

CARSON CITY BOARD OF SUPERVISORS
Minutes of the January 6, 2000, Meeting
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, January 6, 2000, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT: Ray Masayko Mayor
 Kay Bennett Supervisor, Ward 4
 Robin Williamson Supervisor, Ward 1
 Jon Plank Supervisor, Ward 2
 Pete Livermore Supervisor, Ward 3

STAFF PRESENT: John Berkich City Manager
 Alan Glover Clerk-Recorder
 Al Kramer Treasurer
 Daren Winkelman Health Director
 Judie Fisher Personnel Manager
 Mark Forsberg Chief Deputy District Attorney
 Cheryl Adams Acting Purchasing Director
 Katherine McLaughlin Recording Secretary
 Justine Chamber Purchasing Tech
 (B.O.S. 1/6/00 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.

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. Bruce Henderson of the Airport Church of Christ gave the Invocation. Mayor Masayko lead the Pledge of Allegiance.

CITIZEN COMMENTS (1-0040) - Alfred Rease explained that drivers are going around the barricades on Sunrise to access Arrowhead and his efforts to stop these individuals. Mayor Masayko briefly described the reasons the barricades had been placed there and the commitment to remove them when the connector road is constructed between Graves Lane and Arrowhead. Mr. Reef then described an ambulance emergency which had been delayed due to the driver's lack of knowledge about the barricades. Mayor Masayko agreed to agendaize the item for reconsideration. Additional comments were solicited but none given.

1. APPROVAL OF MINUTES - October 21 and November 4, 1999 (1-0069) - Mayor Masayko noted the corrections to the date of approval which had been distributed prior to the meeting. Supervisor Plank moved to approve the Minutes of the Carson City Board of Supervisors for November 4, 1999, and those for the Board of Supervisors meeting of October 21, 1999, with the technical corrections on the signature page. Supervisor Livermore seconded the motion. Motion carried 5-0.

2. AGENDA MODIFICATIONS (1-0088) - None.

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3. SPECIAL PRESENTATIONS - Personnel Manager Judie Fisher

A. ACTION ON RETIREMENT RESOLUTION FOR ANNE JONES (1-0091) - Mayor Masayko read the resolution into the record. Undersheriff Bill Callahan briefly described Ms. Jones' employment with his Department and wished her success in her retirement. He accepted the retirement plaque for Ms. Jones, who was not present. Supervisor Livermore moved that the Board of Supervisors adopt Resolution No. 2000-R-1, A RESOLUTION COMMENDING ANNE JONES on her retirement. Supervisors Williamson and Bennett seconded the motion. Supervisor Williamson wished her the best in her retirement. The motion was voted and carried 5-0.

B. PRESENTATION OF THE 1999 FOOD DRIVE AWARDS (1-0155) - The food drive had garnered 800 pounds of food, \$65 cash, and some toys for the Advocates to End Domestic Violence. The Clerk-Recorders Office had gathered 43 pounds per employee. Honorable Mention for Department recognition was given to the Street Division and Personnel Department. Honorable Mention for individual recognition was given to Katherine McLaughlin, Susan Osbern, and Vern Markussen. Other City Departments who had participated in the drive were the City Hall Offices, Parks Department, Fire Department, Community Development, and Building and Safety Division. Vern Markussen, Richard Bender, and Joe Booth from the Street Department were thanked for their assistance in taking the food to the Advocates. A plaque was given to Ms. McLaughlin in recognition of the Clerk-Recorder's Office efforts. She thanked the Board for the recognition and pledged to help do more next year. Mayor Masayko recognized Ms. Fisher and her staff for their annual dedication and efforts on behalf of the Advocates.

LIQUOR AND ENTERTAINMENT BOARD (1-0191) - Mayor Masayko recessed the Board of Supervisors and immediately convened Liquor and Entertainment Board. The entire Board was present including Sheriff's Representative Bill Callahan.

4. TREASURER - Al Kramer - ACTION ON A FULL BAR LIQUOR LICENSE FOR ELIZABETH WALSH AND LISA JONES, MEMBERS OF L&L LTD., DOING BUSINESS AS SMITTY J'S FOOD AND DRINK (1-0205) - Elizabeth Walsh and Lisa Jones indicated they would train their employees in the liquor laws and adhere to the liquor laws. Member Callahan noted the favorable Sheriff's investigative report. Ms. Jones indicated the restaurant would open February 1. Member Williamson moved to approve the full bar liquor license for Elizabeth Walsh and Lisa Jones, members of L&L Limited, doing business as Smitty J's Food and Drink located at 1480 North Carson Street under CCMC 4.13.120; fiscal impact is \$575 Investigation, \$1,000 New Application, and \$200 per quarter. Supervisors Livermore and Bennett seconded the motion. Motion carried 6-0.

BOARD OF SUPERVISORS (1-0258) - 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 (1-0260)

- A. TREASURER - ACTION ON TREASURER'S REPORT FOR THE MONTH OF NOVEMBER 1999**
- B. FINANCE DEPARTMENT**

i. ACTION ON DELETION OF FIXED ASSETS FROM THE GENERAL FUND FIXED ASSET LISTING

ii. ACTION ON DELETION OF FIXED ASSETS FROM THE ENTERPRISE FUND FIXED ASSET LISTING

iii. ACTION ON RATIFICATION OF THE EXPENDITURE APPROVAL LISTINGS FOR THE MONTH OF NOVEMBER

C. DEVELOPMENT SERVICES - ENGINEERING - ACTION ON A DEVELOPMENT AGREEMENT RELEASE AND CANCELLATION FOR CHROMALLOY CHROMIZING COMPANY DIVISION LOCATED AT 715 INDUSTRIAL PARK DRIVE, APN 9-088-01, FOR PARKING LOT PAVING IMPROVEMENTS ON THEIR PARKING LOT

D. COMMUNITY DEVELOPMENT DEPARTMENT - ACTION ON RA-99/00-1 - A MAP OF REVERSION TO ACREAGE AFFECTING ONLY LOTS 1, 2, 3 AND 4 OF FINAL MAP NO. 1 FOR BERNHARD PARK, AN INDUSTRIAL SUBDIVISION, CONTAINING 26.43 ACRES, ZONED LIMITED INDUSTRIAL (LI), LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HOT SPRINGS ROAD AND COLLEGE PARKWAY, APNS 8-125-40, 41, 42, AND 43

E. PURCHASING DIRECTOR

i. ACTION ON CONTRACT NO. 9900-139 - JUVENILE SERVICES PROBATION FACILITY, AWARD

ii. ACTION ON CONTRACT NO. 9900-126 - 1999 TEST WELL DRILLING AND PRODUCTION WELL INSTALLATION, AWARD

iii. ACTION ON CONTRACT NO. 9899-246 - 1999 SEWER REPLACEMENT PROJECT, REQUEST FOR ADDITIONAL CONTINGENCY

iv. ACTION ON CONTRACT NO 9900-010 - ENGINEERING SERVICES EDMONDS BOOSTER PUMP, REQUEST APPROVAL FOR CONTRACT AMENDMENT - Supervisor Plank moved to approve each of the ten items as presented on the Consent Agenda. Supervisor Bennett seconded the motion. Motion carried 5-0.

6. BOARD OF SUPERVISORS

A. DISCUSSION AND POSSIBLE ACTION ON APPOINTMENTS OF MEMBERS OF THE BOARD OF SUPERVISORS TO VARIOUS BOARDS, COMMITTEES AND COMMISSIONS (1-0288) - Supervisor Williamson volunteered to serve on the Western Nevada HOME Consortium. Clarification indicated that Supervisor Plank would continue to serve on the Western Nevada Development District. Discussion noted that the HUD program may change when the City's population reaches 50,000. Supervisor Plank moved to appoint Supervisor Robin Williamson to represent Carson City at the Western Nevada HOME Consortium. Supervisor Plank seconded the motion. Mayor Masayko indicated her appointment would run concurrent with her term of office on the Board of Supervisors. The motion was voted and carried 5-0.

Discussion indicated that Greg Smith had been appointed to a four year term on the Subconservancy District in July 1998. Appointees are not required to be active members of the Board of Supervisors or County Commission. Mayor Masayko suggested that future appointments be made concurrent with the Supervisor's term in office unless a different policy is established. Supervisor Bennett expoused her desire to retain her seat on the Subconservancy and justification for the Board's decision to appoint Mr. Smith to a four year term. She agreed that future appointments should be concurrent with the Supervisor's term of office. Supervisor Williamson explained her reasons for feeling that Subconservancy appointees should be an active Board member and expressed her intent to attend the meetings in the hope that she may be appointed next year. Supervisor Bennett invited

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her to participate on the Subconservancy's subcommittees. Supervisor Livermore explained his intent to bring the term issue to the attention of the Charter Review Committee. He complimented Supervisor Williamson on her offer to attend the meetings in the hope of being appointed at a future date. Board comments expressed support for Supervisor Williamson's future appointment based on her attendance at the meetings. Discussion also noted the Subconservancy's efforts to stagger the terms. Mayor Masayko explained his desire to have the enabling legislation amended to require that one appointee be an active Supervisor/Commissioner. Supervisor Bennett volunteered to raise this issue with the Subconservancy. Supervisor Williamson moved to reappoint Supervisor Kay Bennett to the Carson Water Subconservancy District to a term which will expire on December 31, 2000. Supervisor Plank seconded the motion. Mayor Masayko indicated that the term would expire on December 31, 2000, which is the expiration date of Supervisor Bennett's term of office on the Board. Supervisor Bennett thanked the Board for the motion/vote and committed to providing Supervisor Williamson with all the information she receives. The motion to appoint Supervisor Bennett to the one year term on the Subconservancy was voted and carried 5-0.

Supervisor Livermore volunteered to serve on the Debt Management Commission. Supervisor Bennett iterated the importance of this Commission. Supervisor Williamson moved to appoint Supervisor Livermore to the Debt Management Commission. Supervisor Plank seconded the motion. Motion carried 5-0.

Comments noted that Supervisor Bennett also serves on the Public Transit Advisory Committee which had been overlooked when the list was prepared. Discussion followed on the remaining Committee/Commissions including justification for retaining the Committee/Commission appointments or for making changes. Mayor Masayko expressed an intent to remain on the Airport Authority until the master plan is completed which he hoped would include the street connection between Arrowhead and Graves Lane. Upon completion of the master plan, he indicated he would voluntarily resign and seek another appointee. Consensus supported retaining Mayor Masayko on the Authority. Mayor Masayko suggested that the appointment be limited to his term, which ends December 31, 2000. Supervisor Bennett complimented Supervisor Livermore on his dedication and work on the Hospital Board and the Convention and Visitors Bureau. Mayor Masayko felt that the Tri-County Railway membership may be expanded by the next Legislature to include representation from Washoe and Douglas Counties. Supervisor Plank moved to appoint Mayor Masayko to the Carson City Airport Authority for a term that expires on December 31, 2000. Supervisor Livermore seconded the motion. Motion carried 5-0.

Mayor Masayko indicated for the record that, with the exceptions of the actions which had been taken and the addition of the Public Transit Advisory Committee, the Board appointments were to remain as indicated in the Board packet. No formal action was taken on these appointments. Following discussion, Supervisor Williamson's assignment to the One Region, One Vision Committee was added to the list.

