



**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF MEETING OF THE
CARSON CITY BOARD OF SUPERVISORS
AND CARSON CITY LIQUOR AND ENTERTAINMENT BOARD
AND CARSON CITY REDEVELOPMENT AUTHORITY**

Day: Thursday
Date: October 16, 2008
Time: Beginning at 8:30 a.m.
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

Agenda

Call to Order

Roll Call

Invocation - Ken Haskins, First Christian Church

Pledge of Allegiance

Public Comments and Discussion: *The public is invited at this time to comment on and discuss any item not on the agenda that is relevant to, or within the authority of, the Carson City Board of Supervisors, the Carson City Liquor and Entertainment Board and the Carson City Redevelopment Authority. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Public comment during individual agenda items will be taken on the item at the time the item is called for hearing.*

- 1. Action on Approval of Minutes**
- 2. Changes to the Agenda**
- 3. Special Presentation**

Presentation of a proclamation for "National Planning Month," October 16 - November 15, 2008.

(Recess as Board of Supervisors)

Liquor and Entertainment Board

Call to Order & Roll Call

Action on Approval of Minutes

- 4. Development Services - Business License**

Action to approve a full bar liquor license for Richard Craig Estey dba Dotty's #45, located at 3305 Market St., Suite #100, Carson City.

Staff Summary: Per CCMC 4.13 all liquor license requests are to be reviewed by the Liquor Board.

Action to Adjourn as the Liquor and Entertainment Board

Board of Supervisors
Consent Agenda

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All matters listed under the consent agenda are considered routine and may be acted upon by the Board of Supervisors with one action and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The Mayor, or the Mayor Pro-Tem, retains discretion in deciding whether or not an item will be pulled off the consent agenda.
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5-1. Justice Court

Action to approve the appointment of Brooke Nielsen to the panel of substitute Justices of the Peace.

Staff Summary: NRS 4.032 allows for the Board of Supervisors to establish a panel of substitute Justices of the Peace (Justices of the Peace Pro-Tempore) for use whenever a Justice of the Peace is disqualified from acting in a case pending in the justices’ court or is unable to perform his official duties because of his temporary sickness or absence, or other cause, he shall, if necessary, appoint a person from the panel of substitute justices of the peace.

5-2. Purchasing and Contracts

A) Action to determine that Contract No. 0809-121 is a contract for the purchase of personal safety equipment for use by a response agency and any other local government agency, therefore it is not suitable for public bidding pursuant to NRS 332.115 and to approve Contract No. 0809-121 a request for the purchase of Shoring Equipment from L.N. Curtis & Sons for a not to exceed cost of \$102,000.00 to be funded from various accounts as provided in FY 2008/2009.

Staff Summary: The City through the Public Works Department and the Fire Department are required to provide for shoring equipment for enclosed spaces such as trenches, underground utility construction, and for emergency rescue in confined spaces as well as other emergency events, such as collapsed buildings. OSHA inspects the City periodically for compliance and reviews the equipment, etc. The Public Works and Fire Departments have been able to secure the required shoring equipment at considerable savings by arranging for purchase of demonstration equipment rather than new equipment at a cost of \$102,000 instead of \$197,000. The cost includes annual training for the departments as long as we own the equipment. The departments work cooperatively together to share the equipment rather than duplicating the equipment in order to reduce overall costs.

B) Action to determine that Contract No. 0809-122 is a contract for additions to and repair and maintenance of equipment which may be more efficiently added to and repaired and maintained by a certain person and therefore not suitable for public bidding pursuant to NRS 332.115 and to approve Contract No. 0809-122 a request for Equipment Services Agreement to be provided by AT&T for the period of April 1, 2009 through March 31, 2012, for a not to exceed cost of \$76,839.60 to be prepaid FY 2009 from the Sheriff’s Office Communications Division Fund and funded as follows: FY09 - \$6,403.29; FY10 - \$25,613.16; FY11 - \$25,613.16; FY12 - \$19,209.99; total - \$76,839.60.

Staff Summary: This is a continuation of the previous agreement approved by the Board of Supervisors June 19, 2003. This agreement will provide equipment and service for the 911 system at the Sheriff’s Office Communications Center.

