

CARSON CITY BOARD OF SUPERVISORS
Minutes of the December 15, 2005, Meeting
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A regularly scheduled meeting of the Carson City Board of Supervisors was held on Thursday, December 15, 2005, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Marv Teixeira	Mayor
	Robin Williamson	Supervisor, Ward 1
	Shelly Aldean	Supervisor, Ward 2
	Pete Livermore	Supervisor, Ward 3
	Richard S. Staub	Supervisor, Ward 4

STAFF PRESENT:	Linda Ritter	City Manager
	Alan Glover	Clerk-Recorder
	Walter Sullivan	Community Development Director
	Larry Werner	City Engineer
	Tom Minton	Finance Director
	Lisa Roth	Human Resources Director
	Melanie Bruketta	Chief Deputy District Attorney
	Cheryl Adams	Purchasing and Contracts Manager
	Michael Suglia	Senior Deputy District Attorney
	Nick Providenti	Senior Accounting Manager
	Ken Arnold	Senior Public Works Operations Manager
	Michael Dulude	Transportation/Transit Planner
	Katherine McLaughlin	Recording Secretary

(BOS 12/15/05 Recording 8:29:37)

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

CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE, AND INVOCATION - Mayor Teixeira convened the meeting at 8:30 a.m. Roll call was taken. The entire Board was present, constituting a quorum. Supervisor Staub led the Pledge of Allegiance. Rev. Bruce Henderson of the Airport Road Church of Christ gave the Invocation.

CITIZEN COMMENTS ON NONAGENIZED ITEMS (8:32:38) - Chamber of Commerce Chief Executive Officer Larry Osborne announced his resignation effective 1/1/06. He thanked the community, Board, and City staff for working with him over the years. Although there had been differences of opinion throughout the years, they had always had the best interest of the community at heart. He appreciated having had the opportunity to work with and for the community. Board comments noted that he had been the Chamber's Chief Executive Officer for almost 18 years which may be a record for CEOs. The Board complimented him for the community on his services, dedication, and ethics. Discussion noted many projects that they had worked on over the years including the "expressway", the sign

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ordinance, etc. Mr. Osborne had always been a strong advocate for businesses and the community. He spoke with courtesy and dignity. He was dedicated to working for the community's betterment. The Board looked forward to working with him in the future, wished him the best in his retirement, and hoped that he will enjoy his motor home. Additional citizen comments were solicited but none were given.

1. APPROVAL OF MINUTES - 11/5/05 (8:27:01) - Supervisor Aldean moved to approve the Minutes for the Carson City Board of Supervisors meeting of November 3, 2005, as presented. Supervisor Williamson seconded the motion. Motion carried 5-0.

2. AGENDA MODIFICATIONS (8:38:08) - City Manager Linda Ritter pulled Item 5A - the abandonment of a portion of Arden Way.

3. CONSENT AGENDA (8:38:39)

3-1. SHERIFF

A. ACTION TO APPROVE THE ACCEPTANCE OF THE OFFICE OF TRAFFIC SAFETY JOINING FORCES ENFORCEMENT GRANT, DUI AND SEAT BELT ENFORCEMENT IN THE AMOUNT OF \$9,300 FOR FEDERAL FISCAL YEAR 2006

B. ACTION TO APPROVE THE ACCEPTANCE OF THE OFFICE OF TRAFFIC SAFETY TRAFFIC GRANT IN THE AMOUNT OF \$8,500 FOR FEDERAL FISCAL YEAR 2006

3-2. ASSESSOR - ACTION TO APPROVE THE PARTIAL REMOVAL AND PARTIAL REFUND OF TAXES FOR PARCEL NUMBER 009-205-06 (4988 SNYDER AVE) FROM THE 2005/06 REAL PROPERTY TAX ROLL PER NRS 361.055