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B. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0855) - Mayor Masayko reported on his participation in the Countdown to the Millennium activities. He urged everyone to visit the Legislative Building and see the historical slot machine display. He reminded the public that the silver commemorative coins are still available. Order forms are available at the City Hall. He complimented Convention and Visitors Bureau Executive Director Candy Duncan and the Committee on their dedication and efforts to make the Countdown successful. He also explained the County Millennium Designation from the White House Award which is hanging in his office and invited the public to view it. He remarked on the success of the City's Y2K preparedness plan and the electrical failure which had occurred in the vicinity of the Ormsby House. He also explained presentations he had made to the Lions Club, Rotary, and Kiwanis regarding Carson City and the Board's goals for 2000. A similar report is to be given to the Sertoma Club next week. Supervisor Livermore reported on the Y2K Command Center activities on New Year's Eve and complimented the staff members on their dedication and diligence; the electrical failure in the vicinity of the Ormsby House and complimented Mr. Berkich on his timely report on it; a meeting regarding the parking situation at the Hospital and a potential settlement which the Board will consider at the next Board meeting; the Clear Creek Camp ad hoc committee meeting and efforts to maximize its usage; and the Hospital Board meetings regarding its budget and recruitment activities. Supervisor Bennett reported on her Christmas activities including the Kiwanis fundraiser for the Children's Museum. She complimented the Ormsby House on its preparedness and quick response to the electrical failure. She then described the Nevada-Tahoe Regional Planning Agency and the Tahoe Regional Planning Agency activities. Supervisor Williamson reported on her New Year's Eve activities, her involvement with the Clear Creek Camp ad hoc committee, and on the dispatch center meetings. She announced the Hospital Auxiliary's Cowboy Poetry fundraiser for March 11 and invited everyone to attend. Tickets are available from her. Supervisor Plank reported on his holiday activities, his tour of the dispatch center, and a meeting on it. He asked staff to work with Homes America to eliminate the intrusive lighting problem experienced by the abutting residential neighbors and described a swimming pool noise problem. Parks and Recreation Director Kastens is having the equipment turned off at night in the hope that this will temporarily solve the noise problem until a redesign can be developed. Supervisor Plank had had a meeting with Mary Fischer of GROW and Tom Baker regarding the freeway landscaping. Ms. Fischer and Muscle Power--a group of bicycle enthusiasts--had requested a resolution of support for their efforts. The resolution will be considered at the next meeting. He announced that the Regional Transportation Commission meeting for January 12th had been replaced with a January 29th master plan workshop. No formal action is to be taken on the master plan until the February 9 regular meeting. He also complimented Supervisor Livermore on the progress which had occurred on the Tahoe and Marlette residential parking problem. No formal action was required or taken.

C. STAFF REPORTS (1-1338) - None.

BREAK: A ten minute 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.

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7. **CARSON-TAHOE HOSPITAL - Administrator Steve Smith - ACTION ON AN AMBULANCE SERVICE AGREEMENT BETWEEN CARSON-TAHOE HOSPITAL AND CARSON CITY FOR GURNEY TRANSPORT (1-1352) - EMS Battalion Chief Vince Pirozzi -** The Hospital Board of Trustees had approved the agreement on December 9. Supervisor Livermore moved that the Board of Supervisors approve the contract for ambulance service agreement between Carson City and the Carson-Tahoe Hospital for transporting gurney patients as presented. Supervisor Bennett seconded the motion. Motion carried 5-0. Mr. Smith complimented the ambulance staff on its willingness to resolve problems. He felt it is a good service with good employees. Mayor Masayko and Battalion Chief Pirozzi thanked him for the compliment.

8. **FIRE DEPARTMENT - EMS Battalion Chief Vince Pirozzi**

A. **ACTION TO DETERMINE IF THE AMENDMENT TO CARSON CITY MUNICIPAL CODE CHAPTER 5.18 (AMBULANCE SERVICES) SECTION 5.18.030 (DESCRIPTION OF SERVICES PROVIDED) IMPOSES A DIRECT AND SIGNIFICANT ECONOMIC BURDEN UPON A BUSINESS OR DIRECTLY RESTRICTS THE FORMATION, OPERATION OR EXPANSION OF A BUSINESS (1-1455) - Chief Deputy District Attorney Mark Forsberg -** Discussion explained the Statutory requirement mandating this finding prior to adoption of any ordinances. Public testimony was solicited but none given. Supervisor Williamson moved to approve the finding that the amendment to Carson City Municipal Code Chapter 5.18--Ambulance Services--Section 5.18.030--Description of Services Provided--does not impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business; no fiscal impact. Supervisor Bennett seconded the motion. Motion carried 5-0.

B. **ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 5.18.030 (DESCRIPTION OF SERVICES PROVIDED.) TO UPDATE THE SERVICES PROVIDED BY THE CARSON CITY FIRE DEPARTMENT AND OTHER MATTERS PROPERLY RELATED THERETO (1-1566) -** Discussion briefly described the Medicare billing problems related to the service level provided by the City and reasons for the amendment. Purportedly, Medicare will recognize the City's status as an advanced life support service provider and allow the City to bill at that rate regardless of the service required. The City's contract with Medicare locks the City into providing service to Medicare patients as long as the City provides ambulance service. Medicare could not force the City to provide a level of service without a paramedic nor could it seek another ambulance service with a lower level of service. Battalion Chief Pirozzi agreed that major changes will occur in January 2001 due to Medicare changes mandated by Congress. The ordinance amendments assures compliance with the existing contract. Discussion explained that the City is the exclusive gurney transport provider. Wheel chair transport is provided by private contractors. The amended ordinance will allow the Hospital to contract with them for wheel chair transportation. Mayor Masayko noted that the current "advanced level of service" is a policy decision made by the Board. The Board may at a future date wish to revisit this issue and revise the service level. Financial benefits provided by the gurney service were noted. Supervisor Livermore moved to introduce on first reading Bill No. 101, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTER 5.18.030 (DESCRIPTION OF SERVICES PROVIDED.) TO UPDATE THE SERVICES PROVIDED BY THE CARSON CITY FIRE DEPARTMENT AND OTHER MATTERS PROPERLY

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RELATED THERETO; no fiscal impact. Supervisor Williamson seconded the motion. Motion carried 5-0.

9. DEVELOPMENT SERVICES - ENGINEERING - City Manager Jon Berkich - ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND CAPITAL CHRISTIAN CENTER REGARDING ASSESSOR'S PARCEL NO. 10-221-98 LOCATED AT 1600 SNYDER AVENUE, CARSON CITY, NEVADA (1-1808) - Supervisor Bennett vocalized her concerns with development agreements, i.e., term lengths, staff's tracking procedures, etc. Public assurances were requested to prove that the agreements will be called and constructed in the future. Discussion noted the annual reports provided by Senior Engineer John Givlin. Supervisor Bennett suggested that RTC be involved in the process. Supervisor Livermore pointed out that the parcel is surrounded by a City park and questioned whether the City required development agreements before improvements are allowed for its parcels. He also suggested that the private improvements be developed to coincide with any improvements proposed for the City parcels. Mr. Berkich agreed to research his concerns. Supervisor Plank felt that until the City makes the improvements on its parcel, the private developer should not be required to make his. Mr. Berkich agreed that the City's own standards should be the same as that required of private developers. Mayor Masayko noted that Virgil Millard, who represented the Capital Christian Center, was present. Additional comments were solicited but none given. Supervisor Plank moved to introduce Bill 102 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND CAPITAL CHRISTIAN CENTER REGARDING ASSESSOR'S PARCEL NO. 10-221-98 LOCATED AT 1600 SNYDER AVENUE, CARSON CITY, NEVADA. Supervisor Livermore seconded the motion. Motion carried 5-0.

10. CHIEF JUVENILE PROBATION OFFICER - Bill Lewis - ACTION ON THE CARSON CITY JUVENILE PROBATION DEPARTMENT TO RECEIVE \$31,000 IN FEDERAL FUNDS FROM THE OFFICE OF JUVENILE JUSTICE AND DELINQUENCY PREVENTION TITLE V GRANT PROGRAM (1-2025) - Mr. Lewis' introduction included Boys and Girls Club Director Kathy Blankenship and Ron Wood Resource Center Director Tilsa May. They explained their participation in the grant application and the services which would be provided. The grant is a one time offer and may not be available again. Mayor Masayko encouraged them to provide a report on its success if funding for continuing these programs is requested at a future date. Ms. Blankenship indicated that funding will be sought to continue the program. Comments indicated the feeling that transit services would make the programs more successful. Supervisor Plank disclosed his involvement with the Ron Wood Resource Center Board of Directors and that his participation is gratis. A conflict of interest was not indicated. Supervisor Williamson complimented the participants on their efforts to work together and find funding for the programs. Supervisor Williamson then moved that the Board of Supervisors approve the Carson City Juvenile Probation Department to receive \$31,000 in Federal Office of Juvenile Justice and Delinquency Title V grant funds during the 2000 calendar year. Supervisor Plank seconded the motion. Motion carried 5-0.

11. FINANCE DIRECTOR - David Heath

A. ACTION ON RESOLUTION FOR TEMPORARY INTERFUND LOAN FROM THE GENERAL FUND TO THE AMBULANCE ENTERPRISE FUND (1-2235) - City Manager John Berkich,

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Chief Deputy District Attorney Mark Forsberg - Discussion indicated the funds would be taken from the ending fund balance. The final impact of the Medicare demand is unknown at this time but may be as much as \$500,000 although staff believes it to be in the \$3-400,000 range. Staff has been discussing the issue with outside counsel. The District Attorney's office may bring a request to the Board to retain outside legal counsel to represent the City in this issue. It may take a year to complete the appeal process. Mayor Masayko requested periodic updates. Funding from the contingency account may be required and will be included in the budget discussions. Mayor Masayko corrected the title of the resolution. Supervisor Bennett pointed out the different Medicare issues related to fraud and abuse and honest billing mistakes. She stressed that there are large differences between billing errors and the intent to defraud and emphasized the need to relay this message to the community. The City/staff had not intended to defraud Medicare. The City had merely been caught in the "brush of scrutiny of the entire medical field". Mayor Masayko felt that the problem is a difference in opinion on how the City bills for services rather than an error. Mr. Forsberg indicated that the City/staff had not conceded that it owed the money to Medicare. This is the reason for seeking assistance from outside counsel. Supervisor Williamson urged staff to involve our Congressional representatives as Carson City is not the only community being scrutinized. Mr. Berkich indicated that Senator Bryan's local representative, Tom Baker, has been actively involved and will continue to be. Later this month a meeting with other interested groups will occur on this topic. He offered to brief the Board on it. Comments reiterated that the City had not made a mistake and is a victim of misidentification. Comments expounded on the Medicare actions including reasons for and concerns about its broad brush painting of many honest providers. Supervisor Livermore briefly described changes the Hospital had implemented based on the Medicare acts. He suggested the City consider hiring a compliance officer to verify the service provided and its compliance with Medicare criteria or at the very least work to with the Hospital's compliance officer. The need to be cognizant of the ambulance service level and the Medicare requirements was emphasized. It may become necessary in the future to provide other service levels or reconsideration of the City's service. Supervisor Williamson moved to adopt Resolution No. 2000-R-2, A RESOLUTION FOR TEMPORARY INTERFUND LOAN FROM THE GENERAL FUND TO THE CARSON CITY AMBULANCE FUND, amended the resolution title to be from the General Fund to the Carson City ambulance enterprise fund, that the fiscal impact is \$140,000, and that the funding source is from the General Fund. Supervisor Livermore seconded the motion. Motion carried 5-0.

