

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

Day: Thursday
Date: December 1, 2016
Time: Beginning at 8:30 am
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

AGENDA

- 1. Call to Order - Board of Supervisors**
- 2. Roll Call**
- 3. Invocation - Nick Emery, Good Shepherd Wesleyan**
- 4. Pledge of Allegiance**
- 5. Public Comment:****
The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of this public body.
- 6. For Possible Action: Approval of Minutes - November 3, 2016**
- 7. For Possible Action: Adoption of Agenda**
- 8. Special Presentation**

8.A A Presentation of a Proclamation for “World AIDS Day” recognized on December 1, 2016 in Carson City, Nevada. Look to the past to remember, and to the future for hope. (Nicki Aaker)
- 9. Recess as the Board of Supervisors**
- 10. Call to Order & Roll Call - Liquor and Entertainment Board**

Liquor and Entertainment Board
- 11. Public Comment:****
The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of this public body.

12. For Possible Action: Approval of Minutes - October 20, 2016

13. Community Development - Business License

13.A For Possible Action: To approve Paul Brychel Jr. as the liquor manager for Blazin Wings, Inc. dba Buffalo Wild Wings (Liquor License #17-30770) located at 3815 S. Carson St. (Lena Reseck, lreseck@carson.org)

Staff Summary: All liquor license requests are to be reviewed by the Liquor and Entertainment Board per CCMC 4.13. Blazin Wings, Inc. dba Buffalo Wild Wings is applying to replace the liquor manager on the current liquor license. The applicant has met the requirements per CCMC 4.13.125 and staff is recommending approval.

14. Public Comment:**

The public is invited at this time to comment on any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this item of the agenda.

15. For Possible Action: To Adjourn as the Liquor and Entertainment Board

16. Reconvene as the Board of Supervisors

Ordinances, Resolutions, and Other Items

17. Finance

17.A For Possible Action: To accept the report on the condition of each fund in the treasury and the statements of receipts and expenditures through November 18, 2016 per NRS 251.030 and NRS 354.290. (Nancy Paulson, npaulson@carson.org)

Staff Summary: NRS 251.030 requires the Chief Financial Officer (for the purpose of the statute acting as the County Auditor) to report to the Board of County Commissioners (or in our case the Board of Supervisors), at each regular meeting thereof, the condition of each fund in the treasury. NRS 354.290 requires the County Auditor to report to the Board of Supervisors a statement of revenues and expenditures based on the accounts and funds as were used in the budget. A more detailed accounting is available on the City's website – www.carson.org.

17.B For Possible Action: To adopt Bill No. 115, on second reading, an ordinance authorizing installment-purchase agreements for the purpose of acquiring, constructing, improving and equipping building projects and authorizing the execution of the agreements and other documents related to the agreements. (Nancy Paulson, npaulson@carson.org)

Staff Summary: The Board of Supervisors of Carson City, Nevada proposes to enter into an installment-purchase agreement in the maximum principal amount of \$3,101,538 (the "QECB Agreement") in order to finance all or a portion of the cost to acquire, improve, and equip building projects as defined in NRS 244A.019 in the City (the "QECB Project") each of which is a "qualified conservation purpose" as defined in Section 54D(f) of the tax code. In addition, the Board proposes to enter into an installment-purchase agreement in the maximum principal

amount of \$1,175,000 (the "Tax-Exempt Agreement") in order to finance all or a portion of the cost to acquire, improve, and equip building projects as defined in NRS 244A.019 in the City (the "Tax-Exempt Project").

18. Purchasing and Contracts

18.A For Possible Action: To award Contract No. 1415-123B Performance Based Contract to Ameresco, Inc. for a total not to exceed amount of \$4,170,786 to be funded from the Construction – Energy Performance Contract Fund as provided in fiscal year 16/17. (Laura Tadman, LTadman@carson.org and Darren Schulz, DSchulz@carson.org)

Staff Summary: This contract is for the Implementation and Construction Phase of the Energy Performance Contract Project, allowing for the construction of the energy and maintenance cost saving improvements developed during the design phase.