3-3. PURCHASING AND CONTRACTS

A. ACTION TO APPROVE AMENDMENT NO. 1 FOR CONTRACT NO. 0405-011 - CABLE TELEVISION FRANCHISE RENEWAL CONSULTING SERVICES FOR CARSON CITY, NEVADA, WITH THE BUSKE GROUP

B. ACTION TO APPROVE CONTRACT NO. 0506-095 - A REQUEST TO PURCHASE A NEW AS/400 FROM CHOUINARD AND MYHRE, INC. FOR A NOT TO EXCEED COST OF \$50,855 EXEMPT FROM COMPETITIVE BIDDING

C. ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0506-072 TO RENO HARLEY-DAVIDSON/BUELL AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NRS CHAPTER 332 AND PURSUANT TO THE BOARD'S FINDINGS THAT IT IS IN THE PUBLIC'S BEST INTEREST TO ACCEPT THE BID EXCEPTIONS TO PROVIDE 2006 HARLEY-DAVIDSON MODEL FLHTPI ELECTRA GLIDE® MOTORCYCLES AT A COST \$18,914 PER UNIT WITH A GUARANTEED THREE (3) YEAR BUY-BACK; TO DECLARE THE 1998 HARLEY-DAVIDSON FLHTPI ELECTRIC GLIDE MOTORCYCLE® VIN NUMBER 1HD1FMR17WY602862 AND THE 2000 HARLEY-DAVIDSON® FLHTPI ELECTRIC GLIDE® VIN NUMBER 1HD1FMW19YY625874 SURPLUS; AND TO AUTHORIZE THAT THE 1998 HARLEY-DAVIDSON FLHTPI ELECTRIC GLIDE MOTORCYCLE® VIN NUMBER 1HD1FMR17WY602862 BE TRADED-IN FOR A COST OF \$8,050 AND THE 2000 HARLEY-DAVIDSON® FLHTPI ELECTRIC GLIDE® VIN NUMBER 1HD1FMW19YY625874 BE TRADED-IN FOR A COST OF \$8,550

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D. ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0506-088 TO SIERRA ELECTRONICS AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NRS CHAPTER 332 FOR THE INSTALLATION OF ELECTRONIC EQUIPMENT AND OTHER APPURTENANCES THROUGH JUNE 30, 2007, WITH THE OPTION TO RENEW FOR THREE (3) ADDITIONAL ONE (1) YEAR PERIODS SUBJECT TO NEGOTIATION

E. ACTION TO AUTHORIZE ALL CITY DEPARTMENTS TO UTILIZE THE COMPREHENSIVE CONTRACT FOR THE PURCHASE OF INDUSTRIAL SUPPLIES AND EQUIPMENT; LIGHTING PRODUCTS; AND JANITORIAL SUPPLIES AND EQUIPMENT THROUGH DECEMBER 30, 2007, THIS CONTRACT WAS APPROVED BY THE STATE OF NEVADA THROUGH THE WESTERN STATES CONTRACTING ALLIANCE AND IS EXEMPT FROM COMPETITIVE BIDDING PURSUANT TO NRS 332.195 (FILE NO. 0506-096)

3-4. DEVELOPMENT SERVICES-CONTRACTS - ACTION TO APPROVE DEVELOPMENT SERVICES RECOMMENDATION ON THE CARSON CITY CORPORATE YARD AND SEWAGE TREATMENT PLANT HYDRAULIC IMPROVEMENTS PROPOSAL PROJECT, CONTRACT NUMBER 2005-117, AND AUTHORIZE DEVELOPMENT SERVICES TO ISSUE PAYMENTS TO LUMOS AND ASSOCIATES, INC., 800 EAST COLLEGE PARKWAY, CARSON CITY, NEVADA 89706, FOR A CONTRACT AMOUNT OF \$117,325, AND TO AUTHORIZE THE CONTRACTS DIVISION TO ISSUE AMENDMENTS FOR A NOT TO EXCEED AMOUNT OF \$10,000

