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A regularly scheduled meeting of the Carson City Board of Supervisors was held on August 2, 2007, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT:	Richard S. Staub	Mayor Pro-Tem/Supervisor, Ward 4
	Robin Williamson	Supervisor, Ward 1
	Shelly Aldean	Supervisor, Ward 2
	Pete Livermore	Supervisor, Ward 3
STAFF PRESENT:	Linda Ritter	City Manager
	Alan Glover	Clerk-Recorder
	Ken Furlong	Sheriff
	Larry Werner	Development Services Director/City Engineer
	Walter Sullivan	Community Services Director
	Sue Johnson	Finance Director
	Melanie Bruketta	Chief Deputy District Attorney
	Cheryl Adams	Purchasing and Contracts Manager
	Ken Arnold	Public Works Operations Manager
	Katherine McLaughlin	Recording Secretary

(BOS 8/2/07 Recording 8:32:47)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Agenda Report and/or supporting documentation. Staff members making the presentation are listed following the Department's heading. Any other individuals who spoke are listed immediately following the item's heading. A recording of these proceedings is on file in the Clerk-Recorder's office. It is available for review and inspection during normal business hours.

CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE - Mayor Pro-Tem Staub convened the meeting at 8:30 a.m. Roll call was taken. A quorum of the Board was present. Mayor Teixeira was absent. Sam Dehne led the Pledge of Allegiance. Reverend, Retired, Bill McCord of the First United Methodist Church gave the Invocation.

PUBLIC COMMENTS AND DISCUSSION (8:33:43) - Sam Dehne advised that he would have brought his guitar if he had known that Mayor Teixeira was going to be absent. He alleged that during the Reno City Council meetings an announcement is made regarding the reason the Mayor is absent. He questioned Mayor Teixeira's reason for being absent. It was explained that he is on vacation. Mr. Dehne agreed that Mayor Teixeira had the right to take a vacation. He then indicated a desire to mention Rich Lamb whom he believed to be the Sheriff's Number One Code Volunteer Enforcement Officer. Examples illustrating his willingness to address situations were cited. He suggested that the Board recognize him by giving him a Certificate of Commendation. He then opined his belief that Ms. Ritter does a good job as City Manager and was glad to see that she was still with the City. The only thing she leaves off the table is the City's lack of scheduled airline service. He felt certain that the City could make up its revenue shortage if the service is started. He alleged that this was how Reno had gotten funding 20 years ago. It is now a

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metropolis having 85 flights a day. He felt that three planes full of people would leave Carson City every day if the service is provided. Additional comments were solicited but none were given.

1. ACTION ON APPROVAL OF MINUTES - JUNE 21, 2007 (8:37:20) - Supervisor Aldean moved to approve the Minutes for the Carson City Board of Supervisors dated June 21, 2007, as presented. Supervisor Williamson seconded the motion. Motion carried 4-0.

2. CHANGES TO THE AGENDA (8:37:39) - None.

3. LIQUOR AND ENTERTAINMENT BOARD (8:37:45) - Mayor Pro-Tem Staub recessed the Board of Supervisors session and convened the Liquor and Entertainment Board. For Minutes of the Liquor and Entertainment Board, see its folder for this date.

BOARD OF SUPERVISORS (8:40:30) - Following adjournment of the Liquor and Entertainment Board, Mayor Pro-Tem Staub reconvened the Board of Supervisors session. A quorum of the Board was present. Mayor Teixeira was absent.

4. CONSENT AGENDA (8:40:35)

4-1. DISTRICT ATTORNEY - ACTION TO APPROVE A SETTLEMENT AGREEMENT BETWEEN TM AND KKH, INC., DBA MICHAEL HOHL HONDA SUBARU AND CARSON CITY, FIRST JUDICIAL DISTRICT COURT CASE NO. 07-00123A

4-2. PUBLIC WORKS - ENGINEERING

A. ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NOTICE OF COMPLETION OF SEWER AND WATER LINE PARTICIPATION AGREEMENT BY AND BETWEEN TODD AND JENNIFER GLANZMANN, AND CITY OF CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, FOR WORK INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF A SEWER LINE AND WATER LINE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS FOR THE MARK WAY SEWER AND WATER LINES FROM THE EXISTING SEWER AND WATER LINES STARTING AT THE WEST END OF APN 008-112-08 AND ENDING AT THE WEST SIDE OF THE FRONTAGE OF APN 008-112-05, ALONG WITH ALL FACILITIES ASSOCIATED WITH SUCH CONSTRUCTION EXTENSION. RECORDED NO. 366295 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AND ADOPTED BY THE BOARD OF SUPERVISORS ON APRIL 5, 2007