18.B For Possible Action: To approve the purchase of four (4) police vehicles from Michael Hohl Motor Company and TSA Custom Car and Truck through the State of Nevada's competitive bid list for a not to exceed cost of \$189,164.91 to be funded from the Vehicle Replacement Program, as previously approved in the Capital Improvement Plan, and the FY 2016/2017 Budget. (Laura Tadman, LTadman@carson.org and Darren Schulz, DSchulz@carson.org)

Staff Summary: The Capital Improvement Program as approved at the May 5, 2016 Board of Supervisor's Meeting included the replacement of four (4) Sheriff's Department vehicles. The Sheriff's Department is requesting three (3) sport utility vehicles and one (1) sedan, all with the police package. The police package includes, but not limited to, spotlights, horn and siren system, head and tail lamp flashers. Staff has utilized the best pricing and need from the State of Nevada's competitive bid list.

18.C For Possible Action: To award Contract No. 1617-080 Technical Support for Phase 4 of the Energy Performance Contract to Celtic Energy, Inc. for a total not to exceed amount of \$42,400 and to approve Amendment No. 1 to Contract 1516-013 Technical Support for the Energy Performance Study Contract Development with Celtic Energy, Inc. for an additional \$18,400 to be funded from the Professional Services Energy Performance Contract Fund as provided in fiscal year 16/17. (Laura Tadman, LTadman@carson.org and Darren Schulz, DSchulz@carson.org)

Staff Summary: Celtic Energy's fees are based on a fixed percentage of the actual project costs; 1% for technical support during the Contract Development Phase and 1% for technical support during the Implementation and Construction Phase. At the onset of the Project Development Phase of the project, the actual project costs were not known, so actual project costs were estimated to be \$2,400,000. The actual project costs are \$4,246,786. Therefore, an additional \$18,400 is owed for the Contract Development Phase. The two (2) contracts combined total \$84,800.

18.D For Possible Action: To amend the Siemens Healthcare Diagnostics, Inc. Contract No. CARSON DAS for an additional three (3) years and modify the quantity and cost of tests per year to be funded from the Alternative Sentencing Drug Testing account as provided after

augmentation in FY 16/17. (Laura Tadman, LTadman@carson.org and Tad Fletcher, TFletcher@carson.org)

Staff Summary: The Department of Alternative Sentencing would like to accept the amendment to the Siemens Healthcare Diagnostics, Inc. Contract No. CARSON DAS for an additional three (3) years and modify the quantity and cost of tests per year. The amendment will create a 10% decrease in reagent costs to operate our drug and alcohol testing lab. The amendment asks for a minimum of 76,848 tests, which is less than the estimated 95,320 tests for FY 16/17. The estimated cost savings by accepting the amendment is estimated to be approximately \$6,672.

19. Public Works

19.A For Possible Action: To approve a Non-Exclusive Easement Agreement between the State of Nevada, Division of State Lands and Carson City for the Vicee Canyon Recharge System located on APN 007-091-81 south of Timberline Drive. (Stephanie Hicks; SHicks@carson.org)

Staff Summary: The subject easement is located south of Timberline Drive on APN 007-091-81, a parcel owned by the State of Nevada. The easement was created in 2004 for an aquifer recharge project, access road and monitoring wells. The current lease expired June 30, 2016 and was re-evaluated by State Lands. State Lands determined that a Non-Exclusive Easement is the preferred authorization document over the prior Lease/Easement. There is no increase in the easement fee of \$2,485.00 annually for the next 5 years. This lease remains necessary to allow the recharge project to continue.

