervisor Aldean commended the workers and businesses on their dedication and support of the project. She described the Community Coalition and her participation in the effort to remove graffiti in the community. One hundred and fifty people had spent the day improving the appearance of the community. Their dedication and effort tells the perpetrators that their acts will not be tolerated. She read and presented to Certificates to representatives from Kelly-Moore Paint Company and Builders Association of Western Nevada. A representative for Wal-Mart was not present. The business support of the effort was described.

Mr. Ramirez explained the Coalition's goal of educating the community through the School District about the problem. The effort will be supported by the Juvenile Probation Department and the Sheriff's Department. Flo Dorsey, a member of the Coalition, indicated that she had been impressed by the community's turnout and the Board and Sheriff's support. Mayor Teixeira thanked her for her support of the program and commended all of the individuals who had worked on the eradication program. No formal action was required or taken on these items.

4. **LIQUOR AND ENTERTAINMENT BOARD (8:45:30)** - Mayor Teixeira then recessed the Board of Supervisors session and convened the Liquor and Entertainment Board. For Minutes of the Liquor and Entertainment Board, see its folder for this date.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 3

DRAFT

BOARD OF SUPERVISORS (8:53:59) - Following adjournment of the Liquor and Entertainment Board, Mayor Teixeira reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

5. CONSENT AGENDA (8:54:06)

5-1. ASSESSOR - DISCUSSION OF ANNUAL REPORT OF THE CARSON CITY ASSESSOR PER NRS 250.085

5-2. JUVENILE - ACTION TO APPROVE AN INCREASE IN FEES FOR JUVENILE DETENTION SERVICES BETWEEN CARSON CITY AND OTHER LOCAL COUNTIES AND GOVERNMENTAL AGENCIES

5-3. AIRPORT AUTHORITY - ACTION TO APPROVE THE ASSIGNMENT OF A CARSON CITY AIRPORT LEASE AGREEMENT FROM EAGLE VALLEY FUEL, LLC, TO MOUNTAIN WEST AVIATION, LLC

5-4. PUBLIC WORKS

A. ACTION TO AMEND THE COOPERATIVE AGREEMENT BETWEEN THE CITY AND STATE LANDS TO ACCEPT FUNDS FROM THE STATE OF NEVADA FOR ADA UPGRADE IMPROVEMENTS TO THE LAXALT BUILDING IN CONJUNCTION WITH PLAZA PROJECT

B. ACTION TO RATIFY PUBLIC WORKS CONTRACT FOR THE "GONI WASH - LETTER OF MAP REVISION PROJECT," CONTRACT NO. 2006-186, AND AUTHORIZE PUBLIC WORKS TO ISSUE PAYMENTS TO HDR ENGINEERING, INC., FOR A CONTRACT AMOUNT OF \$45,100 FROM THE STORM DRAIN/PROFESSIONAL SERVICES ACCOUNT AS PROVIDED FOR IN FY 06/07 AND AUTHORIZE THE CONTRACTS DIVISION TO ISSUE AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF \$9,000 - Sam Dehne pulled Item 5-3. Supervisor Livermore moved for approval of the Consent Agenda that consists of one item from the Assessor, 5-1, one item from Juvenile, 5-2, and two items from Public Works, 5-2 A and B, as presented. Supervisor Staub seconded the motion. Motion carried 4-0.

5-3. (8:54:50) - Airport Authority Legal Counselor Steve Tackes briefly explained the lease assignment.

Mr. Dehne indicated his support of the lease assignment. The Airport General Manager allegedly supports the lease assignment. Mr. Dehne explained the reason for his previous absences. He acknowledged that if he had heard the Board's discussion regarding the Liquor License item that had gotten him "upside down" with the Mayor, he might have been better informed. He admitted that he had only heard one side of that story. He then espoused his belief that once an item is agenized, the Board must let people speak on it even if it is pulled during the meeting. He requested the ability to speak regarding Item 6 which is listed on the agenda but had been pulled. Deputy District Attorney Joel Benton indicated that Mr. Dehne is correct. Once an item is agenized, the public is to be allowed to speak on it even if it is pulled. Mayor Teixeira indicated that he will be allowed to speak when the item is reached.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 4

DRAFT

Supervisor Staub moved to approve the assignment from Eagle Valley Fuel, LLC, to Mountain West Aviation, LLC, of the Carson City Airport Lease Agreement between the Carson City Airport Authority and Eagle Valley Fuel, LLC. Supervisor Livermore seconded the motion. Motion carried 4-0.