B. ACTION TO RESCIND AND CANCEL ORDINANCE NO. 1997-38, A SEWERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND GRANITE CONSTRUCTION COMPANY, REGARDING FORMERLY ASSESSOR'S PARCEL NUMBER 008-521-68 AND NOW 008-522-06 LOCATED AT 5855 SHEEP DRIVE, CARSON CITY, NEVADA; WHICH BENEFITTED THE OWNERS OF FORMERLY APNS: 008-521-32 AND NOW 008-523-13 AT 5852 SHEEP DRIVE AND 008-521-33 AND NOW 008-523-14 AT 5835 SHEEP DRIVE, CARSON CITY, NEVADA, FOR SEWER MAIN CONSTRUCTION; AND AUTHORIZE THE MAYOR TO SIGN THE CANCELLATION

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4-3. PURCHASING AND CONTRACTS

A. ACTION TO APPROVE THE AWARD OF CONTRACT NO. 0708-019 WATER TREATMENT PLANT FILTER MEDIA TO EP MINERALS LLC AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO N.R.S. CHAPTER 332 AND PURSUANT TO THE BOARD'S FINDINGS THAT IT IS IN THE PUBLIC'S BEST INTEREST TO ACCEPT THE BID EXCEPTIONS TO PROVIDE EAGLE PICHER (FW 12) AT A COST OF \$7.875 PER FIFTY (50) POUND BAG PLUS FREIGHT AND FUEL SURCHARGES FROM EP MINERALS LLC'S LOVELOCK, NEVADA FACILITY ORDERED ON AN AS-NEEDED BASIS THROUGH AUGUST 2, 2012, WITH THE OPTION TO RENEW FOR FIVE (5) ADDITIONAL YEARS SUBJECT TO NEGOTIATION

B. ACTION TO APPROVE LEASE AGREEMENT NO. 0708-042 TO LEASE A PORTION OF THE PARKING LOT AT 777 EAST WILLIAM STREET TO BE USED BY LIBRARY STAFF AND VOLUNTEERS FOR \$1,950 PER YEAR EFFECTIVE THROUGH AUGUST 31, 2010, FROM THE GENERAL FUND

C. ACTION TO EXTEND CONTRACT NO. 0304-007 ROAD BASE AGGREGATE WITH CANYON CREEK CONSTRUCTION TO PROVIDE TYPE II CLASS B AGGREGATE BASE MATERIAL AT \$7.70 PER TON BASED ON DELIVERY IN BOTTOM DUMP TRAINS (APPROXIMATELY 35 TONS PER LOAD) AND AN ADDITIONAL \$2.25 PER TON WILL BE CHARGED FOR DELIVERY MADE WITH SINGLE BOTTOM DUMPS OR ENDUMPS (APPROXIMATELY 20 TONS PER LOAD) FOR A NOT TO EXCEED AMOUNT OF \$60,000 FROM THE STREET MAINTENANCE FUND, WATER MAINTENANCE FUND, AND THE SEWER MAINTENANCE FUND AND NO CHANGE IN THE ORIGINAL TERMS AND CONDITIONS AS ORIGINALLY AWARDED THROUGH AUGUST 7, 2008

4-4. CITY MANAGER - ACTION TO APPOINT RICHARD BAKER TO THE HISTORIC RESOURCES COMMISSION FOR A FOUR YEAR TERM ENDING JULY 2011 - Items 4-1 and 4-2A were pulled for discussion as a result of Sam Dehne's request. Supervisor Livermore moved to approve the five remaining items on the Consent Agenda consisting of one 4-2 Public Works - Engineering; three 4-3 Purchasing and Contracts, and one 4-4 City Manager with special recognition of the appointment of Richard Baker to the Historical Resources Commission for approval as presented. Supervisor Aldean seconded the motion. Motion carried 4-0.

4-1. AND 4-2A. Sam Dehne commended the District Attorney on the settlement. The City is paying only \$40,000 for damages that were purported to have been \$800,000. He then asked the cost involved with Item 4-2A. Supervisor Aldean advised that the reimbursement amount is \$124,969. Supervisor Livermore moved for approval of the remaining two items on the Consent Agenda, 4-1 District Attorney and 4-2A Public Works Engineering as presented. Supervisors Aldean and Williamson seconded the motion. Motion carried 4-0.

5. OFFICE OF BUSINESS DEVELOPMENT - Manager Joe McCarthy - ACTION TO ADOPT ON SECOND READING BILL NO. 123, AN ORDINANCE AMENDING ORDINANCE NO. 2006-12 BY ADDING THE NORTH TOWN SHOPPING PLAZA AND THE VACANT FORMER KMART BUILDING TO THE REDEVELOPMENT PROJECT AREA NO. 2 AND OTHER

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MATTERS PROPERLY RELATED THERETO (8:44:43) - Mayor Pro-Tem Staub noted for the record that he had received no comments regarding this particular item since the first reading. Supervisor Williamson moved to adopt on second reading Bill No. 123, Ordinance No. 2007-19, AN ORDINANCE AMENDING ORDINANCE NO. 2006-12 BY ADDING THE NORTH TOWN SHOPPING PLAZA AND THE VACANT FORMER K MART BUILDING TO THE REDEVELOPMENT PROJECT AREA NO. 2 AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Aldean seconded the motion. Motion carried 4-0.

