

**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF MEETING OF THE
BOARD OF SUPERVISORS**

Day: Wednesday
Date: July 3, 2019
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 - Bruce Henderson, Airport Rd Church of Christ**
- 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 - June 6, 2019**
- 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. Finance

8.A For Possible Action: Discussion and possible action regarding the report on the condition of each fund in the treasury and the statements of receipts and expenditures through June 21, 2019, per NRS 251.030 and NRS 354.290. (Sheri Russell, srussell@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.

(End of Consent Agenda)

Ordinances, Resolutions, and Other Items

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

10. Carson City Airport Authority

10.A For Possible Action: Discussion and possible action regarding the draft Airport Master Plan. (Ken Moen, manager@flycarsoncity.com)

Staff Summary: Airport Manager Ken Moen will be providing an overview of the draft Airport Master Plan and soliciting input from the Board of Supervisors.

11. City Manager

11.A For Discussion Only: Presentation and update regarding noxious weeds in Carson City, including discussion concerning newly added species. (Sean Gephart, sgephart@agri.nv.gov)

Staff Summary: Sean Gephart, Noxious Weed Coordinator for the Nevada Department of Agriculture, will provide a presentation regarding noxious weeds.

12. Library

12.A For Possible Action: Discussion and possible action regarding a Joint Operating Agreement between the Carson City Library, Carson City, Northern Nevada Development Authority (NNDA), and Adams Hub, LLC through which the Library will pay NNDA \$60,000 annually from the funds provided to Library from the Hop and Mae Adams Foundation ("HMAF") for the creation and operation of a Business Retention and Expansion program. (Diane Baker, dbaker@carson.org and Todd Reese, treese@carson.org)

Staff Summary: Through the Joint Operating Agreement, NNDA will develop, operate, and staff a Business Retention and Expansion Program ("Program") in cooperation with the Adams Hub for Innovation. The Library will pay NNDA \$60,000 annually from the funds provided to Library from HMAF to enable NNDA to fund a FTE to manage the Program. Separately, NNDA will lease space at the Adams Hub from Adams Hub, LLC and NNDA's lease payments, starting at \$2,000 per month, will support the Library's programming at the Adams Hub to provide support, assistance, and resources to local businesses. The initial term of the Joint Operating Agreement is through June 30, 2024, with automatic one year extensions through June 30, 2039.

13. Finance

13.A For Possible Action: Discussion and possible action regarding a proposed resolution to levy the Carson City Fiscal Year 2019-20 ad valorem tax rates as certified by the Nevada Tax Commission. (Sheri Russell, srussell@carson.org)

Staff Summary: By law, the Board of Supervisors sets the Carson City tax rates annually after the Nevada Tax Commission certifies the tax rates. This resolution sets the tax rates as approved in the Board of Supervisors and Redevelopment Authority budget hearings as well as setting the local rates for other governing bodies.

14. Community Development - Planning

14.A For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 105, an ordinance regarding an amendment to the Zoning Map to change the zoning from Single Family One Acre to Single Family 12,000 on six properties located at 93 Dean Court, 94 Dean Court, 95 Dean Court, 96 Dean Court, 97 Dean Court, and 4376 Northgate Lane, APN's 008-095-02, -03, -04, -09, -10, -11. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject properties range in size from 13,740 square feet to 19,259 square feet. Based on the current zoning district, all six properties are nonconforming lots. With the proposed zoning, all properties comply with the minimum lot size. The Board of Supervisors is authorized to amend the zoning map.

14.B For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 106, an ordinance regarding an amendment to the Zoning Map to change the zoning from Conservation Reserve to Public Regional on a twenty acre parcel located on the north side of Highway 50 West; APN 007-051-81. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: In January 2019, the subject property was acquired by Carson City for Open Space. The new zoning designation will recognize that the property is publicly owned and its main purpose is to sustain wide regional needs. The Board of Supervisors is authorized to amend the zoning map.

14.C For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 107, an ordinance regarding an amendment to the Zoning Map to change the zoning from Conservation Reserve and Single Family One Acre Planned Unit Development to Public Community on two parcels totaling 206 acres located south of Timberline, APNs 007-091-66 and 007-293-29. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: In October 2018, the subject properties were acquired by Carson City for Open Space. The proposed zoning designation will recognize that the property is intended for facilities and uses that service primarily a large portion of Carson City. The Board of Supervisors is authorized to amend the zoning map.

14.D For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 108, an ordinance regarding an amendment to the Zoning Map to change the zoning from Limited Industrial to General Commercial on nine properties located at 3205 Retail Drive, 3225 Retail Drive, 3250 Retail Drive, 909 Hot Springs Road, 2185 Market Street, 3305 College

Parkway, and 3200 College Parkway, APNs 002-752-02, 002-755-07, -08 -09, -10, -11, -14, -17, and -18. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject properties are utilized for restaurant, retail, bank, and office uses. The Master Plan Designation is Community / Regional Commercial. The proposed zoning will avoid non-compatible uses from locating in this area, and will create consistency with the Master Plan. The Board of Supervisors is authorized to amend the Master Plan.

15. 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

16. 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.

17. 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>