(End of Consent Agenda)

Ordinances, Resolutions, and Other Items

6. Public Works

Action to approve a Resolution to authorize entering into an Interlocal Agreement between Carson City and Douglas County to provide for Carson City to accept and treat sewer flows for an interim period of time not to exceed 10 years for the existing commercial center in northern Douglas County just south of Fuji Park.

Staff Summary: This action will allow Carson City to accept and treat sewer flows from the existing commercial area while giving Douglas County time to expand the North Valley Wastewater Treatment Plant. The sewer flows represent less than 1% of total Carson City flows.

7. Supervisor Livermore

Presentation by Charter Communications regarding their new programming and channel lineup and possible action regarding the availability of the public access and government access channels.

Staff Summary: Charter Communications will be revising their channel line up on or after October 23, 2008. These changes may affect the availability of the public to view the public access and government access channels.

8. Treasurer

Presentation and overview of current and future activities of the Treasurer's Office.

Staff Summary: Treasurer Al Kramer will be updating the Board on their operations.

9. Development Services - Planning and Zoning

Action to introduce, on first reading, an ordinance to change the zoning of a portion of two parcels from Retail Commercial (RC) and Mobile Home 12000 (MH12) to General Commercial (GC) on property located at 2670 Highway 50 East and 1710 N. Lompa Lane, APN's 008-161-60 and -69. (ZMA-08-075)

Staff Summary: The proposed amendment would allow the subject parcels to be developed together as part of a hotel-casino project. The majority of the property is already zoned General Commercial.

10. Purchasing and Contracts

Action to accept the work as completed, to accept the contract summary as presented, and to approve the release of final payment in the amount of \$315,893.92 for Contract No. 2005-176 titled Carson City Sheriff's Department Administration Building Project for the remaining 11 of the 31 Trade Contractors as listed in the staff summary.

Staff Summary: Carson City Sheriff's Department Administration Building Project Work Scope Nos. 3, 6, 7, 13, 15, 21, 22, 23, 24, 29, & 31. On July 6, 2006, and July 20, 2006 the Board of Supervisors awarded a total of 31 trade contracts (Work Scopes 1 – 31) for Contract No. 2005-176 to various trade contractors for the construction of the new Sheriff's Department Administration Building Project. The project was constructed in two phases, Phase 1 being construction of the new building and a new off site parking lot at the southeast corner of Harbin and Musser Streets, and Phase 2 being the demolition of the

old building and construction of a new parking lot. Phase 1 was substantially completed in December 2007 and the Sheriff's Department was moved into the new building. Phase 2 was completed in August 2008. All work has been completed, all claims settled and retention can be released for the final 11 work scopes.

11. City Manager

- A) Status report on vacant general fund positions.

Staff Summary: The Board asked that the City Manager report on the change of general fund positions and potential budget impacts at the second Board meeting of each month.

- B) Action to introduce, on first reading, an ordinance amending the Carson City Municipal Code, Title 8 Public Peace, Safety and Morals, Chapter 8 Nuisances, Section 8.08.030 Definitions, to include in the definition of nuisance the failure to prevent bears from accessing garbage and the failure to maintain bear proof containers and other matters properly related thereto.

Staff Summary: One of the major reasons bears are drawn into the community is that they are searching for food and unattended garbage cans are a prime source. The concern with this is that it does draw the bears into more contact with humans and at some point there could be a devastating encounter. This proposed ordinance will put some controls and consequences of leaving cans out in such a manner that bears are attracted.

- C) Action to adopt the Amendment to the Ground Lease by and between Carson City and Seasons Limited Partnership.

Staff Summary: In 2005, the Board of Supervisors entered into a Ground Lease with The Seasons, LP for the Autumn Village Senior Housing Project. Previously, the Board of Supervisors took action to declare The Seasons, LP in breach of the Ground Lease for applying for and accepting an exception from property taxes provided pursuant to NRS 361.082. The proposed amendment would provide that The Seasons, LP would be entitled to take the property tax exemption for Fiscal Years 07-08, 08-09 and 09-10. Beginning Fiscal Year 10-11, The Seasons, LP would expressly agree not to apply for the property tax exemption. If The Seasons, LP applied for the property tax exemption or the property tax exemption would be effective without application, The Seasons, LP agrees to pay a payment in lieu of property tax in the amount of property tax that would otherwise have been due. Beginning in September 1, 2015, The Seasons, LP agrees to provide audited financial statements to Carson City and if The Seasons, LP has excess revenue after making certain required payments, The Seasons, LP would begin repayment of the property tax exemption taken in FY 07-08, 08-09 and 09-10.