B. ACTION TO APPROVE THE ADOPTION OF THE CARSON CITY FINANCIAL AND BUDGET POLICIES DOCUMENT WHICH INCLUDE THE REVISED FINANCIAL STABILIZATION, CONTINUOUS QUALITY IMPROVEMENT, DEBT MANAGEMENT AND CAPITAL IMPROVEMENT POLICIES (1-2635) - Clarification indicated that the new fund to stabilize the operation of local government replaced the financial stabilization plan and is to have ten percent of the annual General Fund expenditures. Supervisor Livermore described his reasons for recommending a change in Financial Stabilization Policy Item No. 1 "To designate any excess unrestricted fund balance 'at a level approved by the board...'. Mr. Heath indicated the policy is dynamic and could be modified. He had purportedly provided the Board with a memo delineating the audited ending fund balance

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and how it is to be allocated. Supervisor Williamson suggested that Financial Stabilization Policy Item No. 12 be number 1 and that the policy be renumbered based on the Board's priorities. Mayor Masayko added to Item now numbered 1 "...provide quality 'and cost effective' services to the community." Supervisor Williamson explained the original use of the Center for Excellence's training program and its funding. This program is no longer offered by WNCC. The entire CQI program has become diluted within some Departments and is no longer being being operated as established. An effort is now being made to re-establish the program and enable the employees to participate in the allocation of the CQI funds. The new concept is to have the program provide training and have an oversight committee known as organizational development team who will review the allocations. Mayor Masayko suggested that these funds not be restricted to WNCC and stressed the need for ongoing training regardless of the source. Supervisor Williamson described an effort to tie the City's training program into one used by the Hospital. Mayor Masayko stressed the need to make the document dynamic and maintain it in an up-to-date status. Mr. Berkich agreed to bring forth any recommended changes as they arise and stressed the importance of having such documents. Discussion explained the caps in the Debt Management Policy Items 11 and 12. Supervisor Livermore requested that copies of the memo delineating the City's current and the national standards be given to the Debt Management Commission. The importance of observing such a cap was discussed. Supervisor Williamson moved to adopt the Carson City Financial and Budget Policies document which includes the revised Financial Stabilization, Continuous Quality Improvement, Debt Management and Capital Improvement Program policies with the following changes that under the Financial Stabilization Policy Number 12 become Number 1 and amended to say to provide quality and cost effective services and that Number 2 designate any excess, unrestricted fund balance level to be approved by the Board of Supervisors at the end of the given year. Supervisors Plank and Livermore seconded the motion. Motion carried 5-0.

12. BUILDING AND SAFETY - Building Official Phil Herrington

A. ACTION ON A DETERMINATION PURSUANT TO NRS 237.080 WHETHER THE ADOPTION OF THE 1997 UNIFORM BUILDING CODE AND RELATED CODES, 1997 UNIFORM PLUMBING CODE, 1999 NATIONAL ELECTRICAL CODE AND 1997 UNIFORM MECHANICAL CODE ALONG WITH SUCH AMENDMENTS AS ARE APPLICABLE IN CARSON CITY INCLUDING THE CONTINUATION OF THE EXISTING PERMIT FEE SCHEDULE IS LIKELY TO: (A) IMPOSE A DIRECT AND SIGNIFICANT ECONOMIC BURDEN UPON A BUSINESS; OR (B) DIRECTLY RESTRICT THE FORMATION, OPERATION OR EXPANSION OF A BUSINESS (1-3115) - A Chamber of Commerce letter was distributed to the Board and Clerk. (A copy is in the file.) The Chamber supported Mr. Herrington's presentation that the revisions will not impose a direct or significant economic impact. Supervisor Bennett moved that the Board of Supervisors determine, pursuant to NRS 237.080, that the adoption of the 1997 Uniform Building Code and related codes, the 1997 Uniform Plumbing Code, the 1999 National Electrical Code and the 1997 Uniform Mechanical Code along with such amendments as are applicable in Carson City including continuation of the existing permit fee schedule is unlikely to: A. Impose a direct and significant economic burden upon a business; or B. Directly restrict the formation, operation or expansion of a business. Supervisor Williamson seconded the motion. Motion carried 5-0.

B. ORDINANCE - FIRST READING - i. ACTION ON AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.05 (BUILDING CODE), SECTION 15.05.010 (ADOPTION OF THE UNIFORM BUILDING CODE AND RELATED CODES) BY DELETING THE ADOPTION OF THE 1994 EDITIONS OF THE UNIFORM BUILDING CODE, SIGN CODE, HOUSING CODE, CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, CODE FOR BUILDING CONSERVATION, INCLUDING CHAPTER 1 OF THE APPENDICES, ADMINISTRATIVE CODE, AND DELETING A REDUNDANT PROVISION ADOPTING THE 1992 ACCESSIBILITY CODE, AND ADOPTING THE 1997 EDITION OF THE ABOVE-NAMED UNIFORM CODES AND PROVIDING FOR FEES FOR SERVICES OUTSIDE NORMAL OPERATION AND HOURS; SECTION 15.05.018 (AMENDMENTS TO CHAPTER 1 OF THE UNIFORM BUILDING CODE) BY DELETING REDUNDANT PROVISIONS CONCERNING REQUIREMENTS FOR PLANS AND ARCHITECTS, DELETING AN AMENDMENT REQUIRING RENEWAL OF PERMITS NOT COMPLETED WITHIN ONE YEAR AND FEES THEREFOR, AND OTHER EDITORIAL CHANGES NOT AFFECTING REQUIREMENTS; SECTION 15.05.020 (AMENDMENTS TO CHAPTER 3 OF THE UNIFORM BUILDING CODE) BY REQUIRING INTERCONNECTION OF ALL SMOKE DETECTORS WITHIN A LIVING UNIT; SECTION 15.05.022 (AMENDMENTS TO CHAPTER 4 OF THE UNIFORM BUILDING CODE) BY REPLACING THE TERM "EXIT" WITH THE TERM "MEANS OF EGRESS" AND RENUMBERING REFERENCED SECTIONS TO AGREE WITH THE 1997 UNIFORM BUILDING CODE; SECTION 15.05.028 (AMENDMENTS TO CHAPTER 10 OF THE UNIFORM BUILDING CODE) BY RENUMBERING SECTIONS AND DELETING A REFERENCE TO CASINOS MADE REDUNDANT BY NEW PROVISIONS IN THE 1997 UNIFORM BUILDING CODE; SECTION 15.05.032 (AMENDMENTS TO CHAPTER 15 OF THE UNIFORM BUILDING CODE) BY MOVING ONE AMENDMENT TO ANOTHER SECTION AND RENUMBERING AND DELETING SUPERFLUOUS LANGUAGE IN TWO OTHERS; SECTION 15.05.034 (AMENDMENTS TO CHAPTER 16 OF THE UNIFORM BUILDING CODE) BY MAKING EDITORIAL CHANGES TO EXISTING AMENDMENTS TO SNOW LOAD REQUIREMENTS, RENUMBERING SECTIONS, AND ADDING CLARIFYING LANGUAGE FOR EXISTING PROVISIONS FOR SITE GEOLOGY AND SEISMIC ZONE; SECTION 15.05.036 (AMENDMENTS TO CHAPTER 18 OF THE UNIFORM BUILDING CODE) BY REMOVING REDUNDANT LANGUAGE CONCERNING FOUNDATIONS; SECTION 15.05.040 (AMENDMENTS TO CHAPTER 23 OF THE UNIFORM BUILDING CODE) BY CLARIFYING EXISTING REQUIREMENTS CONCERNING UNDERFLOOR VENTILATION AND SHEAR WALL DESIGN, AND RENUMBERING CERTAIN SECTIONS; SECTION 15.05.042 (AMENDMENTS TO CHAPTER 33 OF THE UNIFORM BUILDING CODE) BY CORRECTING A TYPOGRAPHIC ERROR; SECTION 15.05.046 (AMENDMENTS TO THE APPENDIX OF CHAPTER 11 OF THE UNIFORM BUILDING CODE) BY RENUMBERING SECTION 1107.3 AS 1108.3; ADDING SECTION 15.05.047 (AMENDMENTS TO THE APPENDIX OF CHAPTER 13 OF THE UNIFORM BUILDING CODE) ADOPTING THE 1992 EDITION OF THE MODEL ENERGY CODE IN LIEU OF THE 1995 EDITION; BY DELETING SECTION 15.05.050 (ADOPTION OF UNIFORM CODE FOR BUILDING CONSERVATION APPENDIX BY REFERENCE); AND OTHER MATTERS PROPERLY RELATED THERETO; ii. ACTION ON AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION), OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.09 (PLUMBING CODE), AMENDING SECTION 15.09.010 (ADOPTION OF THE UNIFORM PLUMBING CODE) BY DELETING THE ADOPTION OF THE 1994 UNIFORM PLUMBING CODE AND ADOPTING THE 1997 UNIFORM PLUMBING CODE EXCEPT CHAPTER ONE; SECTION 15.09.020 (AMENDMENTS TO CHAPTER 4 (PLUMBING FIXTURES) OF THE UNIFORM PLUMBING CODE) BY RENUMBERING SECTIONS TO AGREE WITH THE 1997 UNIFORM PLUMBING CODE; SECTION 15.09.030 (AMENDMENTS TO CHAPTER 6 (WATER SUPPLY AND DISTRIBUTION) OF THE UNIFORM PLUMBING CODE) BY RENUMBERING SECTIONS TO AGREE WITH THE 1997 UNIFORM PLUMBING CODE; SECTION 15.09.040 (AMENDMENTS TO CHAPTER 7 (SANITARY DRAINAGE) OF THE UNIFORM PLUMBING CODE) BY MAKING EDITORIAL CHANGES TO EXISTING REQUIREMENTS; SECTION 15.09.060 (AMENDMENTS TO CHAPTER 12 (FUEL PIPING) OF THE UNIFORM PLUMBING CODE) BY RESTORING AN EXISTING AMENDMENT,

RELATING TO PRESSURE TESTING, INADVERTENTLY DELETED IN A PREVIOUS ORDINANCE; SECTION 15.09.070 (ADOPTION OF AND AMENDMENTS TO APPENDICES OF THE UNIFORM PLUMBING CODE) BY DELETING A REDUNDANT ADOPTION OF THE APPENDICES AND RENUMBERING AN EXISTING AMENDMENT TO AGREE WITH THE 1997 UNIFORM PLUMBING CODE; AND OTHER MATTERS PROPERLY RELATED THERETO; iii. ACTION ON AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION), OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.13 (ELECTRICAL CODE), AMENDING SECTION 15.13.010 (ADOPTION OF THE NATIONAL ELECTRICAL CODE) BY DELETING THE ADOPTION OF THE 1996 NATIONAL ELECTRICAL CODE AND ADOPTING THE 1999 NATIONAL ELECTRICAL CODE; SECTION 15.13.020 (AMENDMENTS TO CHAPTER 1 (GENERAL) OF THE NATIONAL ELECTRICAL CODE) BY INCORPORATING EXISTING AMENDMENTS REQUIRING COPPER GROUNDING CONDUCTORS INTO RELATED DEFINITIONS AND RENUMBERING AMENDED SECTIONS TO AGREE WITH THE 1999 NATIONAL ELECTRICAL CODE; SECTION 15.13.030 (AMENDMENTS TO CHAPTER 2 (WIRING AND PROTECTION) OF THE NATIONAL ELECTRICAL CODE) BY RENUMBERING AND RETITLING AMENDED SECTIONS TO AGREE WITH THE 1999 NATIONAL ELECTRICAL CODE; SECTION 15.13.040 (AMENDMENTS TO CHAPTER 3 (WIRING METHODS AND MATERIALS) OF THE NATIONAL ELECTRICAL CODE) BY RENUMBERING AMENDED SECTIONS TO AGREE WITH THE 1999 NATIONAL ELECTRICAL CODE; AND OTHER MATTERS PROPERLY RELATED THERETO; AND iv. ACTION ON AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION), OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.16 (MECHANICAL CODE), AMENDING SECTION 15.16.010 (ADOPTION OF THE UNIFORM MECHANICAL CODE) BY DELETING THE ADOPTION OF THE 1994 UNIFORM MECHANICAL CODE AND ADOPTING THE 1997 UNIFORM MECHANICAL CODE; SECTION 15.16.020 (AMENDMENTS TO UNIFORM MECHANICAL CODE) BY RENUMBERING SECTIONS TO AGREE WITH THE 1997 UNIFORM MECHANICAL CODE; AND OTHER MATTERS PROPERLY RELATED THERETO (1-3240) - Mayor Masayko passed the gavel to Mayor Pro-Tem Bennett. Discussion clarified the smoke detector interconnection requirement to be for all types of buildings including residential, commercial and industrial. Building remodels will require interconnecting smoke detectors in rooms which are remodeled but exterior reconstruction, such as reroofing, will not require it. Comments indicated there had been a letter from the Builders Association of Western Nevada (BAWN) that is similar to the Chamber's letter regarding the previous item. (A copy was not included in the Clerk's packet.) BAWN Representative and a developer member of the One Stop Shop Committee Ron Kipp expressed support for the Code revisions. He commended Mr. Herrington and his staff on their willingness to allow other communities to work through the problems with the revisions prior to adoption as the City Code. He noted a concern about having all of the smoke detectors go off in a house and not being able to find the fire. He felt that the new federally mandated air exchangers would not be required until the 2005 Code is adopted. Concerns with this requirement were noted. Mr. Herrington indicated the City would keep the 1997 Code for several years although the 2000 International Code will soon be available. He agreed that the 1997 Code had had a few problems and that they had delayed implementation until they had been worked them out. There are major issues with the 2000 Code which is why he was not recommending adoption at this time. This recommendation does not mean that the City is taking a back seat regarding safety but rather that he is waiting for the administrative details to be established. Mayor Masayko moved to introduce on first reading Bill No. 103, AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.05 (BUILDING CODE), SECTION 15.05.010 (ADOPTION OF THE UNIFORM BUILDING CODE AND RELATED CODES) BY DELETING THE ADOPTION OF THE 1994 EDITIONS OF THE UNIFORM BUILDING