6. DEVELOPMENT SERVICES - ENGINEERING - Director/City Engineer Larry Werner - ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN BARBARA WELCH AND CARSON CITY WHEREBY BARBARA WELCH AGREE(S) TO SELL AND CONVEY THAT CERTAIN REAL PROPERTY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 002-138-06, FOR THE APPRAISED VALUE OF \$190,000 (8:46:10) - Supervisor Aldean moved to approve and authorize the Mayor to sign an agreement between Barbara Welch and Carson City whereby Barbara Welch agrees to sell and convey that certain real property described as Assessor's Parcel No. 002-138-06 for the appraised value of \$190,000; fiscal impact is \$190,000; and the funding source is Regional Transportation Commission. Supervisor Livermore seconded the motion. Motion carried 4-0.

7. DEVELOPMENT SERVICES - PLANNING AND ZONING - Director Walter Sullivan

A. ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 3 LANDSCAPING, ADDING PROVISIONS REGARDING TURF AREAS, TREES AND SHRUBS WITHIN THE HISTORIC DISTRICT, TREE PROTECTION MEASURES, RIPARIAN CORRIDORS, PLANTING DETAILS AND GENERAL LANDSCAPING DETAILS, AND OTHER MATTERS RELATED THERETO (FILE ZCA-07-023) (8:47:27) - Parks and Recreation Director Roger Moellendorf, Sam Dehne - Mr. Sullivan thanked the Builders Association of Western Nevada (BAWN) for working with staff to create a good ordinance. Discussion indicated that staff would like to have Sierra Pacific's cooperation when it trims trees. A copy of the ordinance will be sent to Chuck Adams at Sierra Pacific. It was pointed out that decomposed granite appears to be "dirt" and is not to be used as ground cover—Section 3.8.2 on Page 10. The last sentence in Section 3.10.1 on Page 11 was clarified to indicate that established plants that die can be replaced without approval of the Division. Section 3.11.1 on Page 13 does not eliminate the use of diamond planters. The Director has discretion to grant a variance to each Section of the standards. Mr. Sullivan believed that the variance process could address the use of diamond planters. The section regarding trees allows a private citizen to remove and replace trees. A permit is required before removing the tree. Section 3.4.1 spells out the requirements for removing trees including the permit requirement. Replacement of the tree is also required. Due to concerns regarding the replacement requirement, Supervisor Livermore asked that staff clarify this requirement. Concerns were expressed regarding whether the City had adequate staffing to enforce the permit and replacement provisions. All of the landscapers contractors in the area were notified about the proposal. Approximately a dozen contractors were also notified. Clarification indicated that

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the ordinance is geared toward State licensed/certified landscapers. The amount of maintenance work these individuals are allowed to perform without the certification is regulated by the Nevada Revised Statutes (NRS). For this reason staff had worked with BAWN to ensure that certification is included in the ordinance. Mr. Sullivan acknowledged that there are a number of individuals who mow, trim and edge lawns. These individuals are not required to be certified by either the ordinance or the NRS. Installation of materials, however, requires a license and certification. It was hoped that staff does not have to respond to inquiries/complaints by neighbors or competitors regarding individuals maintaining lawns. The ordinance is geared toward commercial, industrial and multi-family projects. Section 3.2 also restricts the enforcement to "new construction" and lists projects it is specifically directed toward. Board comments opposed requiring certification for lawn maintenance or regulations similar to that which prohibit such an individual from repairing irrigation systems unless they are certified. Mr. Sullivan indicated that the Department/Code Enforcement has enough to do without going after individuals who maintain yards. Mr. Moellendorf advised that his staff was involved in drafting the ordinance. He stressed that the ordinance is geared toward commercial development and not singular residential units. The standards will compliment future developments that are in landscape districts. The former Kmart site was used to indicate that the ordinance would have addressed its landscaping problems as it requires hiring licensed individuals with the technical landscaping knowledge. Mr. Moellendorf reiterated the intent to address commercial sites rather than a residential site. He also pointed out that Page 57 of the packet is the Owner Maintenance Agreement which mandates that the owner will maintain the landscaping. Mayor Pro-Tem Staub disclosed that he owns two commercial properties which he has landscaped. He replaces it and repairs the sprinkler system as needed. He does not hold credentials to perform these duties. He reiterated that he has concerns with the application of the ordinance. Public comments were solicited.

Mr. Dehne indicated that his concerns had been voiced. He did not want to take away from the fact that the ordinance is great for the community. He believed that there would be enforcement problems. Reno purportedly introduced a similar ordinance 15 years ago. It had encountered enforcement problems which increased its staffing. The proposed ordinance is for commercial landscaping. The Board should make sure that it fits the needs and keeps the area beautiful. He was also concerned about the ability of the City's current Code Enforcement employees' ability to handle the additional duties. Additional comments were solicited but none were given.

