

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

Day: Thursday
Date: November 16, 2017
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 - Mark Cyr, Salvation Army

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 - October 19, 2017 and November 2, 2017

7. For Possible Action: Adoption of Agenda

Consent Agenda

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 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.

8. City Manager

8.A For Possible Action: To ratify the approval of bills and other requests for payments by the City Manager for the period of October 7, 2017 thru November 3, 2017. (Nick Marano, NMarano@carson.org)

Staff Summary: Pursuant to CCMC 2.29, the Controller will present all bills or other requests for payment by the City to the City Manager for approval. Upon approval the register book of bills and other requests for payment and warrants are presented at least once a month to the Board of Supervisors, who shall by motion entered into its minutes, ratify the action taken.

9. Finance

9.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 3, 2017 per NRS 251.030 and NRS 354.290. (Jason Link, JLink@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 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.

10. Parks and Recreation

10.A For Possible Action: To approve the lease of 1,600 square feet of building space located at 864 Evalyn Drive to Truckee Meadows Parks Foundation, a non-profit Nevada corporation for public benefit. (Jennifer Budge, jbudge@carson.org)

Staff Summary: Carson City, through its Parks and Recreation Department, and Truckee Meadows Parks Foundation (TMPF) currently have a cooperative agreement authorized by the City Manager, for three Americorps VISTA (Volunteers In Service To America) volunteers. TMPF has requested a two year lease for 1,600 square feet of building space above the concession stand at 864 Evalyn Drive within Governor's Field, to further support the Carson City Americorps VISTA program.

11. Public Works

11.A For Possible Action: To approve Amendment No. 1 of the Western Nevada Safe Routes to School Agreement (Agreement No. PR062-17-063) with the State of Nevada, Department of Transportation. (Lucia Maloney, Lmaloney@carson.org)

Staff Summary: The Western Nevada Safe Routes to School Agreement (Agreement No. PR062-17-063), dated March 13, 2017, is proposed to be amended to change the identity of the subrecipient from Carson City Health and Human Services, to Carson City Public Works. As part of the proposed amendment, Attachment "A" of the Agreement will be superseded and replaced in its entirety by the new Attachment "A" to reflect a modification in the allocation of personnel time attributable to the "Western Nevada Safe Routes to School Coordinator". These amendments are administrative in nature and update the agreement to be consistent with the April 20, 2017 Board action to transfer the Public Health Educator position from the Health Department to a Bicycle and Pedestrian Coordinator position within Public Works, effective July 1, 2017.

12. Purchasing and Contracts

12.A For Possible Action: To approve Contract No. 1718-062 with Sloan Vazquez McAfee for Solid Waste Franchise Agreement-Consulting Services for a not to exceed total amount of \$117,660 to be funded from the Landfill Professional Services account. (Laura Rader, LRader@carson.org and Darren Schulz, Dschulz@carson.org)

Staff Summary: The franchise agreement with Waste Management for solid waste and recyclable materials services expires on July 1, 2019 and staff was directed to pursue a competitive bid process for these services after the agreement expires. To assist in this process, a Request for Qualification was published seeking firms to provide Solid Waste Franchise Agreement Consulting Services. The City received one (1) proposal from Sloan Vazquez McAfee. The City's evaluation committee reviewed Sloan Vazquez McAfee's background, experience and proposal and recommends moving forward with their proposal. The scope of work for this proposal is a rate and service analysis of local agreements and review of state's solid waste management plan; providing recommendations on state and national trends in the development of franchise agreements and solid waste and recycling programs; development and participation in community and stakeholder data collection and outreach; presentations to the Board of Supervisors seeking policy direction on establishing solid waste programs and service levels; development of service options, specification and potential rate impacts; development of a Request for Proposal, evaluation of proposals and firms and final contract negotiations; development of city ordinance.