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CODE, SIGN CODE, HOUSING CODE, CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, CODE FOR BUILDING CONSERVATION, INCLUDING CHAPTER 1 OF THE APPENDICES, ADMINISTRATIVE CODE, AND DELETING A REDUNDANT PROVISION ADOPTING THE 1992 ACCESSIBILITY CODE, AND ADOPTING THE 1997 EDITION OF THE ABOVE-NAMED UNIFORM CODES AND PROVIDING FOR FEES FOR SERVICES OUTSIDE NORMAL OPERATION AND HOURS; SECTION 15.05.018 (AMENDMENTS TO CHAPTER 1 OF THE UNIFORM BUILDING CODE) BY DELETING REDUNDANT PROVISIONS CONCERNING REQUIREMENTS FOR PLANS AND ARCHITECTS, DELETING AN AMENDMENT REQUIRING RENEWAL OF PERMITS NOT COMPLETED WITHIN ONE YEAR AND FEES THEREFOR, AND OTHER EDITORIAL CHANGES NOT AFFECTING REQUIREMENTS; SECTION 15.05.020 (AMENDMENTS TO CHAPTER 3 OF THE UNIFORM BUILDING CODE) BY REQUIRING INTERCONNECTION OF ALL SMOKE DETECTORS WITHIN A LIVING UNIT; SECTION 15.05.022 (AMENDMENTS TO CHAPTER 4 OF THE UNIFORM BUILDING CODE) BY REPLACING THE TERM "EXIT" WITH THE TERM "MEANS OF EGRESS" AND RENUMBERING REFERENCED SECTIONS TO AGREE WITH THE 1997 UNIFORM BUILDING CODE; SECTION 15.05.028 (AMENDMENTS TO CHAPTER 10 OF THE UNIFORM BUILDING CODE) BY RENUMBERING SECTIONS AND DELETING A REFERENCE TO CASINOS MADE REDUNDANT BY NEW PROVISIONS IN THE 1997 UNIFORM BUILDING CODE; SECTION 15.05.032 (AMENDMENTS TO CHAPTER 15 OF THE UNIFORM BUILDING CODE) BY MOVING ONE AMENDMENT TO ANOTHER SECTION AND RENUMBERING AND DELETING SUPERFLUOUS LANGUAGE IN TWO OTHERS; SECTION 15.05.034 (AMENDMENTS TO CHAPTER 16 OF THE UNIFORM BUILDING CODE) BY MAKING EDITORIAL CHANGES TO EXISTING AMENDMENTS TO SNOW LOAD REQUIREMENTS, RENUMBERING SECTIONS, AND ADDING CLARIFYING LANGUAGE FOR EXISTING PROVISIONS FOR SITE GEOLOGY AND SEISMIC ZONE; SECTION 15.05.036 (AMENDMENTS TO CHAPTER 18 OF THE UNIFORM BUILDING CODE) BY REMOVING REDUNDANT LANGUAGE CONCERNING FOUNDATIONS; SECTION 15.05.040 (AMENDMENTS TO CHAPTER 23 OF THE UNIFORM BUILDING CODE) BY CLARIFYING EXISTING REQUIREMENTS CONCERNING UNDERFLOOR VENTILATION AND SHEAR WALL DESIGN, AND RENUMBERING CERTAIN SECTIONS; SECTION 15.05.042 (AMENDMENTS TO CHAPTER 33 OF THE UNIFORM BUILDING CODE) BY CORRECTING A TYPOGRAPHIC ERROR; SECTION 15.05.046 (AMENDMENTS TO THE APPENDIX OF CHAPTER 11 OF THE UNIFORM BUILDING CODE) BY RENUMBERING SECTION 1107.3 AS 1108.3; ADDING SECTION 15.05.047 (AMENDMENTS TO THE APPENDIX OF CHAPTER 13 OF THE UNIFORM BUILDING CODE) ADOPTING THE 1992 EDITION OF THE MODEL ENERGY CODE IN LIEU OF THE 1995 EDITION; BY DELETING SECTION 15.05.050 (ADOPTION OF UNIFORM CODE FOR BUILDING CONSERVATION APPENDIX BY REFERENCE); AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisors Livermore and Plank seconded the motion. Motion carried 5-0.

(2-0038) Mayor Masayko moved to introduce on first reading Bill No. 104, AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION), OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.09 (PLUMBING CODE), AMENDING SECTION 15.09.010 (ADOPTION OF THE UNIFORM PLUMBING CODE) BY DELETING THE ADOPTION OF THE 1994 UNIFORM PLUMBING CODE AND ADOPTING THE 1997 UNIFORM PLUMBING CODE EXCEPT CHAPTER ONE; SECTION 15.09.020 (AMENDMENTS TO CHAPTER 4 (PLUMBING FIXTURES) OF THE UNIFORM PLUMBING CODE) BY RENUMBERING SECTIONS TO AGREE WITH THE 1997 UNIFORM PLUMBING CODE; SECTION 15.09.030 (AMENDMENTS TO CHAPTER 6 (WATER SUPPLY AND DISTRIBUTION) OF THE UNIFORM PLUMBING CODE) BY RENUMBERING SECTIONS TO AGREE WITH THE 1997 UNIFORM PLUMBING CODE; SECTION 15.09.040 (AMENDMENTS TO CHAPTER 7 (SANITARY DRAINAGE) OF THE UNIFORM PLUMBING CODE) BY MAKING EDITORIAL CHANGES TO EXISTING REQUIREMENTS; SECTION 15.09.060 (AMENDMENTS TO CHAPTER 12 (FUEL PIPING) OF THE UNIFORM PLUMBING CODE) BY RESTORING AN EXISTING AMENDMENT, RELATING TO PRESSURE TESTING, INADVERTENTLY

DELETED IN A PREVIOUS ORDINANCE; SECTION 15.09.070 (ADOPTION OF AND AMENDMENTS TO APPENDICES OF THE UNIFORM PLUMBING CODE) BY DELETING A REDUNDANT ADOPTION OF THE APPENDICES AND RENUMBERING AN EXISTING AMENDMENT TO AGREE WITH THE 1997 UNIFORM PLUMBING CODE; AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Livermore seconded the motion. Motion carried 5-0.

Mayor Masayko moved to introduce on first reading Bill No. 105, AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION), OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.16 (MECHANICAL CODE), AMENDING SECTION 15.16.010 (ADOPTION OF THE UNIFORM MECHANICAL CODE) BY DELETING THE ADOPTION OF THE 1994 UNIFORM MECHANICAL CODE AND ADOPTING THE 1997 UNIFORM MECHANICAL CODE; SECTION 15.16.020 (AMENDMENTS TO UNIFORM MECHANICAL CODE) BY RENUMBERING SECTIONS TO AGREE WITH THE 1997 UNIFORM MECHANICAL CODE; AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Livermore seconded the motion. Motion carried 5-0.

Mayor Masayko moved to introduce on first reading Bill No. 106, AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION), OF THE CARSON CITY MUNICIPAL CODE, CHAPTER 15.13 (ELECTRICAL CODE), AMENDING SECTION 15.13.010 (ADOPTION OF THE NATIONAL ELECTRICAL CODE) BY DELETING THE ADOPTION OF THE 1996 NATIONAL ELECTRICAL CODE AND ADOPTING THE 1999 NATIONAL ELECTRICAL CODE; SECTION 15.13.020 (AMENDMENTS TO CHAPTER 1 (GENERAL) OF THE NATIONAL ELECTRICAL CODE) BY INCORPORATING EXISTING AMENDMENTS REQUIRING COPPER GROUNDING CONDUCTORS INTO RELATED DEFINITIONS AND RENUMBERING AMENDED SECTIONS TO AGREE WITH THE 1999 NATIONAL ELECTRICAL CODE; SECTION 15.13.030 (AMENDMENTS TO CHAPTER 2 (WIRING AND PROTECTION) OF THE NATIONAL ELECTRICAL CODE) BY RENUMBERING AND RETITLING AMENDED SECTIONS TO AGREE WITH THE 1999 NATIONAL ELECTRICAL CODE; SECTION 15.13.040 (AMENDMENTS TO CHAPTER 3 (WIRING METHODS AND MATERIALS) OF THE NATIONAL ELECTRICAL CODE) BY RENUMBERING AMENDED SECTIONS TO AGREE WITH THE 1999 NATIONAL ELECTRICAL CODE; AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Livermore seconded the motion. Motion carried 5-0. Mayor Pro-Tem Bennett returned the gavel to Mayor Masayko.

BREAK: Mayor Masayko declared a lunch recess at 11:50 a.m. The entire Board was present when he reconvened the meeting at 1:30 p.m., constituting a quorum.

13. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan

A. ACTION ON MPE-96/97-3 - RATIFICATION OF RESOLUTION 1999-RPC-5, A RESOLUTION OF THE CARSON CITY REGIONAL PLANNING COMMISSION APPROVING MPE-96/97-3, THE ADOPTION OF THE CARSON CITY OPEN SPACE MASTER PLAN ELEMENT INCLUDING AMONG OTHER MATTERS THE CARSON CITY OPEN SPACE RESOURCES AND CONSTRAINTS, A MASTER PLAN FOR FUTURE OPEN SPACE SYSTEM APPROACHES TO LAND PROTECTION AND MANAGEMENT OF OPEN SPACE AS AN ELEMENT TO THE CARSON CITY MASTER PLAN (2-0150) - Open Space Advisory Committee Vice Chair Deborah Uhart introduced the Committee members who were present and briefly described the history and process used to develop the element. She emphasized that it is a dynamic document which will change over time. She thanked the staff, consultants, media, Question 18 steering committee and supporters, and the Committee members for their dedication and

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assistance throughout the process. She complimented the Board on its patience in waiting for the document which had taken a lengthy period to complete. She then introduced Consultant Jeff Winston. Mr. Winston detailed the contents of the element with the use of a computer enhanced overheads. His closing comments emphasized that it would take a great deal of time before progress may be seen as it must be accomplished one brick at a time. The element was only the starting point. Eventually the accomplishments will be an important part of the community's economic development.