3-5. DEVELOPMENT SERVICES

A. ACTION TO RESCIND AND CANCEL ORDINANCE NUMBER 1995-58, A SEWERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND WENCO, INC., REGARDING PROPERTY ASSESSOR'S PARCEL NUMBER 009-153-07 LOCATED AT 4140 SOUTH CARSON STREET; 009-153-08 AT 4190 SOUTH CARSON STREET; 009-153-05 AT 3910 SOUTH CARSON STREET; 009-153-06 AT SOUTH CARSON STREET, CARSON CITY, NEVADA, FOR SEWER MAIN CONSTRUCTION; AND AUTHORIZE THE MAYOR TO SIGN THE CANCELLATION

B. ACTION TO APPROVE THE TRAFFIC SIGNAL COORDINATION AGREEMENT BETWEEN NEVADA DEPARTMENT OF TRANSPORTATION, DOUGLAS COUNTY, CARSON AREA METROPOLITAN PLANNING ORGANIZATION, AND THE CITY OF CARSON CITY TO IMPLEMENT NEVADA DEPARTMENT OF TRANSPORTATION TRAFFIC SIGNAL COORDINATION PLAN FOR ALL SIGNALIZED INTERSECTIONS ALONG US 395 FROM KOONTZ LANE IN CARSON CITY TO PLYMOUTH DRIVE IN DOUGLAS COUNTY

3-6. CITY MANAGER

A. ACTION TO REAPPOINT TOM FARRER TO THE CARSON RIVER ADVISORY COMMITTEE FOR A THREE YEAR TERM ENDING JANUARY 2009

B. ACTION TO REAPPOINT TWO MEMBERS TO THE REGIONAL TRANSPORTATION COMMISSION FOR TWO YEAR TERMS ENDING DECEMBER 31, 2007

C. ACTION TO REAPPOINT MARK LOPICCOLO TO THE HISTORIC RESOURCES COMMISSION FOR A FOUR YEAR TERM ENDING FEBRUARY 2009

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D. ACTION TO ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORS OF CARSON CITY CREATING THE UNCLASSIFIED POSITION OF “CITIZEN OUTREACH OFFICER” AND OTHER MATTERS PROPERLY RELATED THERETO -

City Manager Ritter pulled Item 3-6D due to desire to make a minor change. Clerk-Recorder Alan Glover advised the Board that Item 3-6D is to be known as Resolution No. 2005-R-42. Discussion noted that this is the item that had been pulled. Supervisor Livermore moved to approve the Consent Agenda which consists of two items from the Sheriff, one item from the Assessor, four (five) items from Purchasing and Contracts, one item from Development Services - Contracts, two items from Development Services, and three remaining items from the City Manager for a total of 14 items, as presented. Supervisor Staub seconded the motion. Supervisor Aldean acknowledged Tom Farrer who is being reappointed to the Carson River Advisory Committee for a three-year term expiring in January 2009, the reappointment of two members to the RTC, who are Michael Zola and Charles Des Jardins, who will be serving for two years with their terms ending on December 31, 2007, and the reappointment of Mark Lopiccio to the Historic Resources Commission for a four-year term ending in February 2009. The motion was voted and carried 5-0.

3-6D. (8:41:10) - City Manager Ritter explained the request to revise the position title to Citizen Outreach Coordinator. Supervisor Livermore disclosed a discussion he had with the Nevada Hispanic Services Director. He/she will be contacting the City Manager regarding his/her concerns. Supervisor Livermore hoped that they will be able to resolve one or two outstanding issues. Supervisor Livermore then moved to adopt Resolution No. 2005-R-42, A RESOLUTION OF THE BOARD OF SUPERVISORS OF CARSON CITY CREATING THE UNCLASSIFIED POSITION OF “CITIZEN OUTREACH COORDINATOR” AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Williamson seconded the motion. Motion carried 5-0.