6. **AIRPORT AUTHORITY - ACTION TO APPROVE AND ACCEPT THE 2007 FEDERAL AVIATION ADMINISTRATION AIRPORT IMPROVEMENT GRANT IN THE APPROXIMATE AMOUNT OF \$5,000,000 (8:40:50) - Pulled.** (8:57:41) Sam Dehne indicated that he knows some of the rules. He indicated that the grant is for funding for acquisition of 25 acres. He questioned the reasons the item was pulled. He felt that the property owner should be advised of the change. The first \$5 million had already been paid to him. He supported the use of the funds for this purpose and wished to know the reasons for the delay. He also suggested that the FAA should provide the Carson City Airport with additional funds as it does the Reno airport. He purported that it receives \$5 million a month. He urged staff to check into its process. No formal action was taken.

7. **DEVELOPMENT SERVICES - Principal Planner Lee Plemel - PLANNING AND ZONING - ACTION TO ADOPT, ON SECOND READING, BILL NO. 113, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 17, SUBDIVISION OF LAND, CHAPTER 17.09, PLANNED UNIT DEVELOPMENT, AND CHAPTER 17.10, COMMON OPEN SPACE DEVELOPMENT, MAKING VARIOUS AMENDMENTS TO THE PROVISION FOR LOT SIZE, SETBACKS, OPEN SPACE AND OTHER PROVISIONS RELATING TO SUCH SUBDIVISIONS; AMENDING THE RESIDENTIAL DISTRICTS INTENSITY AND DIMENSIONAL STANDARDS TABLES OF TITLE 18, ZONING, CHAPTER 18.04, USE DISTRICTS, SECTION 18.04.190, RESIDENTIAL DISTRICTS INTENSITY AND DIMENSIONAL STANDARDS, AND CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, MODIFYING REQUIREMENTS FOR SETBACKS AND OPEN SPACE IN THE MULTI-FAMILY APARTMENT (MFA) ZONING DISTRICT AND MODIFYING REQUIRED SETBACKS WITHIN THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT; AMENDING THE NONRESIDENTIAL DISTRICTS INTENSITY AND DIMENSIONAL STANDARDS TABLES OF CHAPTER 18.04, USE DISTRICTS, SECTION 18.04.195, NONRESIDENTIAL DISTRICTS INTENSITY AND DIMENSIONAL STANDARDS, AND CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, MODIFYING SETBACK REQUIREMENTS FOR RESIDENTIAL OFFICE (RO) AND GENERAL OFFICE (GO) ZONING DISTRICTS; AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, SECTION 1.14, CORNICES AND UNCOVERED PORCHES, REQUIRING MINIMUM SETBACKS FOR FRONT PORCH PROJECTIONS INTO SETBACKS; AND AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, ADDING SECTION 1.17, MULTI-FAMILY APARTMENT DEVELOPMENT STANDARDS, AND ADDING SECTION 1.18, RESIDENTIAL DEVELOPMENT STANDARDS IN NONRESIDENTIAL DISTRICTS, TO PROVIDE FOR CONSOLIDATED DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN MULTI-FAMILY APARTMENT ZONING DISTRICTS AND OTHER NONRESIDENTIAL (COMMERCIAL) ZONING DISTRICTS RELATING TO SETBACKS, OPEN SPACE**

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 5

DRAFT

AND OTHER DEVELOPMENT STANDARDS, AND OTHER MATTERS PROPERLY RELATED THERETO (FILE ZCA-07-045) (9:00:04) - Bruce Kittess - Mr. Plemel's introduction included noting that no comments had been received by staff regarding the ordinance since the first reading.