Board comments agreed that history will judge the community on its decision to provide for open space. They also congratulated the Committee on the vitality of the plan and complimented them on their dedication and efforts. Reasons the Committee and Consultant felt that a program coordinator was not need for several years were explored. It was felt that other City staff or the Committee members themselves could provide the services required for this position until funding and programs warrant an individual. Supervisor Livermore suggested that a contract person be considered for this position. Comments stressed the urgency of land acquisitions. Supervisor Bennett volunteered to assist with this endeavor wherever possible due to her experience with other public land trades. The need for development standards was re-enforced by the hillside development standards. The survey's support for Lake Tahoe and the need for this area to be included in the City's open space were stressed. Supervisor Bennett urged the Committee to consider other linkages between Lake Tahoe and the valley besides Ash Canyon. She suggested that the Secret Harbor Association be approached about joining the Committee's efforts. Mayor Masayko supported providing trail connectivity for access to both the Lake and throughout the Valley. He urged the Committee to coordinate with RTC and NDOT to provide this linkage along the freeway. With the tax funds, this linkage may be acquired and could provide quick results. He urged the Committee to be involved with the fairgrounds and Fuji Park issue and, if necessary, their relocation. He also suggested consideration of the V&T Railway. He agreed that these items may not fall within the Committees established paradigms but such partnerships may create significant accomplishments. Supervisor Livermore complimented Messrs. Berkich and Kastens on their initiative, foresight, dedication and involvement with the original steering committee which helped bring forth the Committee and element. Mr. Berkich also complimented Mr. Kastens, the Committee, and other staff members for their dedication and efforts. Examples were provided to illustrate their commitments. Supervisor Bennett requested the record reflect her opposition to the use of Open Space funds for development of a fairgrounds. Mayor Masayko explained his statement had been that the compatibility of open space planning and the relocation of the fairgrounds are important.

Committee Member Michael Fischer explained that the process had been a learning experience for him that had indicated the dedication and professionalism of the City's staff. The importance of not establishing another bureaucracy had lead the Committee to oppose having staff at this point. This individual will be needed in a year or 18 months. Mayor Masayko indicated that, based on his statements, it would not be necessary

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for him to remain for his interview for the Open Space Committee appointments.

Jay Meierdierck gave a copy of his remarks to the Clerk. (A copy is in the file.) He then read his statement into the record. He complimented the Committee on its work. He felt that the program coordinator should have been hired three years ago and urged the Board to either amend the plan by eliminating the implementation plan or amending it and hire the program coordinator/manager. He then suggested two other amendments to the plan which would move the purchase of development rights to a higher priority and mandate the immediate reference to the plan as a standard for open space issues rather than waiting until 2005 or later. Supervisor Bennett requested the position be included in the discussions during the budget process. Supervisor Plank supported hiring the individual based on the feeling that an one person staff would not create a bureaucracy. Mayor Masayko and Supervisor Plank felt that, as the document is dynamic and could be revised, it should be adopted as written and that the Committee could evaluate Mr. Meierdierck's suggestions, revise the element if deemed appropriate, and resubmit it for the Board's ratification. Vice Chair Uhart reiterated the public concerns heard during the campaign for the ballot question regarding not establishing a bureaucracy. The funds required for the staff equal one or two acres of property which is a higher priority. She expressed a willingness to reconsider the issue if the Board desired. Board comments pointed out that the entire plan, with all of the hard work involved, may risk failing without an appropriate staff member. Comments encouraged the Committee to evaluate the issue and return as quickly as possible as the budget period is fast approaching.

(2-1795) Pat Anderson urged the Board to adopt the plan as written so that the Committee could begin conducting the workshops on key issues and acquisitions. During these workshops the question concerning the need for staff could be asked.

Supervisor Williamson moved that the Board of Supervisors approve and ratify Resolution 1999-RPC-5, a resolution of the Carson City Regional Planning Commission approving MPE-96/97-3, the adoption of the Carson City Open Space Master Plan Element including among other matters the Carson City Open Space Resources and Constraints, a Master Plan for Future Open Space System Approaches to Land Protection and Management of Open Space, as an element to the Carson City Master Plan. Supervisor Bennett seconded the motion. Discussion indicated that the work plan required for the Master Plan Element would not require the number of public hearings mandated for the Element. The work plan could also be revised as deemed appropriate as it is an administrative plan. Mr. Winston indicated that the plan would be checked one more time for grammar, spelling, and graphics. Following discussion on a request for an amendment, Supervisor Williamson explained her willingness to ask the Committee to reconsider the issues Mr. Meierdierck had raised including the personnel needs. She stressed the importance of having the plan adopted. Vice Chair Uhart stipulated to having the item agendaized for the next meeting. She also felt that the question could be poised to the public during the neighborhood meetings which will commence within 30 days. Supervisor Plank supported this approach. The motion to approve and ratify the plan was voted and carried 5-0.

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BREAK: A recess was declared between 2:20 p.m. and 2:30 p.m. The entire Board was present when Mayor Masayko reconvened the meeting, constituting a quorum.

14. PERSONNEL MANAGER - Judie Fisher

C. ACTION TO APPOINT FOUR MEMBERS TO THE PARKS AND RECREATION COMMISSION (2-1978) - Rescheduled for either Thursday or Friday of next week.

A. ACTION TO APPOINT APPLICANTS AND ALTERNATES TO FILL TWO VACANCIES FOR THREE YEARS ON THE OPEN SPACE ADVISORY COMMITTEE (1-1980) - Mayor Masayko reiterated that Dr. Fischer had already been interviewed due to his statements during the previous item. The Board interviewed Patrick Anderson and Ronald Pacheco. Mayor Masayko thanked each for applying. The packets included Mr. Cabrera's letter. Discussion ensued on the ordinance, its requirement that the alternates be placed before new appointments are made, and the confusion the procedure creates. The alternate program had been established as method of finding replacements who are knowledgeable about the Committee and its purpose. They can only fill vacancies which arise during their four year term. For this reason they compete against individuals who have been serving for any vacancies. Concerns were expressed that the process does not allow new Board members to have a say in the selection process. Comments complimented individuals for competing for the alternate position(s) in view of the potential that they may never become a member of the Committee. Although they attend all the meetings and participate, they are not allowed to make motions or vote. Consensus supported reconsideration of the ordinance. The Board Members each nominated his/her top three candidates which selected Dr. Fisher and Mr. Pacheco as members. Supervisor Williamson moved to appoint Michael Fischer and Ron Pacheco to four year terms on the Open Space Advisory Committee. Supervisor Bennett seconded the motion. Motion carried 5-0. Mayor Masayko congratulated the appointees.

Supervisor Bennett moved that the Board appoint Patrick Anderson as the first alternative for the Open Space Advisory Committee until such time as we amend the ordinance. Supervisor Plank seconded the motion. Following a request for an amendment, Supervisor Bennett amended her motion to appoint Mr. Anderson as the second alternate as Margaret Robinson is the first alternate. Supervisor Plank concurred. The motion was voted and carried 5-0.

B. ACTION TO FILL "OWNER OF LESS THAN 20 ACRES" VACANCY ON CARSON RIVER ADVISORY COMMITTEE (2-2708) - Mr. Willis' letter was noted. (A copy is in the file.) The Board interviewed Tom Hall. Board comments thanked him for applying. Discussion noted the need to stagger the terms and that Mr. Hall would complete an unexpired term which would expire in August 2000. He expressed an interest in a longer period. The enabling ordinance is to be reconsidered as it may include a sunset clause. Supervisor Livermore moved to fill an unexpired term for the owner of less than 20 acres representative on the Carson River Advisory Committee on whose term will expire August 2000 by appointing Thomas W. Hall. Supervisor Bennett seconded the motion. Motion carried 5-0.

15. CITY MANAGER - John Berkich

A. ACTION TO ADOPT A RESOLUTION CONSENTING TO A RELINQUISHMENT AND LAND TRANSFER AGREEMENT WITH THE STATE OF NEVADA FOR A PORTION OF CLEAR CREEK ROAD (2-2955) - Nevada Department of Transportation Chief Right-of-Way Agent Heidi Mireles explained that the State Transportation Board would consider the relinquishment on January 21. Supervisor Livermore moved that the Board of Supervisors adopt Resolution No. 2000-R-3, A RESOLUTION CONSENTING TO A RELINQUISHMENT AND LAND TRANSFER AGREEMENT WITH THE STATE OF NEVADA FOR A PORTION OF CLEAR CREEK ROAD. Supervisor Bennett seconded the motion. Motion carried 5-0.

B. STATUS REPORT AND POSSIBLE ACTION ON TIBURON AS THE VENDOR OF CHOICE TO PROVIDE THE COMPUTER AIDED DISPATCH SYSTEM (2-3060) - Mr. Berkich's introduction included the team who had worked on the selection process since the last meeting. A summary of the team's status report and Mr. Berkich's status report were given to the Board. (A copy was not given to the Clerk.) District Attorney Noel Waters described his involvement in the search for a dispatch system and the process undertaken since the Board's December 17th meeting. The requested HTE Cad V information should be received by the team by next Tuesday. A Tiburon site is to be selected on Monday and will be toured by the team. Purportedly, the Tiburon baseline program had only been demonstrated in Carson City. To date the Tiburon system remains the users' choice. The users are aware of the need to verify the system's capabilities. A list of questions is being developed. The demonstration is to be limited to baseline systems and not include customized systems. There is a Tiburon baseline system in Sunnyvale. Reasons for feeling that this site should be used as a comparison included its combined police and fire services. Comments emphasized the need for HTE to address its shortcomings, be they perceived or otherwise, in order to win support from the users. The budget restrictions were acknowledged. Computerized functions and capabilities deemed necessary were described to illustrate the concerns and need for a system which is reliable and user friendly. The team should be able to complete its research by the end of the month. Mayor Masayko thanked him for taking on the search. He agreed that the system should not be piecemealed together. Funding commitments must be understood and identified in the beginning. Mr. Walker then described his four county court integrated system which had been paid by the courts. The Tiburon system is based on the same program. Mayor Masayko indicated that this had been one of his concerns regarding having a software package which will change the hardware. Both systems cannot be maintained over the long run. Information must be shared and not require dual operations. This decision must be faced and a determination be made as to the correct timing for the change. Mr. Waters indicated that IBM had just announced that its system will be able to handle the Tiburon program. Clarification indicated that Mr. Waters himself had not contacted any of the Tiburon sites, however, other team members had. He preferred not to voice an opinion on either program until he had personally observed its operation. There had been both successes and failures for both Tiburon and HTE. Concerns about the amount of customization required for both were noted. Supervisor Plank asked Mr. Waters to develop ideas on how the contract could be worded to avoid installation problems. Mr. Waters indicated that this had been one of his motivates for joining the team.

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Contract wording is important. Carson City should not have to reinvent the wheel when selecting and negotiating the product. Supervisor Livermore hoped that the process would determine the true merits and costs of the selected system. Once the vendor is selected, the team should be allowed to develop the contract for the Board's consideration. The consultant had pointed out the personnel longevity for both HTE and Tiburon. This information should be included in the evaluation and questions. Mr. Waters agreed to add it to the list and requested any other questions be forwarded to him. Supervisor Bennett described her need for a comparison which she could understand due to its vital importance to the community. Mr. Waters agreed that the system must be able to respond quickly and accurately. The request for proposals will be used as the starting point for the negotiations. The end users participation in the process is to be included and respected. Mayor Masayko requested that the final report include justification for the preferred recommendation. He questioned whether there were any viable alternatives which should also be considered. The discussions had not included a potential link with Reno's system. He agreed that it would have a cost but that the cost could be less than that indicated. Its feasibility should be analyzed. He also encouraged Mr. Waters to analyze the first five year costs for the system and the installation period.