12.B For Possible Action: To approve the purchase of burn insulation material from Fire Facilities Inc. for a total not to exceed amount of \$58,530.89 to be funded from the Repairs/Training Facilities Account in the Capital Projects Fund (Laura Rader, LRader@carson.org and Sean Slamon, SSlamon@carson.org)

Staff Summary: The Burn Building Rooms at Fire Station 52, 2400 College Pkwy, Carson City, NV 89706 currently utilize the Westec Insulation System and will need to be retrofitted with new insulation lining to the walls and ceilings in order to continue to be used for vital Academy firefighter training. All surrounding fire departments use this training center and burn building for live fire exercises, and due to the building's current age and extensive use, these protective liners need to be replaced. Fire Facilities Inc. is the sole source supplier of the Westec Insulation System. NRS 338.1423 requires the City to pay sales tax on materials purchased for installation by a contractor. A licensed contractor will install the product under a separate labor contract for an amount not to exceed \$21,469. The total project cost will be approximately \$80,000.

(End of Consent Agenda)

Ordinances, Resolutions, and Other Items

13. Item(s) pulled from the Consent Agenda will be heard at this time.

14. Recess as the Board of Supervisors

Redevelopment Authority

15. Call to Order & Roll Call - Redevelopment Authority

16. 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.

17. For Possible Action: Approval of Minutes - June 1, 2017 and June 15, 2017

18. City Manager

18.A For Possible Action: To recommend to the Board of Supervisors approval of an agreement between Carson City, Carson City Redevelopment Authority and Chris Russell pursuant to the Incentive Program for Redevelopment Project Area No. 2: South Carson Street - Carson Auto Row. The incentive will be in the form of a 30% rebate of the Basic City-County Relief Taxes and Supplemental City-County Relief Taxes (sales taxes) generated by the new auto sales dealership located within Carson City Redevelopment Project Area No. 2 for a maximum rebate amount of \$3,500,000. (Nick Marano, nmarano@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. Russell 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.

19. 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.

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

21. Reconvene as the Board of Supervisors

22. City Manager

22.A For Possible Action: To approve an agreement between Carson City, Carson City Redevelopment Authority and Chris Russell pursuant to the Incentive Program for Redevelopment Project Area No. 2: South Carson Street - Carson Auto Row. The incentive will be in the form of a 30% rebate of the Basic City-County Relief Taxes and Supplemental City-County Relief Taxes (sales taxes) generated by the new auto sales dealership located

within Carson City Redevelopment Project Area No. 2 for a maximum rebate amount of \$3,500,000. (Nick Marano, nmarano@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.

23. Finance

23.A For Possible Action: To adopt a Resolution authorizing the issuance of Carson City, Nevada, Hospital Revenue and Refunding Bonds (Carson Tahoe Regional Healthcare Project), Series 2017 in an aggregate principal amount not to exceed \$111,073,000, to finance costs of acquiring, constructing, and equipping additional health and care facilities and supplemental facilities for a health and care facility for the benefit of Carson Tahoe Regional Healthcare, a Nevada Nonprofit Corporation, and to refinance certain obligations previously issued by the City for the benefit of Carson Tahoe Regional Healthcare; making determinations as to the sufficiency of revenues and as to other matters related to such project and such bonds; delegating to City Officials the authority to determine certain final terms of the bonds; authorizing execution by the City of a loan agreement, an indenture of trust, a bond purchase agreement, one or more escrow agreements, if necessary, and certain closing documents in connection therewith; repealing Resolution No. 2017-R-37 and Resolution No. 2017-R-38 in their entirety; ratifying all consistent actions heretofore taken toward the issuance and sale of the bonds. (Nancy Paulson, npaulson@carson.org)

Staff Summary: On November 2, 2017, the House Ways and Means Committee of the United States House of Representatives released its draft tax bill (the "Tax Cuts and Jobs Act"), which would eliminate the tax-exemption for private activity bonds, including qualified 501(c)(3) bonds issued for nonprofit corporations, issued after December 31, 2017 (including the future refundings of private activity bonds). If the Tax Cuts and Jobs Act is approved in its proposed form, the City could no longer issue revenue bonds for the benefit of Carson Tahoe Regional Healthcare (the "Corporation") under NRS 244A.669 to 244A.763, inclusive, on a tax-exempt basis after December 31, 2017. Due to concerns about refinancing risk in connection with variable rate bond issues, the Corporation has requested that the City combine the three previously authorized series of bonds into one fixed rate series with the intention of closing before the end of the calendar year.