Mr. Kittess apologized for not having attended the first reading. He had been busy with water issues at that time. He believed that the PUD would be returned to the Board for future revisions. He also felt that the 200 acres owned by a Mr. Weise will become a PUD. His concerns were that the PUD did not include anything indicating that it is a common interest subdivision as purportedly required by the State Statutes. It also lacks discussion on and a definition of an organization of ownership and a homeowners' association. Allegedly, the City Code indicates that an entitlement for zoning does not consider whether the property is flat or on a hillside. It is possible, therefore, to have 100 homes on 100 acres regardless of the topography. A PUD receives a 10% bonus. Is it being given to the proposed PUD? Also, under a PUD the lot size could be reduced 33%. Does this make it possible to increase the number of housing units to 133 units? Is he still eligible to get the additional 10% bonus above the 33 units. The design standards for the 92 houses indicate that there will be three plans with only one elevation. He believed that the 30-year standard had been that three elevations per plan were required. He also felt that the PUD was moving forward quickly in order to increase the density. He was troubled by the possibility that the City could accept dedication of the common property and open space. It appears that we will have different standards for PUDs and common interest subdivisions as the streets will be privately owned and narrower than public streets. The mandatory dues will provide for property management of a more dense subdivision. He questioned the reasons the City wished to consider accepting substandard, narrow streets and open space in a private development. He acknowledged the ability of the City to lien the property if the property management does not take care of it. This is not easily done. Who will pay for liening the property. He also noted that the City's hands are tied as it cannot restrict the number of individuals living in a unit. Single family units no longer mean what it used to, e.g., in the East Bay area extended families of 10 to 15 people are living in a home with four and five vehicles. He questioned the reasons for circumventing the common interest subdivision and failing to talk about the homeowners association. He also expressed concern about the hillsides. Discussion between Mr. Kittess and Mayor Teixeira indicated that Mr. Kittess had not contacted Mr. Plemel regarding his concerns. Mr. Kittess apologized for this failure.

Supervisor Aldean moved to adopt on second reading Bill No. 113, Ordinance No. 2007-14, an Ordinance amending Carson City Municipal Code Title 17, Subdivision of Land, Chapter 17.09, Planned Unit Development, and Chapter 17.10, Common Open Space Development, and amending Title 18, Zoning, Chapter 18.04, Use Districts, Section 18.04.190, Residential Districts Intensity and Dimensional Standards, and Section 18.04.195, Non-Residential Districts Intensity and Dimensional Standards, and Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, as published on the agenda, and subject to correcting the spelling of the word cohesive in Section 17.10.005. Supervisor Livermore seconded the motion. Motion carried 4-0.

8. **FINANCE** - Director Sue Johnson

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 6

DRAFT

A. ACTION TO ADOPT, ON SECOND READING, BILL NO. 112, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA DESIGNATED BY THE SHORT TITLE "2007 WATER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF ITS REGISTERED, NEGOTIABLE, GENERAL OBLIGATION (LIMITED TAX) WATER IMPROVEMENT AND REFUNDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2007; PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS AND COVENANTS RELATING TO THE PAYMENT OF SUCH BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF ANNUAL GENERAL (AD VALOREM) TAXES FOR THE PAYMENT OF SUCH BONDS; ADDITIONALLY SECURING THEIR PAYMENT BY A PLEDGE OF REVENUES DERIVED FROM THE WATER SYSTEM OF THE CITY; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD THE ISSUANCE OF SUCH BONDS; AND PROVIDING OTHER MATTERS RELATING THERETO (9:08:25) - Senior Accounting Manager Nick Providenti - An explanation of the bids and reasons for having the bonds financed by a bank were provided. Bond Counselor Jennifer Stern was present to answer any questions. None were posed to her. Supervisor Staub moved to adopt on second reading Bill No. 112, Ordinance No. 2007-15, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA, DESIGNATED BY THE SHORT TITLE "2007 WATER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF ITS REGISTERED, NEGOTIABLE, GENERAL OBLIGATION (LIMITED TAX) WATER IMPROVEMENT AND REFUNDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2007; PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS AND COVENANTS RELATING TO THE PAYMENT OF SUCH BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF ANNUAL GENERAL (AD VALOREM) TAXES FOR THE PAYMENT OF SUCH BONDS; ADDITIONALLY SECURING THEIR PAYMENT BY A PLEDGE OF REVENUES DERIVED FROM THE WATER SYSTEM OF THE CITY; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD THE ISSUANCE OF SUCH BONDS; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Aldean seconded the motion. Motion carried 4-0.