Mr. Berkich described his research into the feasibility of linking to Reno's Tiburon system. His research will continue simultaneously with Mr. Waters team's research. Both reports should be available for the first meeting in February. Mayor Masayko emphasized the need for the decision to be made on valid information as quickly as is possible. Supervisor Williamson described her contact with Reno regarding its system. Reno's consultant suggested that Carson City come and look at its operation. It would allow the City to tie its records and dispatch system to Reno's, however, Carson City will still have to have its own jail system and maintain its own dispatchers and communication center. Mayor Masayko agreed that the software and hardware would be located in Reno and the terminals would be in Carson City.

Mayor Masayko requested the public comments be cognizant of the Board's time restraints and committed to having an evening session when the reports are ready for the Board to make a decision. All public comments will be heard at that time. Public comments were then solicited.

(3-0319) Tony Morangi gave the Clerk a copy of his comments. (The copy is in the file.) He urged the Board to reject the Reno concept, develop a contract with the firm selected guaranteeing the program will be completed within one year, and requiring bonding, corrections at no cost, and penalties for any failures. He suggested that payment in full not occur until after the one year trial period which could be handled through a staggered payment schedule. Norman Pedersen highlighted his experience in the communications field. He felt that the City Manager and Board had received undue criticism for its involvement in the selection process. His prepared comments were read into the record supporting the employees' input and his demand that the Board exercise due diligence in its fiduciary responsibilities during the review process. He questioned whether the current system is safe as it is obsolete and antiquated. Details of any

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incidents were requested. A copy of his statement was given to the Clerk. (It is in the file.) Carson City Fire Fighters Association President Bob Schreihans noted that the City did not have to acquire the entire Tiburon system beyond that of the dispatch and records needs. He alleged that dispatch had encountered a failure with the present system which is an HTE program. He questioned the reasons HTE had brought to light its "new" system at the last minute. He suggested that negotiations commence with Tiburon as better pricing would be provided. Mayor Masayko indicated that Mr. Waters could request this, if desired, in two weeks. Dispatcher Janice Ratliff and Communications Manager Laura Cadot described incidents at the center with the current programs. Purportedly, the current radio system can no longer be maintained. The current computer system cannot be updated as it is maxed out. The service demand for the center is too high to allow another incident to occur. The Board is overlooking the safety concerns for the City employees as well as the general public. The current system is failing and needs to be replaced. The team had analyzed all of the issues, made a recommendation, and should be supported. The consultant had supported the team and his work should also be recognized. Deputy Sheriff Heather Lutzom supported the comments concerning employee and public safety. Two separate studies supported the Tiburon system. She urged the Board to make a decision. Dispatchers Liz Hertz, Margorie Knowles, and Richard Wainscott explained their backgrounds, personal experience and knowledge of the HTE and Tiburon systems. Purportedly, a California site had had to replace its HTE system six months after it was installed. The present system is better than the HTE system which will pose an employee safety problem even though it is antiquated. Deputy Coroner Eric Cantlin explained his personal observations of the dispatch center. The Board had committed to making a decision today and one should be made. The service demand was described to illustrate the need for a working, reliable system. He felt that the City contracts require over-expenditure for some items which, if the buyer could go outside the contract, could be saved or used for the center or other items. He acknowledged that the Tiburon system is more than the HTE system, however, the service level would warrant the difference. He had participated in a December incident which had allowed the release of a dangerous individual. The current system is unreliable and slow in responding. He urged the Board to make a decision. Deputy Sheriff Kurt Davis further expounded on the problems with the current system and urged the Board to act.

Discussion indicated that the Board could, if desired, take action to select a vendor. Discussion between Supervisor Bennett and Mr. Waters indicated that he was willing to make the site visits. The information gleaned could be useful in determining the programs which would be required. Supervisor Bennett explained her desire to have the Sunnyvale tour conducted while negotiations occur. If a fatal flaw is found, it should be brought to the City Manager and Board's attention posthaste. She opposed continuing to delay the process. Supervisor Livermore voiced his support for the staff and consultant's recommendations. He polled the audience which indicated that no-one supported the HTE program.

(3-0925) Supervisor Williamson moved that Carson City select Tiburon as the vender of choice and that we would direct staff and the committee to visit the baseline Tiburon system and explore--, or explore the liaison with Reno

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and meanwhile proceed with contract negotiations with Tiburon. Supervisor Livermore seconded the motion. Mayor Masayko indicated the motion would move forward with the selection of Tiburon as the vendor of choice with a couple of caveats. Fire Chief Buckley questioned the motion as he thought he had heard reference to the committee negotiating and drawing up the contract during the discussion. He encouraged the Board to assign the duties to the City Manager, Sheriff, and his staff. Supervisor Livermore felt that Mr. Berkich was running the committee. Mayor Masayko responded that the motion is for the vendor of choice only. The suggestion does not have to be part of the motion. Supervisor Williamson indicated that she thought she had said to direct the committee, meaning Noel's committee, to visit the baseline Tiburon systems and/or explore the liaison with Reno and amended the motion to say "and direct the City Manager to develop a negotiating team to negotiate the contract--". Fire Chief Buckley agreed with the amendment. Supervisors Bennett and Williamson felt he had had a valid point. Mayor Masayko thanked him for his comment. Clarification indicated that Recording Secretary McLaughlin had the revision. Supervisor Livermore concurred with the revision. Additional discussion was solicited but none given. The motion was voted and carried 4-1 with Mayor Masayko voting No. Mayor Masayko then indicated that he felt that the Board was not quite ready but, as the Board had made its decision, he would not buck it. He will be on board with the other Board members. He, therefore, changed his vote to make it Aye and for the staff to move forward with Tiburon. He thanked the audience for attending noted that Mr. Waters had work to do. The Board is looking for any fatal flaws.

C. STATUS REPORT ON Y2K (3-0982) - None.

BREAK: A recess was declared at 5:37 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 6 p.m., constituting a quorum. Staff members present were: City Manager Berkich, Clerk-Recorder Glover, Community Development Director Sullivan, Parks and Recreation Director Sullivan, Chief Deputy District Attorney Forsberg, Undersheriff Callahan, Deputy District Attorney Rombardo, Senior Planner Guzman, and Recording Secretary McLaughlin.

16. COMMUNITY DEVELOPMENT DEPARTMENT - Director Walter Sullivan

A. ACTION TO DETERMINE IF THE AMENDMENT TO ORDINANCE NO. 1986-10, WHICH ADOPTED CARSON CITY'S REDEVELOPMENT PLAN IMPOSES A DIRECT AND SIGNIFICANT ECONOMIC BURDEN UPON A BUSINESS OR DIRECTLY RESTRICTS THE FORMATION, OPERATION OR EXPANSION OF A BUSINESS (3-0991) - Principal Planner Rob Joiner - Supervisor Bennett moved to approve the finding that the amendment to Ordinance No. 1986-10, which adopted Carson City's Redevelopment Plan does not impose a direct or significant economic burden upon a business or restrict the formation, operation or expansion of a business. Supervisor Livermore seconded the motion. Motion carried 5-0.

B. ORDINANCES - FIRST READING

i. ACTION ON M-99/00-7 - AN ORDINANCE AMENDING ORDINANCE NO. 1986 WHICH ADOPTED CARSON CITY'S REDEVELOPMENT PLAN BY ADDING REAL PROPERTY LOCATED AT 700 CLEAR CREEK ROAD, CARSON CITY, NEVADA, APN 9-302-05, ALSO

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KNOWN AS THE NORTH OVERFLOW PARKING LOT AT FUJI PARK, TO THE REDEVELOPMENT AREA (3-1045) - Principal Planner Joiner, Parks and Recreation Director Kastens, Fuji Park and Fairground users: Lee Bolton, (3-1283) Karson Kruzers President Jack Anderson, 4-H Horse and Rabbit Clubs Representative Rachel (last name unknown), (3-1602) Heather Blake, (3-1760) Becky Steele, (3-2003) Ginger Sengren, (3-2110) Ann Carpenter, and (4-2326) Sonja Scott; (3-1404) (3-1798) Rosalyn Carvin, (3-1490) School Board Trustee Bob Crowell, (3-1562) Michael Matuska, (3-1654) Deputy District Attorney Neil Rombardo, (3-1845) Chamber of Commerce Executive Director and Parks and Recreation Commission Chair Larry Osborne, (3-1918) Brad Harker, (3-1968) Shelly Aldean, (3-2176) Stan Smith, (3-2190) Loretta Marston, - Mayor Masayko requested a correction to the vote on the Redevelopment Authority Resolution in the packet be made as he had voted Naye. Mr. Kastens used an aerial photograph of the vicinity to locate the site and that of a Forest Service parcel which may be added to the district later. Comments indicated there had been a lot of public communication with the Board over the proposal. These comments included concerns about the use of the Redevelopment process, including having a satellite parcel, the tax issues, and the need for change. If the parcel is placed in the Redevelopment district, negotiations will commence with Costco.

Mr. Joiner and Mayor Masayko discussed with Ms. Bolton the Redevelopment and Board requirements for disposal of the property including the public comment process. The park/fairgrounds users expressed concerns regarding the traffic and its impact on the fairground; the parking plan/area which will be developed to replace the parking now allowed on the subject site; the life of Fuji Park once commercial development commences in the area; the quickness and secretiveness of the process; the plans for the "unknown" graves on the property and reasons this cemetery is not maintained; the noise impact Costco will have on the surrounding area; the potential loss of the fairgrounds; the area encompassed in the fairgrounds and park; (3-1802) Costco's future space requirements; (3-2014) Costco's salary range and its impact on the community's welfare rolls; and (3-2360) the visual impact Costco will have from West Highway 50, a gateway to the community. Mr. Berkich indicated that extensive studies are being conducted concerning traffic. The solution will involve both the City and the State of Nevada and will be required. Staff is very cognizant of the park/fairground uses and will be sure that they are included in the studies so that those uses and the commercial operation can co-exist. (3-1316) Mr. Anderson and Rachel suggested that a good portion/all of the funds from the sale be allocated for Fuji Park improvements or its relocation. Mr. Kastens indicated that a portion of Fuji Park is in Douglas County and described its size. He agreed to meet with the users. Mr. Berkich committed to finding a successful parking solution for the users. Mayor Masayko expressed a willingness to analyze the fairground usage and, perhaps, the appropriateness of the site for that use. He felt certain that the Fuji Park area of the site would/could remain as a viable park. The fairgrounds, however, its usage and location needed to be evaluated. Ms. Carter questioned the reasons Fuji Park is known as the "forgotten park" and why the community had accepted the bequest if it intended to ignore the donor's wishes. The fairgrounds are considered an "oasis in the desert". (3-1487) Mayor Masayko felt that the Board supported using the funds from the sale to upgrade or relocate the fairgrounds.

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(3-1495) Mr. Crowell indicated he did not represent the School Board but was appearing as a member of the Board in an attempt to rebutt comments incorrectly identified as his which had opposed Costco. He welcomed Costco to the area and guaranteed that Costco employees and their families would be educated in Carson City like any other residents and their family members. He then explained the Redevelopment tax structure and how it impacts the School District. He was unsure whether it is possible to rechannel the funds to the School District under an agreement and asked that City staff and Board be creative and find a process which would not impact the schools. Mayor Masayko acknowledged his concerns as he had expressed similar concerns at the previous meeting. He agreed that the City should make sure that the School District does not end up with an unfunded mandate as a consequence of the redevelopment process. Mr. Crowell thanked the Board for the opportunity to correct any misunderstandings of his comments.