Supervisor Livermore moved to introduce on first reading Bill No. 124, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 3 LANDSCAPING, ADDING PROVISIONS REGARDING TURF AREAS, TREES AND SHRUBS WITHIN THE HISTORIC DISTRICT, TREE PROTECTION MEASURES, RIPARIAN CORRIDORS, PLANTING DETAILS AND GENERAL LANDSCAPING DETAILS, AND OTHER MATTERS RELATED THERETO. Supervisor Aldean seconded the motion. Motion carried 4-0.

B. ACTION TO ADOPT BILL NO.118 ON SECOND READING, AN ORDINANCE TO CHANGE THE ZONING OF APNS 008-011-88, -89 AND -90 FROM GENERAL INDUSTRIAL AND MOBILE HOME ONE ACRE TO GENERAL COMMERCIAL, AND TO CHANGE THE

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ZONING OF APN 008-011-91 FROM GENERAL INDUSTRIAL AND MOBILE HOME ONE ACRE TO MULTI-FAMILY APARTMENT ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF US HIGHWAY 50 EAST AND FLINT DRIVE (FILE ZMA-07-077) (9:10:23) - Mr. Sullivan indicated that he had not received any comments regarding the proposed ordinance since first reading. Public comments were solicited but none were given. Supervisor Aldean moved to adopt Bill 118 on second reading, Ordinance No. 2007-20, AN ORDINANCE TO CHANGE THE ZONING OF APNS 008-011-88, -89 AND -90 FROM GENERAL INDUSTRIAL AND MOBILE HOME ONE ACRE TO GENERAL COMMERCIAL, AND TO CHANGE THE ZONING OF APN 008-011-91 FROM GENERAL INDUSTRIAL AND MOBILE HOME ONE ACRE TO MULTI-FAMILY APARTMENT ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF US HIGHWAY 50 EAST AND FLINT DRIVE. Supervisor Williamson seconded the motion. Motion carried 5-0.

C. ACTION TO ADOPT BILL NO. 119 ON SECOND READING, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS, SECTION 18.03.010, WORDS AND TERMS DEFINED, TO MODIFY THE DEFINITIONS OF "RETAIL SALES" AND "SECONDHAND BUSINESS" TO DEFINE SPECIALTY USED GOODS SHOPS AS A RETAIL USE; AMENDING CHAPTER 18.04, USE DISTRICTS, SECTION 18.04.010, DISTRICTS ESTABLISHED, TO REPLACE THE DOWNTOWN COMMERCIAL DISTRICT WITH THE DOWNTOWN MIXED-USE DISTRICT; AMENDING SECTION 18.04.125, DOWNTOWN COMMERCIAL, TO MODIFY THE LIST OF PERMITTED AND CONDITIONAL USES FOR THE NEW DOWNTOWN MIXED-USE DISTRICT; AMENDING SECTION 18.04.195, NON-RESIDENTIAL DISTRICTS INTENSITY AND DIMENSIONAL STANDARDS, TO DELETE THE DOWNTOWN COMMERCIAL DISTRICT AND ADD STANDARDS FOR THE NEW DOWNTOWN MIXED-USE DISTRICT; AMENDING CHAPTER 18.07, DOWNTOWN BUSINESS DISTRICT, TO MODIFY THE PROCESS-ORIENTED STANDARDS FOR REVIEW OF DEVELOPMENT WITHIN THE NEW DOWNTOWN MIXED-USE DISTRICT; AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 2, PARKING AND LOADING, SECTION 2.2, NUMBER OF SPACES REQUIRED, TO ADD SPECIFIC PARKING REQUIREMENTS FOR THE NEW DOWNTOWN MIXED-USE DISTRICT; AND AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 6, DOWNTOWN BUSINESS DISTRICT, TO REPLACE THE EXISTING DOWNTOWN BUSINESS DISTRICT STANDARDS WITH STANDARDS FOR THE NEW DOWNTOWN MIXED-USE DISTRICT RELATING TO HEIGHT, PARKING, SETBACKS, SIGNS AND OTHER DESIGN REQUIREMENTS, AND OTHER MATTERS PROPERLY RELATED THERETO (FILE ZCA-07-057) (9:12:23) - Supervisor Williamson indicated the intent is to make the downtown area more form based rather than being variance and special use permit driven. She also described the media coverage on the concept. Public comments were solicited but none were given. Supervisor Williamson moved to adopt Bill No. 120 on second reading, Ordinance No. 2007-21, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS, SECTION 18.04, USE DISTRICTS, CHAPTER 18.07, DOWNTOWN BUSINESS DISTRICT, AND CHAPTER 18.16, DEVELOPMENT STANDARDS, REPLACING EXISTING DOWNTOWN COMMERCIAL AND DOWNTOWN BUSINESS STANDARDS WITH STANDARDS

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FOR THE NEW DOWNTOWN MIXED-USE DISTRICT RELATING TO HEIGHT, PARKING, SETBACKS, SIGNS AND OTHER DESIGN REQUIREMENTS, AND OTHER MATTERS PROPERLY RELATED THERETO as published on the Agenda based on the findings contained in the staff report. Supervisor Livermore seconded the motion. Following a request for an amendment to the motion, Supervisor Williamson amended her motion to be Bill 119. Supervisor Livermore concurred. Motion carried 4-0.