4. DISTRICT ATTORNEY - Senior Deputy District Attorney Michael Suglia

A. ACTION TO APPROVE AN AGREEMENT BY AND BETWEEN THE SEASONS II LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP WITH OFFICES LOCATED AT 901 BEVERLY DRIVE, CARSON CITY, NEVADA AND CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA; AND B. ACTION TO APPROVE A GROUND LEASE BETWEEN CARSON CITY AND THE SEASONS II LIMITED PARTNERSHIP ON LAND LOCATED AT 1150 EAST LONG STREET, NOW DESIGNATED APN 002-121-17, PURSUANT TO NRS 244.287 AND NRS 244.284 FOR THE DEVELOPMENT BY THE LESSEE OF AFFORDABLE SENIOR HOUSING WITH THE LEASE TO BE FOR A 55 YEAR TERM ON THE CONDITIONS SET FORTH IN THE LEASE (8:42:59) - Community Development, Inc., Chief Financial Officer Greg Urrutia, Carson City Senior Citizens Center Executive Director Janice McIntosh - Mr. Suglia's review included an explanation of the changes/correction which Supervisor Aldean had suggested. He thanked her for taking the time to read the documents and make the recommendations. He asked that the motion include the substantial revisions. He then introduced Mr. Urrutia and Ms. McIntosh.

Mr. Urrutia explained the purpose of the lease and memorandum of understanding on the second phase of the Autumn Seasons project. His remarks including an explanation of the community's interest in the

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first phase and the need for the second phase. The status of the first phase was described. They hope to open the facility in February. He asked that the Board/community not hold them to this date as the weather could delay completion. Tenants have been found for all of the 46 units in Phase 1. There are 110 people on a waiting list for the second phase. He hoped to commence construction on Phase 2 in February. The qualification requirements for the units were limned. Discussion explained the number of Carson City residents who will be relocating to Autumn Seasons. Mr. Urrutia advised the Board that they had not advertised the facility. If they had advertised it, it would have been advertised locally. Five of the tenants are from South Lake Tahoe. It was felt that it is an affordability issue for them. It was felt that the applicant from Illinois has relatives living in the area. Ms. McIntosh explained the email she had received regarding this individual and concurred that the individual has relatives in the area. She also believed that Phase 1 will be full when it opens although she was not knowledgeable about the individuals. Supervisor Staub moved to approve an agreement by and between the Seasons II Limited Partnership, a Nevada limited partnership with offices located at 901 Beverly Drive, Carson City, Nevada, and Carson City, a political subdivision of the State of Nevada. Supervisor Williamson seconded the motion. Motion carried 5-0.

Supervisor Staub moved to approve a ground lease between Carson City and The Seasons II Limited Partnership on land located at 1150 East Long Street, now designated APN 002-121-17, pursuant to NRS 244.287 and NRS 244.284 for the development by the lessee of affordable senior housing with the lease to be for a 55-year term on the conditions set forth in the lease with the amendments as stated by Mr. Suglia on the record today. Supervisor Livermore seconded the motion. Motion carried 5-0.

5. DEVELOPMENT SERVICES - PLANNING AND COMMUNITY DEVELOPMENT -
Director Walter Sullivan

A. ACTION TO APPROVE AN ABANDONMENT OF PUBLIC RIGHT OF WAY APPLICATION FROM HELEN GARDNER-TREADWELL, SYMANTHA GARDNER-ZINK, BENJAMIN W. LEVY AND DONNA J. GEARHART-LEVY, TO ALLOW ABANDONMENT OF A PORTION OF PUBLIC RIGHT OF WAY KNOWN AS ARDEN WAY; EAST OF SOUTH EDMONDS DRIVE AND SOUTH OF KOONTZ LANE, LOCATED AT 4025 SOUTH EDMONDS DRIVE AND 3949 SOUTH EDMONDS DRIVE, APN'S 010-185-18 AND 010-185-17, SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT AND TO AUTHORIZE THE MAYOR TO SIGN THE ORDER OF ABANDONMENT, FILE AB-05-136 (8:38:08) - Pulled.