B. ACTION TO RENEW THE CARSON CITY CONTRACT WITH PUBLIC AGENCY COMPENSATION TRUST. THE TOTAL PREMIUM WILL BE \$1,399,012 FOR THE WORKERS' COMPENSATION COVERAGE FOR FY 07-08 (9:11:25) -Senior Vice President of Wells Fargo Insurance Broker Gary Roberts, Sam Dehne - Mr. Roberts discussed with Mayor Teixeira the current market trend and reasons for the lower increase in the premium than has been experienced in the past. Mr. Roberts' firm represents all of the public entities in Northern Nevada. A listing of those entities was provided. Mayor Teixeira reminded the Board that the same competitive trend occurred with the City's health insurance coverage. He agreed that it is a competitive market place. Mr. Roberts thanked the Board for its business and indicated that he enjoyed working with the City's staff and the Board. Supervisor Livermore moved to renew the Carson City contract with Public Agency Compensation trust; the total premium will be \$1,399,012 for the Workers' Compensation coverage for FY 07-08 from the Workers' Compensation Fund. Supervisor Staub seconded the motion.

Mr. Dehne opined that the Deputy District Attorney would support his contention that public comments should be allowed before a motion is made. He then espoused his belief that the workers' compensation

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 7

DRAFT

program in Nevada is a disgrace. Privatizing the program created a disaster. A worker who is injured on the job is treated like he/she is a liar instead of the victim. This is the reason that the premium went down. The employee is denied his/her claim and loses his/her job for filing a claim. Discussion between Mayor Teixeira and Deputy District Attorney Benton indicated that Mr. Dehne's comments could be stopped. Mayor Teixeira indicated that Mr. Dehne should have a seat.

The motion to approve the contract as indicated was voted and carried 4-0.

C. ACTION TO RENEW THE CARSON CITY CONTRACT WITH NEVADA PUBLIC AGENCY INSURANCE POOL. THE TOTAL PREMIUM WILL BE \$535,513 FOR PROPERTY, LIABILITY, CRIME, AND BOILER AND MACHINERY INSURANCE COVERAGES FOR FY 07-08 (9:17:24) - Nevada Public Agency Insurance Pool Executive Director Wayne Carlson acknowledged that the City's claim experience had some bearing on the rate. He believed that the decline in the annual rate was due to personal visits with the London underwriters and the decrease in the amount of damage incurred by hurricanes, earthquakes and floods last year. Discussion between Mayor Teixeira and Mr. Carlson indicated that Carson City is not the largest entity in the pool. The pool started in 1987. Its membership has steadily grown since then. Carson City joined the pool in 1988. Mr. Carlson presented a Certificate of Recognition to the Board recognizing its longevity. Mayor Teixeira thanked him for the Certificate and gave it to Ms. Johnson. He also indicated that the City may continue to be with the Pool for "another 20 years". Supervisor Livermore moved to renew the contract with Nevada Public Agency Insurance Pool; the total premium will be \$535,513 for property, liability, crime, boiler and machinery insurance coverages for Fiscal Year 07-08 from the Insurance Fund. Supervisor Staub seconded the motion. Motion carried 4-0.

RECESS: A recess was declared at 9:24 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 9:30 a.m., constituting a quorum.

9. REDEVELOPMENT AUTHORITY (9:30:17) - Mayor Teixeira then recessed the Board of Supervisors session and immediately convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder.

BOARD OF SUPERVISORS Following adjournment of the Redevelopment Authority, Mayor Teixeira reconvened the Board of Supervisors session. A quorum of the Board was present. Supervisor Williamson was absent as indicated.

