



**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:** June 7, 2007  
**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** - Bruce Henderson, Airport Road Church of Christ

### **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 Presentations**

Presentations of Recognition by the Community Coalition for the success of Graffiti Clean-up Day.

Staff Summary: The Community Coalition would like to recognize Kelly-Moore Paints, the Builders Association of Western Nevada and the Carson City Wal-Mart Supercenter for their donations to the Graffiti Clean-up Day held on April 21, 2007.

### **Liquor and Entertainment Board**

Action on Approval of Minutes

### **4. Treasurer**

- A) Action to conditionally approve a beer and wine license for Jonathan Kimben dba Hunan Garden, located at 1480 North Carson Street. Approval is conditioned upon approval by Environmental Control.

Staff Summary: Per CCMC 4.13 all liquor requests are to be brought before the liquor board.

- B) Action to approve a packaged liquor license for Parkhurst Investment, LLC dba Winnie Liquor with Steven Parkhurst as member and liquor manager, located at 262 Winnie Lane.

Staff Summary: Per CCMC 4.13 all liquor requests are to be brought before the liquor board.

**Board of Supervisors**  
**Consent Agenda**

**5.**

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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. Assessor**

Discussion of annual report of the Carson City Assessor per NRS 250.085.

Staff Summary: The Nevada Legislature during the 2003 legislative session required the Board of Supervisors to create a fund for the acquisition and improvement of technology in the office of the county assessor. The county assessor is required to submit an annual report to the Board of Supervisors on the projected expenditures of the money in the fund for the following fiscal year. (NRS 250.085).

**5-2. Juvenile**

Action to approve an increase in fees for juvenile detention services between Carson City and other local counties and governmental agencies.

Staff Summary: Detention services include housing, feeding, and supervising detained youth while providing schooling, counseling and intervention programs. Youth also participate in a recreational program while detained.

**5-3. Airport Authority**

Action to approve the assignment of a Carson City Airport Lease Agreement from Eagle Valley Fuel, LLC., to Mountain West Aviation, LLC.

Staff Summary: This assignment reflects the purchase by Mountain West Aviation, LLC of the fuel service and lease operated by Eagle Valley Fuel, LLC. No changes have been made to the lease.

**5-4. Public Works**

- A) Action to amend the cooperative agreement between the City and State Lands to accept funds from the State of Nevada for ADA upgrade improvements to the Laxalt Building in conjunction with plaza project.

Staff Summary: The City and State Lands previously entered into a cooperative agreement to improve the area on State Lands between the Laxalt Building and the Carson Nugget Casino. The plaza area will consist of pavers, raised planter beds, street furniture, lighting and landscaping. Initially, the agreement did not contemplate upgrades to the ADA access to the Laxalt Building but after meeting with Nevada Building and Grounds, the addition of the ADA upgrades made sense to include in the overall plaza project. The State will pay for the upgrades.

- B) Action to ratify Public Works contract for the “Goni Wash – Letter of Map Revision Project,” Contract #2006-186 and authorize Public Works to issue payments to HDR Engineering, Inc., for a contract amount of \$45,100.00 from the Storm Drain/Professional Services Account as provided for in FY 06/07 and authorize the contracts division to issue amendments for a not to exceed amount of \$9,000.00.

Staff Summary: The area of Goni Wash in Carson City has experienced residential and commercial growth. HDR has entered this agreement with Carson City to prepare a Letter of Map Revision (LOMR) to submit to the Federal Emergency Management Agency (FEMA) based on better topographic data and changes on floodplain condition. The study will provide a more accurate definition of the floodplain and floodway in Goni Canyon than the existing study that was based on a lesser quality topographic mapping and large cross section spacing. The District Attorney suggested that the City contract directly with HDR Engineering rather than enter a participation agreement with the developer.