23.B For Possible Action: To adopt a resolution of intent, proposing the issuance of, and authorizing the publication of notices relating to general obligation (limited tax) sewer bonds (additionally secured by pledged revenues), in the aggregate principal amount not to exceed \$4,875,000, for the purpose of financing sewer projects for the City; providing the manner, form and contents of the notices; authorizing the City Manager or the City's Chief Financial Officer to arrange for the sale of the Bonds; and providing the effective date. (Jason Link, jlink@carson.org)

Staff Summary: Staff is recommending the Board of Supervisors approve a resolution of intent to issue general obligation (limited tax) sewer bonds (additionally secured by pledged

revenues) and authorize the City Manager or the City's Chief Financial Officer to arrange for the sale of the bonds. Pursuant to NRS 350.087, this Resolution must be adopted by a two-thirds vote of the Board of Supervisors.

23.C For Possible Action: To recommend to the U.S. Department of Housing and Urban Development (HUD) approval of the Carson City FY 2018 2nd round of funding recommendations in the amount of \$132,334 to implement programs associated with the Community Development Block Grant (CDBG). (Ana Jimenez, ajimenez@carson.org)

Staff Summary: Approval of the funding recommendation establishes the distribution of CDBG funds between public services activities, public facilities and improvements, and planning, research, reports and administrative functions in accordance with HUD regulations.

24. Purchasing and Contracts

24.A For Possible Action: To approve Amendment No. 2 to Contract No. 1415-112 Downtown Carson Street Urban Design to Lumos & Associates, Inc. to extend the contract terms through September 30, 2018 and for an additional \$238,900 for a total contract amount of \$1,374,926 to be funded from various capital accounts. (Laura Rader, LRader@carson.org and Darren Schulz, DSchulz@carson.org)

Staff Summary: This contract amendment is for Lumos & Associates to provide professional services for streetscape architecture, roadway design, utility design, landscape design services and construction assistance for the Downtown Carson Street Urban Design Project. Specifically, this contract amendment is to advance the design of the Downtown Curry Streetscape Project improvements from 90% to final completion, provide support during construction, as well as design street beautification and utility improvements for five east-west downtown streets between Carson Street and Curry Street (Robinson Street, Spear Street, Telegraph Street, Proctor Street and Musser Street) and the Telegraph to Spear alley.

25. Community Development - Planning

25.A For Possible Action: To adopt Bill No. 127, on second reading, an ordinance approving a development agreement between Carson City and the Myers Family Exempt Trust; the Arraiz Family 1993 TR 10/18/93; RD Lompa LLC, a Nevada limited liability company; Lompa Ranch East Hills LLC, a Nevada limited liability company; and Terrasas & Tripp LLC, a Nevada limited liability company, regarding the development of a project known as The Lompa Ranch North Specific Plan Area, Assessor's Parcel Numbers 010-041-16, -38, -52, -70, -71, -75 and -76. (Lee Plemel, lplemel@carson.org)

Staff Summary: The Board of Supervisors approved the Lompa Ranch North Specific Plan on March 17, 2016, and approved the Phase 1 tentative subdivision map consisting of 189 single family residential lots on March 16, 2017, subject to the developer entering into a development agreement with Carson City prior to construction of any improvements. The proposed development agreement sets forth the requirements for development of the 251 acre project area consistent with the Lompa Ranch North Specific Plan.

25.B For Possible Action: To adopt Bill No. 128, on second reading, an ordinance approving the second amendment to the Development Agreement for Schulz Ranch between Carson City,

Lennar Reno, LLC and Ryder-DUDA Carson, LLC on APNs 009-311-64, 010-671-06, -07, -08, -09, -10, -11, -12, -13, -14, -15, 010-701-01 through -20, 010-702-01 through -09, 010-703-01 through -32, 010-704-01 through -53 010-705-01 through -15, 010-711-01 through -10, 010-712-01 through -28, 010-713-01 through -09, 010-714-01 through -22, and 010-715-01 through -10, to change the requirement to complete the central neighborhood park located in Phase 3 to before the issuance of the 250th building permit. (MISC-17-114) (Susan Pansky, spansky@carson.org)

Staff Summary: Schulz Ranch is a 424-unit Common Open Space Subdivision located between Center Drive and Schulz Drive on APNs and 009-311-64. The purpose of this Development Agreement amendment is to modify the phasing plan for improvements to allow the Notice of Completion for the centrally located park to be issued prior to the issuance of the building permit for the 250th residential lot.