C. ACTION TO APPROVE A REDEVELOPMENT INCENTIVE TO REIMBURSE MR. DICK CAMPAGNI, PRESIDENT OF CARSON CITY TOYOTA, \$500,000 OVER A SEVEN-YEAR PERIOD, FROM TAX INCREMENT PRODUCED IN THE PROJECT AREA, TO HELP DEFER COSTS ASSOCIATED WITH ON-SITE MITIGATION ANALYSIS AND IMPROVEMENTS RELATED TO THE NEW CARSON TOYOTA STORE'S UNFORESEEN INCREASES OF APPROXIMATELY \$1,000,000 IN THE PROJECT'S CONSTRUCTION BUDGET (8:40:50) - Pulled.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 8

DRAFT

10. **PUBLIC WORKS - Director Andrew Burnham - CONTRACTS - ACTION TO ACCEPT PUBLIC WORKS RECOMMENDATION AND AWARD THE "CARSON CITY FREEWAY PHASE 2A UTILITY RELOCATIONS, FIFTH STREET, LINEAR DITCH TO BUTTI WAY PROJECT," CONTRACT NO. 2006-170, TO (BIDDER NO. 1) MARV MCQUEARY EXCAVATING, INC., FOR A CONTRACT AMOUNT OF \$5,107,971 AND A CONTINGENCY AMOUNT OF \$511,000 FROM THE WATER AND SEWER NDOT BY-PASS FUNDS AS PROVIDED FOR IN FY2006/2007 (9:36:56)** - Mr. Burnham's introduction included a status report on the Fairview corridor and indicated that the next project will be on Highway 50. He also indicated that there were some typographical errors in the bid tabulations, however, they do not change the total bid amount. Discussion indicated that there had been four bidders. It was thought that additional bids would be submitted but they did not materialize. The bid is "barely below the estimate". Concerns regarding the "wrapping in steel" and putting "pipe inside pipe" in the freeway corridor were noted. Carson City and NDOT are sharing the costs as had been negotiated. Other items under negotiation were briefly noted. It may be necessary for the Mayor to intercede on behalf of the City regarding these items. Discussion noted the necessity of having the lines in the proposed locations. Dust issues and control measures were briefly discussed. Mayor Teixeira pointed out the dust problems that had been encountered at Fuji Park and the Fairgrounds and need to be uniform in its control. Supervisor Aldean moved to accept Public Works recommendation and award the Carson City Freeway Phase 2A Utility Relocation, Fifth Street, Linear Ditch to Butti Way Project, Contract No. 2006-170 to Bidder No. 1, Marv McQueary Excavating, Inc., for a contract amount of \$5,107,971 and a contingency amount of \$511,000 from the Water and Sewer NDOT By-Pass Funds as provided in FY 2006-2007 subject to certain clerical corrections in some of the attached tabulations. Supervisor Staub seconded the motion. Motion carried 4-0.

11. **PARKS AND RECREATION - Director Roger Moellendorf**

A. **ACTION TO APPROVE A REQUEST FROM THE AMERICAN CANCER SOCIETY TO WAIVE THE RENTAL FEE FOR THE PARKS AND RECREATION DEPARTMENT'S MOBILE STAGE FOR "RELAY FOR LIFE" EVENTS TO BE HELD JUNE 30 AND JULY 1, 2007 IN FALLON, NEVADA, AND JULY 21 AND 22, 2007 IN CARSON CITY (9:43:14)** - Discussion indicated that it is not common practice to transport the mobile stage to areas outside Carson City but it has been done on occasion. The renter pays a mileage fee to relocate the stage. Supervisor Livermore moved to approve a request from the American Cancer Society to waive the rental fees for the Parks and Recreation Department's mobile stage for the "Relay of Life" events to be held June 30 and July 1, 2007, in Fallon, Nevada, and July 21 and 22, 2007, in Carson City; fiscal impact is \$632. Supervisor Staub seconded the motion. Supervisor Livermore stated his purpose for making the motion is based on the Board's several years of support for the American Cancer Society for its "Relay of Life" event at the Carson High School. He felt that taking the mobile stage to Fallon was an extension of that program. He was willing to allow it to go to Fallon for this year. He hoped that there are no difficulties. He was not willing to rent the stage and defer costs throughout Northern Nevada. Mayor Teixeira expressed his belief that the message was loud and clear. The motion to approve the fee waiver was voted and carried 4-0.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 9