B. ACTION TO APPROVE A REQUEST FROM JOYCE HARRINGTON, PROPERTY OWNER, FOR A CARSON CITY HISTORICAL TAX DEFERMENT ON PROPERTY LOCATED AT 408 WEST ROBINSON STREET, APN 003-236-01, FILE HRC-04-196 (8:57:19) - Supervisor Williamson moved to approve a request from Joyce Harrington, property owner, for a Carson City Historical Tax Deferral on property located at 408 West Robinson Street, APN 003-236-01. Supervisor Livermore seconded the motion. Motion carried 5-0.

C. ACTION TO APPROVE A REQUEST FROM JOHN C. COWEE, PROPERTY OWNER, FOR A CARSON CITY HISTORICAL TAX DEFERMENT ON PROPERTY

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LOCATED AT 302 NORTH MINNESOTA STREET, APN 003-192-22, FILE HRC-05-152 (8:58:19) - Supervisor Williamson moved to approve a request from John C. Cowee, property owner, for a Carson City Historical Tax Deferment on property located at 302 North Minnesota Street, APN 003-192-22. Supervisor Livermore seconded the motion. Motion carried 5-0.

D. A PRESENTATION TO THE BOARD OF SUPERVISORS FROM THE DEVELOPMENT SERVICES DEPARTMENT OF THE FINAL REPORT OPERATIONAL ANALYSIS “ONE STOP SHOP” PERMIT CENTER FROM HARRIS & ASSOCIATES, AND RELATED MATERIAL (8:55:19) - Chief Building Official Phil Herrington, City Engineer Larry Werner - Mr. Herrington indicated that copies of the summary will be provided to the Chamber of Commerce and the Builders Association of Western Nevada. He agreed to provide costs associated with the steps within the flow charts so that individuals will be able to understand the charges being assessed for their permits. Discussion pointed out that the document is dynamic and can be changed as needed in the future. Discussion also pointed out staff’s efforts to handle the permits in a timely manner and that little use had been made of the express building permit process. Mr. Herrington explained that the individual seeking the permit determines the need to use this process. If staff is unable to fulfill his/her timetable, then a retired building official is contracted on a case-by-case basis at an hourly rate to process the permit. The enterprise fund pays for his/her services. The charges are not passed on to the permittee. Board comments noted Mr. Herrington’s retirement plans and congratulated him on the “One Stop Shop” and its success. He was also complimented on implementing a process which sent copies of all correspondence to the owner, developer and builder so that everyone is kept in the loop about the permit’s status and reasons for delays. The program also established a paper trail on how to process permits so that consistency is provided and turnover does not delay the process. Mr. Sullivan complimented Mr. Herrington on the process and expressed his belief that he had developed cohesion between the Departments. He plans to use the document as a training tool for the Planning Commission. He also pointed out the Board’s ability to use the document to understand the steps required for each Department. Mr. Werner explained that Engineering is not as advanced in the development of its document as Mr. Herrington’s Department. The document provides, for the first time, a description of the Engineering process. He then explained that Engineering’s fees have not been modified for some time and need to be studied. It is a valuable tool for the Department. They are still revising the process and will modify their charts accordingly. He hoped to have the analysis completed for the budget. Mayor Teixeira indicated that if problems are encountered in the future, the City may “call Mr. Herrington back out of retirement”. No formal action was required or taken.

OTHER MATTERS (9:14:00) - Mr. Herrington indicated that this is his last presentation to the Board. He had enjoyed working for the City and the Board. Mayor Teixeira complimented him on the terrific product he had produced for the City and for making “us proud”. No formal action was required or taken.