20. Community Development - Planning

20.A For Possible Action: To adopt a Resolution to initiate the process for declaring a moratorium on the acceptance and processing of planning or other applications for the construction or operation of Marijuana Establishments as contemplated by the Regulation and Taxation of Marijuana Act passed by Nevada voters during the November 8, 2016 general election. (Lee Plemel, lplemel@carson.org)

Staff Summary: The Regulation and Taxation of Marijuana Act, the Act to legalize recreational marijuana, was passed by Nevada voters during the general election on November 8, 2016. The deadline for preparation of final regulations by the Nevada Department of Taxation is December 31, 2017. Until the final promulgation of such regulations, the Board of Supervisors will not have a complete picture to facilitate a decision regarding zoning or business license regulations for Marijuana Establishments beyond what is currently in place for Medical Marijuana Establishments. A moratorium would allow City staff and the Board of Supervisors time to evaluate the implications of the regulations adopted by the Nevada Department of Taxation and consider other impacts related to the regulation of Marijuana Establishments. This moratorium would not apply to Medical Marijuana Establishments with valid provisional certificates wishing to operate under the current Medical Marijuana Establishment regulations in Carson City as of the date the moratorium is enacted.

20.B For Possible Action: To approve the transfer of the gaming license of the Carson Horseshoe Club from Nevada Treasure Chest to Silver Bullet of Nevada, LLC. (Hope Sullivan, HSullivan@carson.org)

Staff Summary: The applicant is seeking to transfer the ownership of the gaming license of the Carson Horseshoe Club. Per the provisions of Carson City Municipal Code (CCMC) 4.14.050, a license may be transferred upon a majority vote of the Board. The Board has the authority to grant the transfer or deny the request.

21. Recess as the Board of Supervisors

22. Call to Order & Roll Call - Redevelopment Authority

Redevelopment Authority

23. Public Comment:**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of this public body.

24. Supervisor Shirk

24.A For Possible Action: To recommend to the Board of Supervisors approval of a revenue sharing agreement between Carson City, Carson City Redevelopment Authority and David Pedder with regard to a new auto sales business within Carson City Redevelopment Project Area No. 2. And to further consider allocating the City's portion of the sales tax revenue generated for city-wide street repairs and maintenance. (Supervisor Jim Shirk, Ward 4, jshirk@carson.org)

Staff Summary: The Redevelopment Plan for Project Area No. 2 provides for public-private partnerships to retain and expand Carson City's auto sales sector. On March 17, 2005, the Board of Supervisors adopted Resolution No. 2005-R-12, a resolution to allow the Redevelopment Authority / Board of Supervisors to consider, on an individual basis, projects / incentive packages that are clearly designed to secure and stimulate auto sales investment along South Carson Street.

Mr. Pedder is the owner of auto sales businesses and plans to establish an auto sales business within Carson City Redevelopment Project Area No. 2, along South Carson Street. The planned dealership will substantially improve the economic and physical conditions in the Project Area and is in accordance with the purposes and goals of the Redevelopment Authority's Redevelopment Plan.

25. Public Comment:**

The public is invited at this time to comment on any matter that is not specifically included on the agenda item as an action item. No action may be taken on a matter raised under this item of the agenda.

26. For Possible Action: To Adjourn as the Redevelopment Authority

27. Reconvene as the Board of Supervisors

28. Supervisor Shirk

28.A For Possible Action: To consider approving a revenue sharing agreement between Carson City, Carson City Redevelopment Authority and David Pedder with regard to a new auto sales business within Carson City Redevelopment Project Area No. 2. And to further consider allocating the City's portion of the sales tax revenue generated for city-wide street repairs and maintenance. (Supervisor Jim Shirk, Ward 4, jshirk@carson.org)

Staff Summary: The Redevelopment Plan for Project Area No. 2 provides for public-private partnerships to retain and expand Carson City's auto sales sector. On March 17, 2005, the Board of Supervisors adopted Resolution No. 2005-R-12, a resolution to allow the Redevelopment Authority / Board of Supervisors to consider, on an individual basis, projects / incentive packages that are clearly designed to secure and stimulate auto sales investment along South Carson Street.

29. Board of Supervisors

Non-Action Items:

Legislative matters - no Board action will be taken - the Mayor may give limited staff direction regarding staff work and/or future agenda item(s).