Mr. Matuska was concerned with the aesthetics of the Costco building and its impact on the City. He also felt that the public had not had an opportunity to voice its opinion. The Open Space mandate had not been considered in the process and was being "contravened". (3-1632) Discussion explained how Carson City had obtained Fuji Park, the fairgrounds, and the Wun bequest which had been used for Fuji Park improvements. There are no encumbrances on the 14+ acre parcel under discussion. Mayor Masayko indicated that the ultimate decision regarding the Fairgrounds and Fuji Park will be determined at future meeting(s). At this time no plans have been made regarding the removal of any trees or changes to the park on the south side of Clear Creek. (3-1835) Mr. Joiner explained the special use permit requirement for any building over 50,000 square feet. Many of the issues which had been raised will be discussed during that process.

(3-1846) Chair Osborne explained the Parks and Recreation Commission discussion and action including its dedication to mitigate the impact. He welcomed the opportunity to work with the users and develop that plan and make the fairgrounds better. He then supported the Board's efforts to lookout for the community's economic future and to keep the ad valorem rate as low as possible. Mr. Harker was concerned about the loss of open space and questioned the amount of sales taxes created by Costco. Mr. Berkich felt that the sales tax impact would be significant. Mr. Harker suggested that some of these tax revenues be used not only for Fuji Park but to the benefit of the entire community. He supported having Costco. Ms. Aldean commended staff on its willingness to look beyond the paradigm. She felt that open space should not be the only issue evaluated as its economic benefits were also important to the community, its vitality, and future. (3-2030) Mr. Berkich indicated the average checker would within three years be making a mid-\$30,000 salary. He felt that this was a good competitive salary. Mr. Kastens added Ms. Sengren to his list of individuals who are to receive the Parks and Recreation Commission agenda. He felt that the former Horsemen's Association had apparently been dissolved due to the lack of involvement with his Department and employees during the last few years. Ms. Sengren felt that overflow parking would use the Costco site and questioned whether Costco would allow this usage. Mr. Joiner reiterated that public input of this nature would be involved in the Special Use Permit process. (3-2126) Discussion ensued concerning the Clear Creek and 395 intersection, the impact the freeway would have on the intersection, and the

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residential use of Clear Creek Road. Mayor Masayko indicated that the latest information indicated Clear Creek would not be a cul-de-sac or have a controlled access. The interchange may, however, be located further south. Ms. Carpenter felt that Fuji Park is "greatly" used in contrast to the media's statement that it has little usage. Mr. Berkich indicated NDOT will conduct a special meeting on January 18 from 4 p.m. to 7 p.m. on the interchange. Mr. Smith supported having a Costco if it is located in the downtown area and his taxes are dropped. Ms. Marston described the reasons the fairground coalition had been dissolved and felt that participation with the Commission would occur now that it is understood it is needed. Additional public information is also needed. The process had been moving too quickly. Co-existence should be considered in the planning. Tourism created by the park usage was briefly described. None of the parks are used extensively in the winter. Summer usage illustrates the need for it and all other parks in the community. Mr. Joiner highlighted the Redevelopment process including the tax allocations. Ms. Scott welcomed Costco to Carson City but opposed the loss of the park. Additional public comments were solicited but none given. Public testimony was closed.

Mr. Berkich and Mayor Masayko described the City and Costco's exchange of letters of intent to deal exclusively with each other. Mayor Masayko read into the record the letter from B. D. Baker Company regarding Walmart's interest in the site. (A copy is in the file.)

Supervisor Bennett expressed her support for the concept and staff's attempts to look outside the "box" in developing it. There is a commitment by the Parks and Recreation Commission and other public bodies, including the Board of Supervisors, to work openly and sincerely with the park and fairground users to find reasonable and acceptable alternatives or enhancements to the fairgrounds/park. Costco's corporate policy is to work with the community and be a good neighbor. Traffic and aesthetics will be included in the process. City standards and values will be maintained. The special use and major project review processes will be followed. Public discussion will occur. The sales tax component within the community is a significant portion of the economic engine and the very reason so many amenities are provided to the residents. (3-2562) Supervisor Bennett moved that the Board of Supervisors approve Bill No. 107, a first reading of AN ORDINANCE AMENDING ORDINANCE NO. 1986-10, WHICH ADOPTED CARSON CITY'S REDEVELOPMENT PLAN, BY ADDING REAL PROPERTY LOCATED AT 700 CLEAR CREEK ROAD, CARSON CITY, NEVADA, APN 9-302-05, ALSO KNOWN AS THE NORTH OVERFLOW PARKING LOT AT FUJI PARK, TO THE REDEVELOPMENT AREA. Supervisor Livermore seconded the motion.

Supervisor Plank echoed support for Supervisor Bennett's comments on the process that the proposal had been through and commendations to all of the City staff who had worked on it. He also reaffirmed Parks and Recreation Commission Chair Larry Osborne's comments. The Parks and Recreation Commission had been very concerned about accommodating the current park users so that their activities could continue at either the park or another suitable location. The audience had heard a commitment this evening that the City staff, specifically the Parks and Recreation Department, is more than willing to work with the users of Fuji Park to make those accommodations. They had also heard that Costco is working diligently with

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City management staff and legal counsel to make any accommodations that it can to accomodate and benefit the park users. He felt that Costco would be a wonderful citizen in Carson City.

Supervisor Williamson noted that she is the Redevelopment Authority Chairperson and that the Authority would control the pocketbook. She was also, as of today, a former member of the Open Space Advisory Committee and assured the audience that the parcel which is being considered for sale had never been considered as open space. It is between two highways and could not easily be incorporated into the open space plan. At its highest usage, it had been primarily a parking lot. The feeling that things are going quickly should be seen as a credit to our City government and its ability to react when opportunities present themselves. The NDOT redesign of the southern interchange, which the Board had had nothing to do with, created this opportunity and made this parcel desirable to Costco. They approached the City about it. Even though they had been shown multiple parcels, it was their first priority. The proposal will change things but life is full of changes. Fuji Park may not be like it is now but it may be better. By working together we can accomplish a lot including maintaining and improving things we like about Carson City. She had listened to their comments and made notes. She committed to remembering what they had said they liked about Fuji and would try to protect and preserve it. If this becomes impossible, we will get you that some place else. The Reno Costco is across the street from a high school. Reno had not put a for sale sign on it the minute Costco came in. They have managed to co-exist. We are all nice people and we all like to live here. We can make this work. She thanked the people who had been attending the numerous meetings for their interest and support. She expressed her intent to vote for the motion.

Supervisor Livermore indicated that, with life, sometimes we have opportunities and sometimes we do not. An opportunity has arisen. It is understandable that the issues are the sentiment of the park users and the expanded economic resources of the community. This is an opportunity to enhance our economic future for the welfare and benefit of the entire community while still allowing planning for the Fuji Park users as well as all other recreation in the community. He had served for numerous years on the Parks and Recreation Commission and had assisted in the passing of Question 18. He was involved in the bond issue of 1986 which made major improvements in Fuji Park. Economic resources provide the funding for Question 18 as well as the 1986 recreational improvements. Life and business is a matter of competition. It would be a different story if the City was the only island in the ocean and had every bit of land and could do whatever we want to do. We continually face competition from our sister counties. Sales tax is a main driver of Carson City's local economy. He did not like paying higher taxes. The loss of this opportunity, if the Board allows the firm to go to another county, would guarantee that we will all at some point be paying some form of higher taxes. This is what it is all about--jobs, taxes, economic growth, the quality of life that we have here. Some of the issues that we have dealt with on previous sites include the impact areas and the friction zones of residential against commercial. This site does not have that. This is more of a commercial/retail site that is basically more adaptable to the use. When he ran for election a year or so ago, some of the comments he had heard from the citizens had blamed the

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Board for the loss of Home Depot and Target. The residents are paying for it now as the sales tax revenue that the City has received in the last several months is down. There are only two ways to go when revenues go down--you either generate that revenue or you cut services. He appreciated the sentiments and the comments regarding Fuji Park but there is a much larger community involved. The benefit and welfare of the entire community should be enhanced tremendously by this opportunity to which the Board is trying to respond.

Supervisor Bennett felt that it is incumbent upon the Board to listen to the pleas of the schools and their need for some benefits from the suggested action, however creatively we can do that. She looked forward to being able to work on this solution and to the City's distinguished counsel for assistance.

Mr. Berkich explained that Costco's design team had spent the majority of Monday working with the City's design staff. He introduced two Costco representatives Walter Kaczynski and Richard Eckman, who were present. They plan to return on the 18th for the major project review if the Board moves forward with the proposal. Mayor Masayko welcomed the representatives.

Mayor Masayko stated that before he called for the question he wished to make his position crystal clear. Carson City needs this store and needs it on this site. Anything he would say this evening is simply a technical, philosophical difference with how we are going about it. It is, as the other Board members have indicated, a part of our economic engine and part of the economy that we need for our quality of life in Carson City. His issues do not deal with Fuji Park per say. The land is suitable. He had made a commitment three weeks ago that he would do everything he could from his position to make sure that the users are made whole--to make sure that there are some plans out there that, basically, with whatever revenues or funds we get from the sale of this land will be used to make those park users whole. He also committed to the School District to do anything that he could do policy-wise or legally to make sure that the schools do not face an unfunded mandate. That is part of the consequences of turning this into a redevelopment district. He understood the benefits of doing it as well as the values. He would do everything he could to try to mitigate those issues but, again, philosophically, he could not make the finding that this is a blighted site which requires sending it to the Redevelopment District. This is the technical, philosophical difference with what the Board is going to do this evening. His big picture is to have Costco or a major retailer on that site. Carson City needs that retailer. He would do everything he could to make sure that that happens. Once the redevelopment process starts, it tends to drive how we handle the revenues from the property taxes. He hoped that it was, as he had heard before, that we absolutely had to do it this way. If the community considers some of that other property out there to be suitable for similar development, then there are going to have to be a lot more meetings just like this one. We will need to consider the long range plan including the master plan issue which talks about the facilities and wants and needs of this community. This is the way that he wanted to see it done. He asked that no one misconstrue any of his comments or his vote against the finding of blight and bringing this parcel into the Redevelopment District. . It is a technical and philosophical issue. The

economic issues are right in tune with everyone else's on the Board. He then called for the question. The motion to introduce Bill 107 on first reading was voted and carried 4-1 with Mayor Masayko voting Naye.

Mayor Masayko then indicated that it had passed. He would work for the benefit of the project and not continue to rail against what he thought was the decision or the reason for the decision by the majority of the Board of Supervisors. This is a team and he would be on board.

BREAK: A recess was declared at 7:40 p.m. The entire Board was present when Mayor Masayko reconvened the meeting at 8 p.m., constituting a quorum.