6. FINANCE - Director Tom Minton

B. ACTION TO ACCEPT THE CARSON CITY COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2005 (9:17:54) - Kafoury, Armstrong Representatives Christian Berges, Kelly Koliha, and Felicia O’Carroll, City Manager Linda Ritter - Ms. Berges explained various slides illustrating the budget status. (Copies were not given to the

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Clerk.) She indicated that the budget in general complied with the accepted auditing standards. She explained Page 26. No new accounting policies were implemented in 2005. The existing policies were complied with. All of the management judgements and accounting estimates were adjudged to be reasonable. The most significant adjustments were the allowances for unaccountable contracts. There were no audit adjustments. There were some immaterial minor adjustments. The report is in compliance with NRS and NAC as indicated in Note 2 on Page 33. Potential violations were found with the capital acquisitions, development of special revenue funds and the insurance funds. There are no audit adjustments. She concurred with Mayor Teixeira that it is good clean bill of health.

Ms. Koliha highlighted Pages 4, 5, 6, and 7 through the use of graphs. (Copies were not given to the Clerk.) Mayor Teixeira pointed out that one graph clearly indicates that the ad valorem rate does not fund public safety. If the City loses its economic vitality, it will be in a "world of hurt". The inability to increase the ad valorem rate to adequately cover public safety needs was also noted. Discussion between Mayor Teixeira and Ms. Koliha indicated that the City's overall general fund revenue totaled \$45 million in 2001. The City is now receiving \$54 million. Expenditures for 2001 were \$40 million. The expenditures in 2004 totaled almost \$48 million. Expenditures have been reduced which indicates that the City is doing a better job of controlling expenses. Graphs illustrating the revenue sources for the general fund and the enterprise accounts were reviewed. Discussion noted the revenue generated by the sale of bonds and the Open Space acquisitions. Graphs of the business type activities were described including Page 18 regarding the proprietary funds and the changes in net assets. Discussion noted that the sewer enterprise fund was basically flat and had been operating in the red for two years. It is questionable whether this can continue. Mr. Minton explained that the City is not funding depreciation. Comments indicated a need for additional sewer rate increases. Ms. Koliha then reviewed the graph for the water fund and the storm water drainage fund.

Ms. O'Carroll then indicated that the required communications had been provided for the other business area activities. They found no problems with the reports. The Federally mandated compliance audit was highlighted. Page 106, 107, the unqualified audit opinion, and the three grant audits were highlighted. They felt that the City is a low risk audit which requires them to audit 25% of the federal grant awards. If the City loses this ranking, they will be required to audit 50% of the federal grant awards. She urged the Board/staff to maintain the low risk ranking. A progress report on prior findings was not needed as none had been found during the previous audits. She expressed their pleasure at auditing the City's budgets. It is a very clean report. The Finance Department does a good job of recording and providing information to them. This allows them to provide a quick turnaround. Mayor Teixeira complimented the Finance Department's staff for "making the Board/City look good". The report represents the professionalism and high standards set by the Department.

Ms. Ritter explained that the Department had been down one full time employee during the audit but had been able to provide the reports and complete the audit in a timely manner. Mayor Teixeira noted that this workload had been accomplished during the City Hall's renovation.

Supervisor Aldean moved to accept the Carson City Comprehensive Annual Financial Report for the fiscal year ended June 30, 2005. Supervisor Williamson seconded the motion. Motion carried 5-0.

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7. CITY MANAGER - Linda Ritter

A. ACTION TO APPOINT THREE MEMBERS TO THE PARKS AND RECREATION COMMISSION FOR FOUR YEAR TERMS ENDING JANUARY 2010 (9:49:38) - During introduction of the item Supervisor Staub left the meeting. (A quorum was still present-9:49 a.m.) Mayor Teixeira thanked each applicant for applying and pointed out that there are three vacancies and five applicants. Anyone not appointed to the Commission should look at other Commissions/Committees/opportunities to serve the community. The Board interviewed Eugene Carhart; (9:57:11) Gregory C. Davis; (10:10:24) Donna Curtis; and (10:20:55) Tom Keeton. Dave Rollings did not appear for his interview. Protocol for selecting the appointees was discussed. The Board was polled. Justifications for the selections were given. Mr. Carhart was thanked for applying. Supervisor Livermore moved to appoint Tom Keeton, Donna Curtis and Gregory Davis to the Parks and Recreation Commission for four year terms to expire in January 2010. Supervisor Aldean seconded the motion. Motion carried 5-0.