D. ACTION TO ADOPT BILL NO.120 ON SECOND READING, AN ORDINANCE TO CHANGE THE ZONING OF PROPERTIES WITHIN THE DOWNTOWN AREA TO DOWNTOWN MIXED-USE (DT-MU), SPECIFICALLY CHANGING THE ZONING FROM DOWNTOWN COMMERCIAL (DC) TO DT-MU FOR APN'S 1-183-02, -04, -06, 1-184-07, -08, -09, 1-187-05, -06, 1-188-01, -02, -03, -04, 1-193-02, -05, -06, 1-194-01, 2-162-01, -02, 2-163-03, -04, -05, 2-164-02, 3-081-17, -18, 3-082-01, -02, -03, -04, 3-091-01, -02, -03, -04, 3-092-03, -04, -05, 3-093-03, -05, 3-095-06, -07, -08, -09, -10, 3-112-03, -04, -05, -06, 3-113-09, -10, -11, -12, -13, -14, -15, 3-114-01, -02, -03, -04, -05, 3-115-01, -02, -03, -04, -05, 3-116-01, -02, -03, -04, 3-212-01, -03, -04, -05, 3-213-01, -02, -03, 3-222-02, -03, -04, 3-223-01, 3-224-01, -02, -03, -04, -06, -07, -08, -09, 3-225-03, -10, 3-228-01, 3-229-01, -02, -03, -04, -05, -06, -07, 3-282-02, -03, -04, -05, 3-283-04, -05, 3-285-02, -03, -04, 4-051-07, 4-053-02, -03, 4-055-02, -06, -07, -09, -13, 4-061-01, -02, -04, 4-062-08, 4-065-01, 4-066-01, -02, -04, 4-067-01, -02, -03, -04, -05, -06, 4-068-08, -09, -10, -11, 4-069-02, 4-211-05, -07, -08, -09, -10, -11, 4-213-01, -02, -03, -04, -05, -06, 4-214-02, 4-215-01, -02, -03, -04, -06, -07, -08, 4-221-01, 4-224-02, -03, -04, -05, -07, -08, 4-261-01, -02, 4-263-01, -02; CHANGING THE ZONING FROM GENERAL COMMERCIAL (GC) TO DT-MU FOR APNS 2-154-03, 2-161-02, -06, -07, -08, -09, 2-171-04, -06, 4-191-11, 4-202-01, -02, -08, 4-216-01, -02, -03, -04, -05; CHANGING THE ZONING FROM RETAIL COMMERCIAL (RC) TO DT-MU FOR APNS 1-177-02, -04, 2-171-07, 3-215-02, -04, 3-217-05, -06, -08, -09, 4-055-12, 4-191-11, -12, 4-192-04, -05, 4-223-06, -10, 4-225-02, -04; CHANGING THE ZONING FROM GENERAL OFFICE (GO) TO DT-MU FOR APNS 4-192-02, 4-222-02, -03, 4-223-07, -08; CHANGING THE ZONING OF PARCELS SPLIT-ZONED GC AND RC TO DT-MU FOR APNS 1-178-05, -06, 2-154-01, 2-171-10, 4-225-01, -03; AND CHANGING THE ZONING OF PARCELS SPLIT-ZONED RC AND GO TO DT-MU FOR APNS 4-222-01, 4-223-09, 4-226-01, 4-252-01, AND 4-254-06 (FILE ZMA 07-084) (9:15:27) - Supervisor Williamson moved to adopt Bill No. 120 on second reading, Ordinance 2007-22, AN ORDINANCE TO CHANGE THE ZONING OF PROPERTIES WITHIN THE DOWNTOWN AREA TO DOWNTOWN MIXED-USE, DT-MU, SPECIFICALLY FOR PROPERTIES listed on the published agenda based on the findings contained in the staff report. Supervisors Livermore and Aldean seconded the motion. Motion carried 4-0.

E. ACTION TO ADOPT BILL NO.121, ON SECOND READING, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18.04, ZONING, CHAPTER 18.04, USE DISTRICTS, TO MODIFY PERMITTED USES IN SECTION 18.04.110, RESIDENTIAL OFFICE, SECTION 18.04.115, GENERAL OFFICE, SECTION 18.04.120, NEIGHBORHOOD BUSINESS, SECTION 18.04.130, RETAIL COMMERCIAL, SECTION 18.04.135, GENERAL COMMERCIAL, SECTION 18.04.145, LIMITED INDUSTRIAL, SECTION 18.04.150, GENERAL INDUSTRIAL, SECTION 18.04.155, AIR INDUSTRIAL PARK, AND MAKING CLERICAL AND