12. Board of Supervisors

Non-Action Items:

Internal communications and administrative matters

Correspondence to the Board of Supervisors

Status reports and comments from the members of the Board

Staff comments and status report

EVENING SESSION - 6:00 P.M.

Public Comments and Discussion: *The public is invited at this time to comment on and discuss any item not on the agenda that is relevant to, or within the authority of, the Carson City Board of Supervisors, the Carson City Liquor and Entertainment Board and the Carson City Redevelopment Authority. No action may be taken*

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(Recess as Board of Supervisors)

Redevelopment Authority

Call to Order & Roll Call

Action on Approval of Minutes

13. Office of Business Development

- A) Action to approve redevelopment programs, processes and guidelines as they relate to Redevelopment Project Area No. 1 (Downtown).

Staff Summary: As directed by the Redevelopment Authority based on several members' specific recommendations, staff will present the revised redevelopment programs, processes, guidelines, policies and procedures for Redevelopment Project Area No. 1. (Downtown).

- B) Action to approve redevelopment programs, processes and guidelines as they relate to Redevelopment Project Area No. 2.

Staff Summary: As directed by the Redevelopment Authority based on several members' specific recommendations, staff will present the revised redevelopment programs, processes, guidelines, policies and procedures for Redevelopment Project Area No. 2.

- C) Action to approve the Redevelopment Incentive Reimbursement Agreement by and between Carson City, the Carson City Redevelopment Authority, the Regional Transportation Commission and Carson Gaming, LLC as presented.

Staff Summary: Both Carson Gaming, LLC and Carson City partnered in absorbing the costs associated with the expedited reconstruction and substantial improvements made by the developer to the frontage of properties on South Curry Street. This street improvement project has had a positive regional economic impact on numerous properties both south and north of Koontz Lane. The Redevelopment Authority's (RDA) contribution to this multi-million dollar street project is \$375,000. As part of the negotiated agreement, the City, through the Regional Transportation Commission (RTC), agrees, to pay \$250,000 towards the cost of installing a traffic signal at Eagle Station Lane and US 395 within one year of receiving an approval from the Nevada Department of Transportation. If additional installation costs remain, the RDA and Carson Gaming, LLC agree to share these costs equally, less any applicable credits for project design costs incurred by Carson Gaming, LLC.

Action to Adjourn as the Redevelopment Authority

Board of Supervisors

- D) Action to approve the Redevelopment Incentive Reimbursement Agreement by and between Carson City, the Carson City Redevelopment Authority, the Regional Transportation Commission and Carson Gaming, LLC as presented.

Staff Summary: Both Carson Gaming, LLC and Carson City partnered in absorbing the costs associated with the expedited reconstruction and substantial improvements made by the developer to the frontage of properties on South Curry Street. This street improvement project has had a positive regional economic impact on numerous properties both south and north of Koontz Lane. The Redevelopment Authority's (RDA) contribution to this multi-million dollar street project is \$375,000. As part of the negotiated agreement, the City, through the Regional Transportation Commission (RTC), agrees, to pay \$250,000 towards the cost of installing a traffic signal at Eagle Station Lane and US 395 within one year of receiving an approval from the Nevada Department of Transportation. If additional installation costs remain, the RDA and Carson Gaming, LLC agree to share these costs equally, less any applicable credits for project design costs incurred by Carson Gaming, LLC.

14. Action to Adjourn

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Copies of information related to the above items can be viewed at the reference desk at the Carson City Public Library.
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Titles of agenda items are intended to identify specific matters. If you desire detailed information concerning any subject matter itemized within this agenda, you are encouraged to call the responsible agency or the City Manager's Office. You are encouraged to attend this meeting and participate by commenting on any agenda item.
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Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Manager's Office in writing at 201 North Carson Street, Carson City, NV, 89701, or by calling (775)887-2100 at least 24 hours in advance.
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This meeting can be viewed on Channel 26. For specific dates and times - www.bactv.org.
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This agenda and backup information are available on the City's website at www.carson-city.nv.us
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This notice has been posted at the following locations:

- Community Center 851 East William Street
- Public Safety Complex 885 East Musser Street
- City Hall 201 North Carson Street
- Carson City Library 900 North Roop Street

Date: October 9, 2008