RECESS: A recess was declared at 10:34 a.m. A quorum of the Board was present when Mayor Teixeira reconvened the meeting at 10:40 a.m. (Supervisor Staub was absent as indicated.)

6. A. REVIEW OF THE CARSON CITY QUARTERLY REPORT FOR THE FIRST QUARTER ENDED SEPTEMBER 30, 2005 (10:40:42) - City Manager Linda Ritter, Finance Director Tom Minton, Dave Morgan - Ms. Ritter reviewed slides illustrating the impact of the property tax abatement program, the fiscally conservative estimate used to project the budget for this year, the risk management concerns, the indigent medical care costs for last year and its estimated impact for this year. The long term care estimate was included in the indigent medical care costs for next year. Ms. Ritter explained staff's contact with City Lobbyist Mary Walker regarding these costs and the fact that the City serves as a regional service supplier for surrounding Counties. Being the regional service supplier creates an impact on the City's health and affordable housing abilities. Discussion noted a petition authored by Senator Beers is now on the streets. Supervisor Livermore asked that its impact be calculated and a presentation be made to the Board. Mr. Minton explained the calculations done by the Legislative Council Bureau and that the implementation regulations will impact the actual figures. Ms. Ritter pointed out that the tax cap will remain regardless of the petition. A second petition was felt to be patterned after California's Proposition 13. Its impact on the City's ad valorem rate was described.

Mr. Minton then reviewed the graphs illustrating the estimated sales tax projections. Justification for using conservative figures was provided. The base figures are higher than had been projected last year. This year's estimated sales tax projections provide for a 2.5% increase over the base. As car sales are good at this time, the City's actual auto sales tax revenue could be in the 8.3% range; however, auto sales dropped in September. October may also be down. General merchandise sales estimates were reviewed. A comparison to Douglas and Lyon Counties general merchandise sales was made. He felt that the losses to Douglas County had not yet created a problem for the City. Lyon County, however, is getting more taxable sales and is growing. Ms. Ritter pointed out that Douglas County is a "guaranteed County for taxable sales" but the City has been able to keep its lead over it. Mr. Minton then reviewed the status of the enterprise funds. The ambulance fund may be a concern, however, he was uncertain what has been handled by the new billing service and what is outstanding at this time. He hoped that the account will correct itself. The revised billing program was limned. He then continued his review of the remaining

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enterprise accounts. It included concerns with the Cemetery Fund which will need a subsidy as burials and services are down. Discussion noted that the public is having more cremations than burials. Supervisor Aldean suggested that staff research the possibility that the Civil War Cemetery/Memorial is eligible for federal funds due to its historical nature.

Ms. Ritter then reviewed the list of capital improvements for the next four years. She felt that fiscal years 2006 and 2007 could be funded but was uncertain about the remainder. The desire to have a five-year capital improvement program with appropriate funding was explained. She then explained the decrease in position vacancies, its impact on the funding for capital improvements, and that the City is currently at full staff which means funding for capital improvements may not be there. A dedicated revenue stream needs to be found. The need for a new ladder truck was cited to illustrate the importance of having a dedicated revenue stream. Her comments also indicated that staff is looking at how work is done in an effort to modernize and improve efficiency. One example of this effort was the decision not to continue pursuing the distinguished accounting recognition which the City has received for several years. This decision was made due to the volume of work required to obtain the recognition.

Discussion between Mr. Morgan and Mr. Minton explained that the City has a variety of different types of autos for sale in the community including both domestic and foreign models. The sales are down from the high levels of prior years. The incentives and low interest financing rate will in all probably be less generous in the future. This may mean a prolonged decline in sales.