DRAFT

B. ACTION TO APPROVE A REQUEST FROM RENO DANCE COMPANY, INC., TO WAIVE THE RENTAL FEE FOR THE BOB BOLDRICK THEATER FOR A BENEFIT PERFORMANCE FOR CESAR HERNANDEZ TO BE HELD ON JULY 1, 2007 (9:46:36) - Lou de Bottari - Mr. Moellendorf's introduction explained the staffing required for the theater. The applicant was not present. The cleaning and damage deposits are not included in the fee waiver. If no damage occurs and the area is left clean, these fees are returned. This is the first request for a waiver of the fees for the theater. At this time a policy limiting the number of fee waivers allowed has not been established. A discussion with the Board regarding such a policy should be agenzized. Mayor Teixeira felt that if the building is setting empty and a local community nonprofit organization wishes to use it, a policy allowing it should be developed. When labor costs are incurred, the Board should discuss it. He did not have a concern regarding the utility costs. Any costs incurred by the City should not be waived regardless of the use/user. He asked that the Parks and Recreation Commission develop such a policy for the Board to consider. Supervisor Livermore indicated his support for the local nonprofit community organizations. He also noted the current policy which allows them a 25% discount on the rental fees. He recognized that the Hernandez family has encountered difficulties. There have also been other groups similar to this group wanting fee waivers. He suggested that the Board find the funds to pay for these groups from its budget rather than waive the fees. The Board has done so for other functions. He believed that waiving the fees for this group will set a precedence. He also noted that the Parks and Recreation Commission had not considered the request. Mr. Moellendorf indicated that the policy had been for the Board to consider such requests and not the Commission. Supervisor Aldean supported the establishment of a policy and having the Commission consider the application. Any deviation from the policy should be submitted to the Board for consideration. She also indicated that this could over time become an expensive program for the City. Mayor Teixeira directed that the applications be considered by the Commission and that the Board be willing to consider its recommendation. Supervisor Staub concurred. Justification for the process was indicated. Mr. Moellendorf pointed out that when the theater is used, a labor cost is incurred by his Department. Mayor Teixeira reiterated the desire to have the Commission develop a policy. Supervisor Livermore pointed out that the application is to waive 100 percent of the fees. He suggested that only a portion of the fees be waived. Mr. Moellendorf suggested that the labor fees not be waived. Discussion indicated that the labor fees are estimated. If the organizer can provide technical support, which would eliminate the staffing requirement, the labor fee is reduced accordingly. Mr. Moellendorf also indicated that he had contacted the applicant and believed that a representative would be present at the meeting.

Mr. De Bottari expressed concerns that the use of volunteers could open the City to liability issues. His concern was purportedly based on his personal knowledge of an event at WNCC. He urged the Board to stay with the current policy and avoid such problems.

Supervisor Livermore moved to approve a request from the Reno Dance Company, Inc., to waive fifty percent of the rental fee for the *Bob Boldrick Theater for a benefit performance for Cesar Hernandez* to be held on July 1, 2007. Supervisor Aldean seconded the motion. Motion carried 4-0.

C. ACTION TO APPROVE A RECOMMENDATION FROM THE CARSON CITY PARKS AND RECREATION COMMISSION NAMING SILVER OAK PARK AS JOHN B.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 10

DRAFT

MANKINS PARK (10:00:19) - Leo Mankins, Annette Mankins - Mr. Mankins' history in Eagle Valley was noted. Other names that had been considered were listed. Supervisor Livermore explained the Parks and Recreation Commission's policy on naming parks and justified its recommendation that the park be named as John B. Mankins Park. The reason that one Commissioner had voted against the recommendation was explained. Mr. Mankins indicated that it would be an honor to recognize his relative. His personal history in the community was noted. He elaborated on John Mankins' role in the founding of Carson City. Supervisor Aldean supported the proposal. Mrs. Mankins explained her reasons for submitting the name to the Commission and also indicated that it is a honor for the family to be recognized. Supervisor Livermore moved to approve a recommendation from the Carson City Parks and Recreation Commission naming the Silver Oak park as John B. Mankins Park. Supervisor Aldean seconded the motion. Motion carried 4-0. Mrs. Mankins presented copies of the history to the Board and Clerk. (A copy is in the file.)