B. ORDINANCES - FIRST READING

ii. ACTION ON Z-99/00-3 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON 23 PARCELS OF LAND FROM SINGLE FAMILY 6,000 (SF6000) TO RESIDENTIAL OFFICE (RO) AND FROM MULTIFAMILY DUPLEX (MFD) TO RESIDENTIAL OFFICE (RO) ON PROPERTY LOCATED AT 903 EAST ROBINSON STREET, APN 004-164-01; 305 NORTH PRATT AVENUE, APN 004-164-12; 301 NORTH PRATT AVENUE, APN 004-164-13; 311 NORTH PRATT AVENUE, APN 004-164-14; 507 NORTH PRATT AVENUE, APN 004-164-15; 813 EAST ROBINSON STREET, APN 004-165-03; 430 NORTH PRATT AVENUE, APN 004-165-04; 422 NORTH PRATT AVENUE, APN 004-165-05; 418 NORTH PRATT AVENUE, APN 004-165-06; 408 NORTH PRATT AVENUE, APN 004-165-13; 808 EAST TELEGRAPH STREET, APN 004-165-14; 901 EAST TELEGRAPH STREET, APN 004-172-01; 219 NORTH PRATT AVENUE, APN 004-172-02; 215 NORTH PRATT AVENUE, APN 004-172-03; 211 NORTH PRATT AVENUE, APN 004-172-04; 209 NORTH PRATT AVENUE, APN 004-172-05; 201 NORTH PRATT AVENUE, APN 004-172-06; 226 NORTH PRATT AVENUE, APN 004-171-07; 220 NORTH PRATT AVENUE, APN 004-171-08; 216 NORTH PRATT AVENUE, APN 004-171-09; 212 NORTH PRATT AVENUE, APN 004-171-10; 812 EAST MUSSER STREET, APN 004-171-11 AND 218 NORTH PRATT AVENUE, APN 004-171-13 (1-2925) - Mayor Masayko thanked the residents for taking the initiative and seeking the zone change for the entire area. Discussion included the zoning on South Roop, the location of the line between zones, and the alley between Pratt and Harbin. Board comments indicated a desire to eliminate these alleys. There should not be any parcels which are split zoned. The application included 23 parcels. Supervisor Bennett moved to introduce Bill 108 on first reading, an ordinance effecting a change of land use on 23 parcels of land from Single Family 6000 to Residential Office and Multi-Family Duplex to Residential Office on property located at the addresses and the Assessor's Parcel Numbers listed in the ordinance itself and on the agenda. Supervisor Williamson seconded the motion. Motion carried 5-0. Mayor Masayko indicated that the second reading would be in two weeks.

ii. ACTION ON P-98/99-1 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH SUMMIT SECURITY HOUSING, LLC, SETTING FORTH THE CONDITIONS AND TERMS OF APPROVAL RELATING TO THE PREVIOUSLY APPROVED HERITAGE PARK AT QUAIL RUN PLANNED UNIT DEVELOPMENT ON PROPERTY ZONED MOBILE HOME 6,000-PLANNED UNIT DEVELOPMENT (MH6000-PUD), INCLUDING 109 PARCELS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FAIRVIEW DRIVE AND SOUTH SALIMAN ROAD. THE 109 PARCELS ARE SPECIFICALLY ADDRESSED AS: FAIRVIEW DRIVE/SOUTH SALIMAN ROAD, APN 9-769-05; 1262 PARTRIDGE DRIVE, APN 9-756-20; 1240 PARTRIDGE DRIVE, APN 9-756-21; 1232 PARTRIDGE DRIVE, APN 9-756-22; 1228

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PARTRIDGE DRIVE, APN 9-756-23; 1108 PARTRIDGE DRIVE, APN 9-752-20; 1216
PARTRIDGE DRIVE, APN 9-756-24; 1112 PARTRIDGE DRIVE, APN 9-752-21; 1120
PARTRIDGE DRIVE, APN 9-752-22; 1134 PARTRIDGE DRIVE, APN 9-752-23; 1146
PARTRIDGE DRIVE, APN 9-752-24; 1158 PARTRIDGE DRIVE, APN 9-752-25; 1164
PARTRIDGE DRIVE, APN 9-752-26; 1202 PARTRIDGE DRIVE, APN 9-756-25; 1100
PARTRIDGE DRIVE, APN 9-752-29; 1270 PARTRIDGE DRIVE, APN 9-756-28; 1280
GAMBREL DRIVE, APN 9-757-27; 1263 PARTRIDGE DRIVE, APN 9-757-06; 1241
PARTRIDGE DRIVE, APN 9-757-05; 1233 PARTRIDGE DRIVE, APN 9-757-04; 1600
GAMBREL DRIVE, APN 9-753-32; 1229 PARTRIDGE DRIVE, APN 9-757-03; 1107
PARTRIDGE DRIVE, APN 9-753-26; 1113 PARTRIDGE DRIVE, APN 9-753-25; 1121
PARTRIDGE DRIVE, APN 9-753-03; 1133 PARTRIDGE DRIVE, APN 9-753-02; 1145
PARTRIDGE DRIVE, APN 9-753-01; 1215 PARTRIDGE DRIVE, APN 9-757-02; 1203
PARTRIDGE DRIVE, APN 9-757-01; 1276 GAMBREL DRIVE, APN 9-757-18; 1264
GAMBREL DRIVE, APN 9-757-19; 1250 GAMBREL DRIVE, APN 9-757-20; 1238 GAMBREL
DRIVE, APN 9-757-21; 1226 GAMBREL DRIVE, APN 9-757-22; 1092 GAMBREL DRIVE,
APN 9-753-17; 1104 GAMBREL DRIVE, APN 9-753-18; 1116 GAMBREL DRIVE, APN
9-753-19; 1128 GAMBREL DRIVE, APN 9-753-20; 1214 GAMBREL DRIVE, APN
9-757-23; 1140 GAMBREL DRIVE, APN 9-753-21; 1152 GAMBREL DRIVE, APN
9-753-22; 1208 GAMBREL DRIVE, APN 9-757-24; 1201 GAMBREL DRIVE, APN
9-758-25; 1275 GAMBREL DRIVE, APN 9-758-08; 1263 GAMBREL DRIVE, APN
9-758-07; 1251 GAMBREL DRIVE, APN 9-758-06; 1249 GAMBREL DRIVE, APN
9-758-05; 1177 GAMBREL DRIVE, APN 9-754-34; 1237 GAMBREL DRIVE, APN
9-758-04; 1225 GAMBREL DRIVE, APN 9-758-03; 1105 GAMBREL DRIVE, APN
9-754-07; 1117 GAMBREL DRIVE, APN 9-754-06; 1129 GAMBREL DRIVE, APN
9-754-05; 1141 GAMBREL DRIVE, APN 9-754-04; 1153 GAMBREL DRIVE, APN
9-754-03; 1157 GAMBREL DRIVE, APN 9-754-02; 1169 GAMBREL DRIVE, APN
9-754-01; 1213 GAMBREL DRIVE, APN 9-758-02; 1207 GAMBREL DRIVE, APN
9-758-01; PINTAIL DRIVE/BANDTAIL DRIVE, APN 9-791-01; 1041 BANDTAIL DRIVE,
APN 9-791-02; 1059 BANDTAIL DRIVE, APN 9-791-03; 1067 BANDTAIL DRIVE, APN
9-791-04; 1089 BANDTAIL DRIVE, APN 9-791-05; 1101 BANDTAIL DRIVE, APN
9-791-06; 1115 BANDTAIL DRIVE, APN 9-791-07; 1133 BANDTAIL DRIVE, APN
9-791-08; 1159 BANDTAIL DRIVE, APN 9-791-09; 1171 BANDTAIL DRIVE, APN
9-791-10; 1195 BANDTAIL DRIVE, APN 9-791-11; BANDTAIL DRIVE, APN 9-791-12;
1180 BANDTAIL DRIVE, APN 9-792-01; 1168 BANDTAIL DRIVE, APN 9-792-02; 1144
BANDTAIL DRIVE, APN 9-792-03; 1126 BANDTAIL DRIVE, APN 9-792-04; 1110
BANDTAIL DRIVE, APN 9-792-05; 1096 BANDTAIL DRIVE, APN 9-792-06; BANDTAIL
DRIVE, APN 9-792-07; 1078 BANDTAIL DRIVE, APN 9-792-08; 1044 BANDTAIL DRIVE,
APN 9-792-09; 1030 BANDTAIL DRIVE, APN 9-792-10; 1027 GAMBREL DRIVE, APN
9-792-11; 1045 GAMBREL DRIVE, APN 9-792-12; 1069 GAMBREL DRIVE, APN
9-792-13; 1093 GAMBREL DRIVE, APN 9-792-14; PINTAIL DRIVE, APN 9-792-15;
1080 GAMBREL DRIVE, APN 9-793-01; 1056 GAMBREL DRIVE, APN 9-793-02; 1032
GAMBREL DRIVE, APN 9-793-03; PINTAIL DRIVE, APN 9-793-04; 1047 PARTRIDGE
DRIVE, APN 9-793-05; 1071 PARTRIDGE DRIVE, APN 9-793-06; 1095 PARTRIDGE
DRIVE, APN 9-793-07; PARTRIDGE DRIVE, APN 9-793-08; 1104 PARTRIDGE DRIVE,
APN 9-794-01; 1098 PARTRIDGE DRIVE, APN 9-794-02; 1086 PARTRIDGE DRIVE, APN
9-794-03; 1062 PARTRIDGE DRIVE, APN 9-794-04; 1050 PARTRIDGE DRIVE, APN
9-794-05; 1038 PARTRIDGE DRIVE, APN 9-794-06; 2316 PINTAIL DRIVE, APN
9-795-01; 2304 PINTAIL DRIVE, APN 9-795-02; 2292 PINTAIL DRIVE, APN
9-795-03; 2280 PINTAIL DRIVE, APN 9-795-04; 2268 PINTAIL DRIVE, APN
9-795-05; 2254 PINTAIL DRIVE, APN 9-795-06; 2242 PINTAIL DRIVE, APN
9-795-07; 2200 PINTAIL DRIVE, APN 9-795-08; PINTAIL DRIVE, BANDTAIL DRIVE,
GAMBREL DRIVE, PARTRIDGE DRIVE, APN 9-795-09, CARSON CITY, NEVADA (3-3138) -
Senior Planner Guzman, Ron Kipp - Discussion noted that the agreement

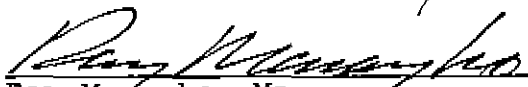
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provides for phased development under a master document. There are seven phases which will be constructed between 1999 and 2002. Clarification indicated that as a phase is completed, the City will accept that portion. The streets will be maintained as private streets and are not accepted by the City. The agreement will remain in effect until the entire project is completed. A lot of work had gone into writing of the development agreement. Supervisor Bennett moved to introduce Bill 109 on first reading approving a development agreement with Summit Security Housing, LLC, setting forth the conditions and terms of approval relating to the previously approved Heritage Park at Quail Run Planned Unit Development on property zoned Mobile Home 6000 Planned Unit Development including 109 parcels located at the northwest corner of the intersection of Fairview Drive and South Saliman Road; the 109 parcels were listed in the ordinance and on the agenda as presented on the cover page of the Board Action Form and, also, the ordinance. Supervisor Livermore seconded the motion. Motion carried 5-0.

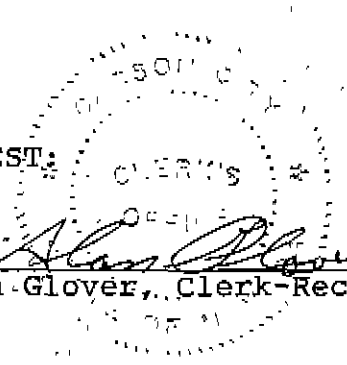
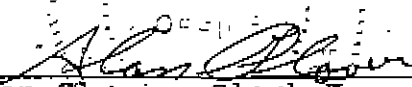
There being no other matters for consideration, Supervisor Williamson moved to adjourn. Mayor Masayko seconded the motion. Motion carried 5-0. Mayor Masayko adjourned the meeting at 8:15 p.m.

The Minutes of the January 6, 2000, Carson City Board of Supervisors meeting

ARE SO APPROVED ON March 16, 2000.


Ray Masayko, Mayor

ATTEST:



Alan Glover, Clerk-Recorder