25.C For Possible Action: To approve a Final Subdivision Map known as Schulz Ranch, Phase 3 from Lennar Reno, LLC resulting in the creation of 111 residential lots on property zoned Single Family 6,000 - Specific Plan Area (SF6-SPA), located on Race Track Road, APN 010-671-07, which fully complies with all of the conditions of approval as contained in the Schulz Ranch Common Open Space Development Tentative Map Notice of Decision and Schulz Ranch Development Agreement, as amended, pursuant to the requirements of Carson City Municipal Code (FSM-17-073) (Susan Pansky, spansky@carson.org).

Staff Summary: The Board of Supervisors granted approval of the Tentative Subdivision Map for the Schulz Ranch Common Open Space Development on October 20, 2005. The Board of Supervisors subsequently approved a Development Agreement on September 1, 2011, the first amendment to the Development Agreement on April 3, 2014, and is in the process of considering a second amendment to the Development Agreement that may be adopted on November 16, 2017. The second Final Subdivision Map for Schulz Ranch recorded on July 22, 2016. Per Carson City Municipal Code, Section 17.06.015 (Time Limit for Recording), successive maps in a series of phased Final Subdivision Maps must be approved by the Board of Supervisors within two years of the recordation of the preceding map for the Tentative Subdivision Map to remain valid.

26. Board of Supervisors

Non-Action Items:

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 - 1:30 P.M. --

27. Public Works

27.A For Possible Action: To provide recommendation to the Bureau of Land Management (BLM) regarding the sale of four parcels; one located on South Edmonds Drive (APN 010-192-04) and three located off Flint Drive (APN 008-011-94, 010-691-05, and a portion of APN 008-

011-17) identified for disposal in the Omnibus Public Land Management Act of 2009 (OPLMA). (Stephanie Hicks; SHicks@carson.org)

Staff Summary: As a result of three years of collaboration between City officials, interest groups and Congressional delegates with technical input from Federal agencies, OPLMA was signed by the President of the United States in March 2009. The OPLMA legislates that certain BLM properties are to be offered for sale through a competitive bidding process. Criteria for identifying such parcels included that the parcels be located adjacent to existing development and at the “urban interface” with development making them isolated and difficult to manage by BLM. These four parcels were identified for future sale. BLM is seeking Carson City's recommendation for sale.

27.B For Possible Action: To provide recommendation to the Bureau of Land Management (BLM) regarding the sale of fourteen parcels located in the Pinion Hills neighborhood (APNs 010-082-04; 010-083-06; 010-084-03; 010-084-02; 010-087-05; 010-087-06; 010-087-07; 010-087-08; 010-093-03; 010-094-02; 010-093-05; 010-097-02; 010-098-01; and 010-098-02) identified for disposal in the Omnibus Public Land Management Act of 2009 (OPLMA). (Stephanie Hicks; SHicks@carson.org)

Staff Summary: As a result of three years of collaboration between City officials, interest groups and Congressional delegates with technical input from Federal agencies, OPLMA was signed by the President of the United States in March 2009. The OPLMA legislates that certain BLM properties are to be offered for sale through a competitive bidding process. Criteria for identifying such parcels included that the parcels be located adjacent to existing development and at the “urban interface” with development making them isolated and difficult to manage by BLM. Fourteen parcels in the Pinon Hills were identified for future sale. These parcels are zoned Single-Family–1 Acre with a Low-Density Residential master plan designation. BLM is seeking Carson City's recommendation for sale.

27.C For Possible Action: Discussion and possible action regarding a request to terminate a lease created September 1, 1974, between Carson City, Nevada, (Lessor) and Douglas Scott Kreck, Deceased, Steven Christopher Kreck, and Jeffrey Weston Kreck (Lessees) for Lot 59 of the Carson City Industrial Airpark (also known as APN 005-062-12; 2450 Lockheed Way). (Stephanie Hicks; SHicks@carson.org)

Staff Summary: Staff was contacted by Realtor Bruce Robertson regarding a leasehold which was listed on a title report for 2450 Lockheed Way. The property is in escrow and the property owner is requesting that the Board of Supervisors approve the Notice of Termination of Lease.

28. 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.

29. 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. 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>