*(End of Consent Agenda)*

### **Ordinances, Resolutions, and Other Items**

#### **6. Airport Authority**

Action to approve and accept the 2007 Federal Aviation Administration Airport Improvement Grant in the approximate amount of \$5,000,000.00.

Staff Summary: The FAA has processed the Carson City Airport application for federal funding and requires Carson City to approve and accept the grant offer. This grant will be used as the second of two payments on the acquisition of approximately 25 acres of land as part of the Airport Master Plan which will re-align the runway farther from the homes on the east side of the Airport.

#### **7. Development Services - Planning and Zoning**

Action to adopt, on second reading, Bill No. 113, an ordinance amending Carson City Municipal Code Title 17, Subdivision of Land, Chapter 17.09, Planned Unit Development, and Chapter 17.10, Common Open Space Development, making various amendments to the provision for lot size, setbacks, open space and other provisions relating to such subdivisions; amending the Residential Districts Intensity and Dimensional Standards tables of Title 18, Zoning, Chapter 18.04, Use Districts, Section 18.04.190, Residential Districts Intensity and Dimensional Standards, and Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, modifying requirements for setbacks and open space in the Multi-Family Apartment (MFA) zoning district and modifying required setbacks within the Residential Office (RO) zoning district; amending the Non-residential Districts Intensity and Dimensional Standards tables of Chapter 18.04, Use Districts, Section 18.04.195, Non-Residential Districts Intensity and Dimensional Standards, and Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, modifying setback requirements for Residential Office (RO) and General Office (GO) zoning districts; amending Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, Section 1.14, Cornices and Uncovered Porches, requiring minimum setbacks for front porch projections into setbacks; and amending Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, adding Section 1.17, Multi-Family Apartment Development Standards, and adding Section 1.18, Residential Development Standards in Non-Residential Districts, to provide for consolidated development standards for multi-family residential development in Multi-Family Apartment zoning districts and other non-residential (commercial) zoning districts relating to setbacks, open space and other development standards, and other matters properly related thereto. (File ZCA-07-045)

Staff Summary: The proposed ordinance affects provisions for the development of certain types of subdivisions, specifically Planned Unit Developments and Common Open Space Developments, with

regards to required open space, minimum lot size and other provisions. The ordinance also provides for revised open requirements for multi-family apartment development, as well as revised setbacks for Multi-Family Apartment (MFA), Residential Office (RO) and General Office (GO) setbacks.

## **8. Finance**

- A) Action to adopt, on second reading, Bill No. 112, an ordinance of the Board of Supervisors of Carson City, Nevada designated by the short title “2007 Water Bond Ordinance”; providing for the issuance of its registered, negotiable, general obligation (limited tax) water improvement and refunding bonds (additionally secured by pledged revenues), series 2007; providing the form, terms and conditions of the bonds and covenants relating to the payment of such bonds; providing for the levy and collection of annual general (ad valorem) taxes for the payment of such bonds; additionally securing their payment by a pledge of revenues derived from the water system of the City; ratifying action previously taken toward the issuance of such bonds; and providing other matters relating thereto.

Staff Summary: The City Charter provides that the City may borrow money to acquire, improve, equip, operate and maintain a water project and for such purpose may issue bonds or other securities, and the Board has determined and declared that the Project is a municipal purpose within the meaning of said Charter provisions.

- B) Action to renew the Carson City contract with Public Agency Compensation Trust. The total premium will be \$1,399,012 for the Workers’ Compensation coverage for FY 07-08.

Staff Summary: Carson City Workers’ Compensation experienced a decrease in premiums of 17%, with the experience modifier decreasing from .89 to .83.

- C) Action to renew the Carson City contract with Nevada Public Agency Insurance Pool. The total premium will be \$535,513 for property, liability, crime, and boiler and machinery insurance coverages for FY 07-08.

Staff Summary: The total premiums for FY 06-07 were \$558,765. Carson City experienced a decrease of \$23,252 in premiums, a 4.16% decrease.