Mayor Teixeira explained the need to have status reports on the budget. Mr. Minton concurred and explained that the City still has its stabilization fund of \$3.5 million and a General Fund contingency balance of \$930,000 which "are good news for the City". The City is fiscally healthy at this time. No formal action was required or taken.

7. B. ACTION TO APPROVE A SETTLEMENT AGREEMENT BETWEEN CARSON CITY AND THE CARSON CITY EMPLOYEES ASSOCIATION (11:09:03) - City Manager Linda Ritter - Supervisor Livermore moved to approve a Settlement Agreement between Carson City and the Carson City Employees Association; fiscal impact is \$2,000; and the funding source is the General Fund. Supervisor Williamson seconded the motion. Motion carried 4-0.

C. REVIEW OF THE CITY MANAGER'S PERFORMANCE FOR THE ONE YEAR PERIOD ENDING DECEMBER 15, 2005 (11:11:05) - City Manager Linda Ritter, Chief Deputy District Attorney Melanie Bruketta - Mayor Teixeira noted the Board's inability to have the discussion in closed session. Ms. Ritter explained her support of having the session in an open forum. The purpose of the evaluation is to evaluate her communication, management, and leadership skills. She had provided the Board her feelings regarding them. (A copy of this report was not given to the Clerk.) Supervisor Williamson had been asked to obtain comments from the Department Directors. The Board's comments were solicited. Supervisor Aldean complimented her on her role with the Hospital. Supervisor Williamson explained staff's glowing reviews. Supervisor Aldean also complimented Ms. Ritter on the fact that she does not isolate the Board from staff. Supervisor Livermore summarized the importance of retaining the auto dealers, the effort to develop an auto mall, and the effort to establish an auto row. Ms. Ritter and Redevelopment/Economic Development Manager Joe McCarthy's involvement in this process were

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noted. He commended her on her willingness to push the employees, the improvement in communications, the "lack of a full room as had occurred a few evenings before today", and his ranking of A+ as a testament to her leadership skills. Mayor Teixeira noted his experience with other City Managers and his pride in her successful communication skills in Washington, D.C. His only concern is the "JAC" service which needs to be fixed. They had not "crossed swords" but have had some discussions. Her job performance was more than satisfactory. He was willing to grant her a bonus but had not. He felt that she has a great staff and functions well with the great Board. Things are getting done. Supervisor Livermore explained his personal involvement with Ms. Ritter on community concerns. He felt that staff is meeting with the residents and that communication is there. Supervisor Williamson moved that the City Manager's performance for the one year period ending December 15, 2005, is outstanding. Supervisor Livermore seconded the motion. Ms. Bruketta pointed out that the item had not been agenzized for action. Supervisor Williamson and Supervisor Livermore withdrew the motion. No formal action was taken.

8. BOARD OF SUPERVISORS - NON-ACTION ITEMS

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

(11:23:05) - Mayor Teixeira wished the community Happy Holidays and looked forward to next year. No formal action was taken or required.

B. STAFF COMMENTS AND STATUS REPORT (11:24:01) - City Manager Ritter

explained that the accomplishments were a result of having a good staff to work with and thanked the employees for their team work. Mayor Teixeira felt that Ms. Ritter provides the synergy and attitude that makes it work. Ms. Ritter also complimented the Board on its talent. No formal action was taken or required.

9. ACTION TO ADJOURN (11:25:08) - Supervisor Aldean moved to adjourn. Supervisor Livermore seconded the motion. Supervisor Williamson wished everyone a Merry Christmas. The motion was voted and carried 4-0. Mayor Teixeira adjourned the meeting at 11:26 a.m.

The Minutes of the December 15, 2005, Carson City Board of Supervisors meeting

ARE SO APPROVED ON February 2, 2006.

/s/

Marv Teixeira, Mayor

ATTEST:

/s/

Alan Glover, Clerk-Recorder