D. ACTION TO APPROVE A RECOMMENDATION FROM THE CARSON CITY PARKS AND RECREATION COMMISSION NAMING BABE RUTH BASEBALL FIELD 6 AT GOVERNORS FIELD, DOMINIC OXOBY FIELD (10:10:17) - Discussion noted that the Youth Sports Association had recommended the name. Mr. Oxoby had been known as Mr. Baseball in Carson City. He had served as a park volunteer and as the City's Park and Recreation Director. Supervisor Livermore moved to approve a recommendation from the Carson City Parks and Recreation Commission to name Babe Ruth Baseball Field 6 at Governors Field the Dominic Oxoby Field. Supervisor Staub seconded the motion. Mayor Teixeira noted that the street adjacent to the Community Center is known as Oxoby Loop. The motion was voted and carried 4-0.

12. CITY MANAGER

A. ACTION TO INTRODUCE ON FIRST READING, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 2.16, CARSON CITY PARKS AND RECREATION COMMISSION, SECTION 2.16.050 DUTIES AND RESPONSIBILITIES, BY REMOVING LANGUAGE THAT LIMITS THE PARKS AND RECREATION COMMISSION TO MAKING RECOMMENDATIONS REGARDING ONLY THE PARKS AND RECREATION DEPARTMENT'S CAPITAL BUDGETS, AND OTHER MATTERS PROPERLY RELATED THERETO (10:12:56) - Supervisor Livermore justified bringing the ordinance to the Board. Comments were solicited but none were given. Supervisor Livermore moved to introduce on first reading Bill No. 114, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 2.16, CARSON CITY PARKS AND RECREATION COMMISSION, SECTION 2.16.050 DUTIES AND RESPONSIBILITIES, BY REMOVING LANGUAGE THAT LIMITS THE PARKS AND RECREATION COMMISSION TO MAKING RECOMMENDATIONS REGARDING ONLY THE PARKS AND RECREATION DEPARTMENT'S CAPITAL BUDGETS, AND OTHER MATTERS PROPERLY RELATED THERETO . Supervisor Staub seconded the motion. Motion carried 4-0.

B. UPDATE REGARDING ACQUISITION OF THE REVERSIONARY INTERESTS OF THE BUREAU OF LAND MANAGEMENT IMMEDIATELY SOUTH OF HIGHWAY 50

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 7, 2007, Meeting

Page 11

DRAFT

ADJACENT TO LAND NOW OCCUPIED BY CENTENNIAL PARK (10:17:20) - Development Services Director/City Engineer Larry Werner - An appraisal was given to the City yesterday for \$510,000. BLM is now attempting to get the sale published in the National Register. The comment period was limned. After that period, the Board will decide if it wishes to purchase the property. A payment plan is possible, if the Board wishes. Mr. Vuccaro has requested copies of the appraisal and wants to know how the Board proposes to dispose of the property. The Board cannot discuss this item at this time as it was not agenzied. Mayor Teixeira noted that the process will take at least six months to complete and is now moving forward. Supervisor Aldean opined that if the City does not purchase the property, it may be necessary to start the process over in order to allow a different individual to acquire it. No formal action was required or taken.

13. BOARD OF SUPERVISORS - NON-ACTION ITEMS:

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

(10:21:14) - Supervisor Livermore urged the public and Board to attend "Joey and Maria's Wedding". No formal action was taken or required.

B. STAFF COMMENTS AND STATUS REPORT - None.

14. ACTION TO ADJOURN (10:22:04) - Supervisor Livermore moved to adjourn. Supervisor Staub seconded the motion. Motion carried 4-0. Mayor Teixeira adjourned the meeting at 10:23 p.m.

The Minutes of the June 7, 2007, Carson City Board of Supervisors meeting

ARE SO APPROVED ON _____, 2007.

Marv Teixeira, Mayor

ATTEST:

Alan Glover, Clerk-Recorder