## **Redevelopment Authority**

## **9. Business Development**

- A) Action to adopt a resolution by the Carson City Redevelopment Authority that recommends to the Carson City Board of Supervisors to create an amendment to the boundaries of Redevelopment Project Area No. 2 by adding the former Kmart building property and the North Town Shopping Plaza to the Redevelopment District and, pursuant to NRS 279.608, ensure that such an amendment does not cause any substantial change to the community’s master plan.

Staff Summary: The purpose of this resolution is to begin the process to amend our Redevelopment Project Area No. 2 in order to continue to energize Carson City’s aging shopping centers and re-tenant vacant big box buildings. The Redevelopment Authority’s long-term strategy employs a public and private partnership approach that will retain and enhance additional commercial activity in this area. The addition of these properties to the current Project Area No. 2 is consistent with the annual goals and objectives of the Carson City Board of Supervisors in as much as this action facilitates efforts to revitalize Carson City’s aging shopping to help turn them into economic success stories and sales tax generating engines.

- B) Action to approve a redevelopment incentive to reimburse Mr. Dick Campagni, President of Carson City Toyota, \$500,000 over a seven-year period, from tax increment produced in the project area, to help defer costs associated with on-site mitigation analysis and improvements related to the new Carson Toyota Store's unforeseen increases of approximately \$1,000,000 in the project's construction budget.

Staff Summary: Mr. Campagni has had to adjust his costs to prepare his site in accordance with the new Toyota Image II USA standards. Toyota has rejected preliminary plans that would have added steps to the new building to accommodate for the significant changes in elevation across the property (15.5 feet) from Curry Street to South Carson Street. The plans had several areas that concerned Toyota (through Gensler), most significant being the separation of the showroom and the service shop. The site must be adjusted to accommodate the severe change in grade or all future plans will be rejected. These adjustments include retaining walls for the site and the building, grade beams, underground retention, water proofing, civil, architectural and structural design.

### **Board of Supervisors**

- C) Action to approve a redevelopment incentive to reimburse Mr. Dick Campagni, President of Carson City Toyota, \$500,000 over a seven-year period, from tax increment produced in the project area, to help defer costs associated with on-site mitigation analysis and improvements related to the new Carson Toyota Store's unforeseen increases of approximately \$1,000,000 in the project's construction budget.

Staff Summary: Mr. Campagni has had to adjust his costs to prepare his site in accordance with the new Toyota Image II USA standards. Toyota has rejected preliminary plans that would have added steps to the new building to accommodate for the significant changes in elevation across the property (15.5 feet) from Curry Street to South Carson Street. The plans had several areas that concerned Toyota (through Gensler), most significant being the separation of the showroom and the service shop. The site must be adjusted to accommodate the severe change in grade or all future plans will be rejected. These adjustments include retaining walls for the site and the building, grade beams, underground retention, water proofing, civil, architectural and structural design.

## **10. Public Works - Contracts**

Action to accept Public Works recommendation and award the "Carson City Freeway Phase 2A Utility Relocations, Fifth Street, Linear Ditch to Butti Way Project," Contract #2006-170 to (Bidder #1) Marv McQueary Excavating, Inc., for a Contract Amount of \$5,107,971.00 and a Contingency Amount of \$511,000.00 from the Water and Sewer NDOT By-Pass Funds as provided for in FY2006/2007.

Staff Summary: Carson City is in the process of relocating their facilities as part of the Carson City Freeway Utility Relocations Project and the above described contract is necessary for construction and relocations for E. Fifth Street on lands of the Nevada State Prison and along the Freeway corridor. Project includes construction of approximately 6740 linear feet of sanitary sewer and approximately 3230 linear feet of 16 inch water main, approximately 730 linear feet of reclaimed water main, approximately 11200 linear feet of water and sewer abandonment's and appurtenances in Carson City.