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CONSISTENCY CORRECTIONS AND OTHER MATTERS RELATED THERETO (FILE ZCA-07-039) (9:16:38) - Supervisor Aldean moved to adopt Bill No. 121 on second reading, Ordinance No. 2007-23, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18.04, ZONING, CHAPTER 18.04, USE DISTRICTS, TO MODIFY PERMITTED USES IN SECTION 18.04.110, RESIDENTIAL OFFICE, SECTION 18.04.115, GENERAL OFFICE, SECTION 18.04.120, NEIGHBORHOOD BUSINESS, SECTION 18.04.130, RETAIL COMMERCIAL, SECTION 18.04.135, GENERAL COMMERCIAL, SECTION 18.04.145, LIMITED INDUSTRIAL, SECTION 18.04.150, GENERAL INDUSTRIAL, SECTION 18.04.155, AIR INDUSTRIAL PARK, AND MAKING CLERICAL AND CONSISTENCY CORRECTIONS AND OTHER MATTERS RELATED THERETO. Supervisors Williamson and Livermore seconded the motion. Motion carried 4-0.

F. ACTION TO ADOPT BILL NO. 122, ON SECOND READING, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS, SECTION 18.03.010, WORDS AND TERMS DEFINED, TO MODIFY THE DEFINITION OF "GUEST BUILDING" TO INCLUDE ATTACHED GUEST BUILDINGS; AND AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, AMENDING SECTION 1.4, GUEST BUILDING DEVELOPMENT, TO ESTABLISH REGULATIONS FOR THE HEIGHT, SETBACKS, OCCUPANCY, DESIGN AND USE OF GUEST BUILDINGS ON SINGLE-FAMILY RESIDENTIAL PROPERTIES (FILE ZCA-07-085) (9:19:00) - Discussion noted the prohibition against the use of RVs as guest buildings in any zoning district. Another Code Section allows their use while caring for an infirmed individual. The proposed ordinance does not nullify that Code. Public comments were solicited but none were given. Supervisor Aldean moved to adopt Bill No. 122 on second reading, Ordinance No. 2007-24, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS, SECTION 18.03.010, WORDS AND TERMS DEFINED, TO MODIFY THE DEFINITION OF "GUEST BUILDING" TO INCLUDE ATTACHED GUEST BUILDINGS; AND AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, AMENDING SECTION 1.4, GUEST BUILDING DEVELOPMENT, TO ESTABLISH REGULATIONS FOR THE HEIGHT, SETBACKS, OCCUPANCY, DESIGN AND USE OF GUEST BUILDINGS ON SINGLE-FAMILY RESIDENTIAL PROPERTIES based on the findings contained in the staff report. Supervisor Livermore seconded the motion. Motion carried 4-0.

8. PARKS AND RECREATION - Director Roger Moellendorf

A. ACTION TO APPROVE THE REALLOCATION OF QUESTION 18 QUALITY OF LIFE FUNDS FROM THE RECREATION CENTER PROJECT FUND IN THE AMOUNT OF \$1,000,000 TO THE CARSON CITY FAIRGROUNDS PROJECT FUND (9:22:20) - Mr. Moellendorf's introduction pointed out the reduction in the contingency amount and a review of the base cost for the project. Supervisor Livermore explained the Parks and Recreation Commission's decision regarding the reallocation of funding. Mr. Moellendorf explained the funding for the recreation center and highlighted the current design plans for the Fairgrounds including the joint use parking area. Supervisor Williamson disclosed her telephone conversation with RSVP Executive Director Janice Ayres and her

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suggestion that the Fairground's name be changed. The last RSVP Fair was held there in 1983. Supervisor Livermore explained that Fuji Park is the Capital City Fairgrounds and that the Bodine casino development had gotten the Fairground's renovation program started. He also disclosed his discussion with the 4-H representatives who intend to continue using the Fairgrounds for their Farm Animal Day. They have always held it at that location except for this year when construction made it impossible. Supervisor Aldean pointed out that the project is no longer renovation due to the new facilities which will be constructed. Clarification indicated that the proposed fishing pond lacks adequate funding at this time. Any unused Fairgrounds funding will be returned to the recreation center. Mr. Moellendorf was not willing to guarantee that a request for additional funding for the fishing pond will be made. Supervisor Livermore moved to approve the reallocation of Question 18 Quality of Life funds from the Recreation Center project in the amount of \$1,000,000 to the Carson City Fairgrounds project fund. Supervisor Aldean seconded the motion. Motion carried 4-0.

B. ACTION TO APPROVE THE REALLOCATION OF QUESTION 18 QUALITY OF LIFE FUNDS FROM THE RECREATION CENTER PROJECT FUND IN THE AMOUNT OF \$180,000 TO THE RONALD D. WILSON MEMORIAL PARK FUND (9:33:14) - Donna Wilson - Discussion explained that a chain link fence, a berm and trees are included in the design. It was felt that this will create an attractive security barrier between the park and Mrs. Fischer's property. Lighting will not be provided at the park. Justification for this decision was provided. The Park Rangers will include the park on its list of sites to check. The Parks and Recreation Commission had approved the request at its last meeting. Public comments were solicited.