Future agenda items

Status review of projects

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

-- LUNCH BREAK -- RETURN - APPROXIMATE TIME - 2:00 P.M. --

30. Community Development – Planning

PUBLIC HEARING REGARDING ITEMS 30A AND 30B

30.A For Possible Action: To approve a Master Plan Amendment from Lumos & Associates (property owner Andersen Family Associates) to allow a change in the Master Plan Land Use Designation of a 5.6 acre area as depicted in Figure 3 of the application for a Master Plan Amendment: Vintage at Kings Canyon, dated August 18, 2016, from Medium Density Residential (MDR) to Mixed Use Residential (MUR), located at North Ormsby Boulevard and 1450 Mountain Street, APNs 007-573-06 and 08. (Hope Sullivan, hsullivan@carson.org).

Staff Summary: The applicant is seeking to amend the Land Use Map of the Master Plan to change the designation of a 5.6 acre area from Medium Density Residential (MDR) to Mixed Use Residential (Mixed Use Residential). The applicant's objective is to rezone the area so as to build a congregate care facility as part of a Planned Unit Development. Given that the requested Master Plan Amendment and the Planned Unit Development are inextricably linked, Planning Commission has recommended that, should the Board make the required findings for a Master Plan amendment, the effective date of the Master Plan amendment should be the effective date of the Planned Unit Development being contemplated as part of TPUD-16-092.

30.B For Possible Action: To approve a request from Lumos & Associates (property owner Andersen Family Associates) for a Tentative Planned Unit Development (TPUD-16-092) on 78.2 acres for the proposed Vintage at Kings Canyon development for (1) Tentative Map approval to create 212 single family residential lots ranging in size from 1,690 square feet to 17,000 square feet; (2) a Zoning Map Amendment to rezone 5.6 acres of land as shown in Figure 8 of the application for a Tentative Planned Unit Development: Vintage at Kings Canyon dated August 18, 2016 from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB) zoning; and (3) a Special Use Permit for Congregate Care Housing in the Neighborhood Business (NB) zoning district, on property located at North Ormsby Boulevard, 1450 Mountain Street and 1800 Kings Canyon Road, APNs 007-573-06, and -08. (Hope Sullivan, HSullivan@carson.org)

Staff Summary: The applicant is seeking a Tentative Planned Unit Development on 78.2 acres for the construction of 212 single family residential lots with a clubhouse and pool, a 96 unit congregate care facility with associated ancillary uses, a park, and a trail system, including a zoning map amendment to rezone 5.6 acres of land from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB), and including approval of a Special Use Permit to allow a 96 unit Congregate Care Facility with associated ancillary uses, a reduction in the side setbacks in the SF6 zoning, the use of a modified parking standard, and the use of a modified street design for the property located at 1450 Mountain Street and property located west of Ormsby Boulevard and north of Kings Canyon Road.

31. Public Comment:

The public is invited at this time to comment on any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this item of the agenda.

32. For Possible Action: To Adjourn

**PUBLIC COMMENT LIMITATIONS - The Mayor and Supervisors meet at various times as different public bodies: the Carson City Board of Supervisors, the Carson City Liquor and Entertainment Board, the Carson City Redevelopment Authority, and the Carson City Board of Health. Each, as called to order, will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the mayor/chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. Comments may be limited to three minutes per person or topic at the discretion of the Chair in order to facilitate the meeting. The Mayor, Mayor Pro-Tem and Chair, also retain discretion to only provide for the Open Meeting Law's minimum public comment and not call for or allow additional individual-item public comment at the time of the body's consideration of the item when: 1) it is deemed necessary by the mayor/chair to the orderly conduct of the meeting; 2) it involves an off-site non-action facility tour agenda item; or 3) it involves any person's or entity's due process appeal or hearing rights provided by statute or the Carson City Municipal Code.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

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.

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.

To request a copy of the supporting materials for this meeting contact Janet Busse at jbusse@carson.org or call (775) 887-2100.

This agenda and backup information are available on the City's website at www.carson.org/agendas and at the City Manager's Office - City Hall, 201 N. Carson Street, Ste 2, Carson City, Nevada (775)887-2100.

This notice has been posted at the following locations:
Community Center 851 East William Street
Courthouse 885 East Musser Street
City Hall 201 North Carson Street
Carson City Library 900 North Roop Street
Community Development Permit Center 108 East Proctor Street
<http://notice.nv.gov>