## **11. Parks and Recreation**

- A) Action to approve a request from the American Cancer Society to waive the rental fee for the Parks and Recreation Department's mobile stage for "Relay for Life" events to be held June 30 and July 1, 2007 in Fallon, Nevada and July 21 and 22, 2007 in Carson City.

Staff Summary: The American Cancer Society annually conducts “Relay for Life” events in order to promote cancer awareness and raise money for cancer prevention programs. This year the American Cancer Society will be renting the mobile stage for two events; the first will be held in Fallon, Nevada at the Churchill County Junior High School football high school, on June 30 and July 1, the second event will be held on July 21 and 22 at the Carson High School football stadium. The American Cancer Society is requesting a waiver of the rental fees for the stage. Waiving the fees allows the Society to retain more money for their programs. This action does not include waiving the cleaning deposit fees of \$604.00 nor the administration fees of \$14.00.

- B) Action to approve a request from Reno Dance Company, Inc. to waive the rental fee for the Bob Boldrick Theater for a benefit performance for Cesar Hernandez to be held on July 1, 2007.

Staff Summary: The Reno Dance Company is planning on commencing its 2007 Summer performance calendar with a performance in the Bob Boldrick Theater in Carson City on July 1, 2007. One hundred percent of the proceeds earned from this performance will be committed to the Cesar Hernandez cause to assist his family in raising funds for a kidney transplant. Cesar Hernandez is a local teenage boy who is suffering from kidney failure.

- C) Action to approve a recommendation from the Carson City Parks and Recreation Commission naming Silver Oak Park as John B. Mankins Park.

Staff Summary: During the Parks & Recreation Commission meeting of May 15, 2007, The Commission approved a recommendation to Board of Supervisors to name the new park being constructed in the Silver Oaks subdivision the John B. Mankins Park. This recommendation was made on a 6-1 motion.

- D) Action to approve a recommendation from the Carson City Parks and Recreation Commission naming Babe Ruth Baseball Field 6 at Governors Field, Dominic Oxoby Field.

Staff Summary: During the Parks & Recreation Commission meeting of May 15, 2007, The Commission approved a recommendation to the Board of Supervisors to name the Babe Ruth Baseball Field 6 at Governors Field, Dominic Oxoby Field. This recommendation was made on a 7-0 motion.

## 12. City Manager

- A) Action to introduce on first reading, an ordinance amending Carson City Municipal Code Chapter 2.16, Carson City Parks and Recreation Commission, Section 2.16.050 Duties and Responsibilities, by removing language that limits the Parks and Recreation Commission to making recommendations regarding only the Parks and Recreation Department’s Capital Budgets, and other matters properly related thereto.

Staff Summary: Supervisor Pete Livermore has asked that any limitations regarding review of budgets be removed from the list of duties for the Parks and Recreation Commission. Recommendations regarding the annual budget by the Parks and Recreation Commission was limited to Capital per a recommendation from a prior internal audit. The Commission has consistently provided guidance and recommendations regarding the annual Capital Budget. Over the past few years, the operating budget was not presented. This year, upon request by Supervisor Livermore, staff presented the operating budget to the Parks and Recreation Commission. As with all items before the Parks and Recreation Commission, actions can only be made to recommend that certain actions be made by the Board of Supervisors. With this change in CCMC, this would include the annual operating as well as the capital budgets.

- B) Update regarding acquisition of the reversionary interests of the Bureau of Land Management immediately south of Highway 50 adjacent to land now occupied by Centennial Park.

Staff Summary: On June 1, 2006, the matter regarding encroachment of a private business onto property previously obtained through the Bureau of Land Management Recreation and Public Purpose process was discussed by the Board of Supervisors. The Board directed staff to resolve the issue through acquisition of the property. Staff will provide the Board with an update on work now underway to complete the acquisition. It should be noted that Mr. Jerry Vaccaro has asked that this item be placed on the Boards agenda.

### 13. 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

### 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](http://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](http://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: May 31, 2007**