Mrs. Wilson noted the time required to reach this process had been going on for several years. She thanked everyone for their support in getting the Park to the current stage. Additional comments were solicited but none were given.

Supervisor Livermore moved to approve the reallocation of Question 18 Quality of Life Funds from the Recreation Center Project in the amount of \$180,000 to the Ronald D. Wilson Memorial Park Fund. Supervisor Williamson seconded the motion. Motion carried 4-0.

9. PUBLIC WORKS - CONTRACTS - Public Works Operations Manager Ken Arnold

A. ACTION TO ACCEPT PUBLIC WORKS RECOMMENDATION AND AWARD THE RONALD D. WILSON MEMORIAL PARK PROJECT, CONTRACT NO. 2006-187, TO (BIDDER #1) GRADEX CONSTRUCTION COMPANY FOR A CONTRACT AMOUNT OF \$680,633.93 AND A CONTINGENCY AMOUNT OF \$68,000.00 FROM THE RONALD D. WILSON PARK IMPROVEMENT FUNDS AS PROVIDED FOR IN FY2006/2007 (9:38:40) - Senior Project Manager John Benzing - Discussion indicated that ribbon cutting will occur next year. Gradex is a Reno firm that had done several projects for Reno and Washoe County. It is considered a local firm. Supervisor Livermore moved to accept Public Works' recommendation and award the Ronald D. Wilson Memorial Park Project, Contract No. 2006-187, to Bidder No. 1, Gradex Construction Company for a Contract Amount of \$680,633.93 and a contingency amount of \$68,000 from the Ronald D. Wilson

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Park Improvement Funds as provided (for in) Fiscal Year 2006-2007. Supervisor Aldean seconded the motion. Motion carried 4-0.

B. ACTION TO ACCEPT PUBLIC WORKS RECOMMENDATION AND AWARD THE AIRPORT ROAD AND FAIRVIEW DRIVE SEWER MAIN REHABILITATION PROJECT, CONTRACT NO. 2006-196, TO (BIDDER NO. 1) INSITUFORM TECHNOLOGIES, INC., FOR A CONTRACT AMOUNT OF \$558,138 AND A CONTINGENCY AMOUNT OF \$55,800 FROM THE AIRPORT SEWER REHABILITATION FUND AS PROVIDED FOR IN FY2006/2007 (9:46:30) - The specs were fine tuned to provide the best possible product and address problems previously encountered with a trenchless liner. The lining will address the infiltration problems at the Airport Road and Lompa Field. An explanation of the locations and lining process was provided. The liner is warranted for "10,000" years by the manufacturer. Supervisor Aldean moved to accept Public Works' recommendation and award the Airport Road and Fairview Drive Sewer Main Rehabilitation Project, Contract No. 2006-196, to Bidder No. 1, Insituform Technologies, Inc., for a contract amount of \$558,138 and a contingency amount of \$55,800 from the Airport Sewer Rehabilitation Fund as provided for in FY 2006-2007. Supervisor Livermore seconded the motion. Motion carried 4-0.

10. PUBLIC WORKS - TRANSPORTATION - Program Manager Patrick Pittenger - ACTION TO INTRODUCE ON FIRST READING AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 11 HIGHWAYS AND SIDEWALKS, CHAPTER 11.20 REGIONAL STREET AND HIGHWAY COMMISSION, SECTION 11.20.037 MEETINGS, NOTICE OF MEETINGS, POWERS AND DUTIES OF THE COMMISSION, BY ALLOWING THE COMMISSION TO PURCHASE OR ACQUIRE REAL PROPERTY OR REAL PROPERTY INTERESTS IN THE NAME OF CARSON CITY AND OTHER MATTERS PROPERLY RELATED THERETO (10:00:45) - Supervisor Aldean stressed that the intent of the revision is to streamline the process. She also advised that Deputy District Attorney Joel Benton had been asked to draft another ordinance providing for an appeal process. Public comments were solicited but none were given. Supervisor Aldean moved to introduce on first reading Bill No. 125, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 11 HIGHWAYS AND SIDEWALKS, CHAPTER 11.20 REGIONAL STREET AND HIGHWAY COMMISSION, SECTION 11.20.037 MEETINGS, NOTICE OF MEETINGS, POWERS AND DUTIES OF THE COMMISSION, BY ALLOWING THE COMMISSION TO PURCHASE OR ACQUIRE REAL PROPERTY OR REAL PROPERTY INTERESTS IN THE NAME OF CARSON CITY AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Livermore seconded the motion. Motion carried 4-0.

11. CITY MANAGER - Linda Ritter

A. ACTION TO AUTHORIZE MAYOR TEIXEIRA TO SIGN A LEASE WITH NEVADA HISPANIC SERVICES CARSON CITY (NHSCC) TO PROVIDE VARIOUS SERVICES AND PROGRAMS FOR THE HISPANIC COMMUNITY AT 1711 NORTH ROOP STREET (9:41:30) - Nevada Hispanic Services Executive Director Racquel Knecht indicated the lease was acceptable. The fee waiver was a big help. She also expressed her appreciation for the Board's previous

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assistance. Discussion indicated that RSVP is paying 59¢ a square foot. Supervisor Aldean felt that the fee should be the same for all of the occupants. Justification for the different rental fee was provided. Ms. Ritter indicated that all services and aid provided to the community support agencies will be considered in the next budget presented to the Board. Supervisor Aldean justified her recommendation that the fee be the same for all community support agencies. Ms. Ritter indicated that during the budget process she proposed to combine all of the support provided to the community agencies so that the true picture of the support is shown. In this process the leases will be based on the 59¢ per square foot for all agencies. Supervisor Livermore moved to authorize Mayor Teixeira to sign a lease with Nevada Hispanic Services Carson City to provide various services and programs for the Hispanic community at 1711 North Roop Street; fiscal impact is: The lease rent was established at \$1.00 per year for the initial five-year term; CCOY shall pay its proportional share of the cost of utilities. Following a request for an amendment, Supervisor Livermore amended his motion to have the Mayor Pro-Tem Staub to sign the lease with the Nevada Hispanic Services Carson City to provide various services and programs for the Hispanic community at 1711 North Roop Street. Supervisor Williamson seconded the motion. Motion carried 4-0.

RECESS: A recess was declared at 9:46 a.m. Mayor Pro-Tem Staub reconvened the meeting at 9:56 a.m. A quorum of the Board was present. Mayor Teixeira was absent as previous indicated.

B. UPDATE ON THE CURRENT AND FUTURE FINANCIAL CONDITION OF THE CARSON CITY GENERAL FUND (10:04:50) - Finance Director Sue Johnson - This is the first monthly update on the condition of the City's General Fund. Computerized slides were shown and explained. (A copy is in the file.) The timing for the State's release of the monthly sales tax figures was explained. The May figures were received yesterday. Declines in tax revenue were indicated. Ms. Johnson is adjusting the 07-08 model based on these figures. The budget was based on conservative estimates but must be adjusted to meet the decline in revenue. The figures may be revised monthly. Currently the revised budget indicates a positive operating balance of \$68,586. The approved budget had a negative operating balance of \$595,846. A review of the steps taken to reach the positive balance was provided including staff reductions. Positions not listed in the budget are analyzed and justified before being allowed. The decrease in the Public Defenders' budget was explained. The management team is also analyzing the service levels to develop better accountability and utilizing the resources to their highest and best use. Concerns regarding the 08-09 budget were noted. Staff plans to continue to analyze the budget for that reason. Staff's extraordinary efforts should be acknowledged. Recognition will provide additional motivation to continue the process. Anything not in the budget needs to find another funding source. The transportation planner, for example, should be funded with grants. Discussions with Public Works and Engineering have indicated the need for additional engineers rather than contractual engineers. Departments are combining resources for efficiency and effectiveness. How and why things are done are also being analyzed. Discussion indicated that all of the City employees are covered by the ambulance service. The actual cost for the coverage is \$30,000. Ms. Johnson felt that additional corrections to the budget will be made as the entire expense structure is analyzed. She also explained the forecasting being provided within her Department that indicates sales tax revenue will be at the 2005 level. She projected a 2.6% growth in the 2008 sales tax revenue. The State projection is 1.9%. She plans to reduce her forecast by 1% which creates a negative \$400,000 balance. Her projections are based on both statewide

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and regional economic conditions. Comments pointed out the economic growth in retail which will occur next year. Ms. Johnson explained that next year's budget will be able to provide a better idea of issues the Board will face and not compound the economic situation. Budget augmentations will be done quarterly rather than the current policy of semiannually. Concerns were voiced regarding the City's posting of open staff positions. Ms. Johnson advised that she is creating a position control document that will help the Board understand the labor changes. Savings and impacts created by turnover were explained. She hoped to have the document created by fall. Additional comments were solicited but none were provided. No formal action was required or taken on this Item.

12. BOARD OF SUPERVISORS - NON-ACTION ITEMS:

A. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS, CORRESPONDENCE TO THE BOARD OF SUPERVISORS, AND STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD (10:24:26) - Board comments noted the opening of Casino Fandango's theater. Supervisor Livermore congratulated Sam Staub on his golfing yesterday. He had scored a hole in one. No formal action was required or taken.

B. STAFF COMMENTS AND STATUS REPORT - None.

13. ACTION TO ADJOURN (10:26:06) - Supervisor Livermore moved to adjourn. Supervisor Aldean seconded the motion. Mayor Pro-Tem Staub adjourned the meeting at 10:27 a.m.

The Minutes of the August 2, 2007, Carson City Board of Supervisors meeting

ARE SO APPROVED ON September 20, 2007.

/s/
Marv Teixeira, Mayor

ATTEST:

/s/
Alan Glover, Clerk-Recorder