

CARSON CITY BOARD OF SUPERVISORS

Minutes of the September 15, 2022 Meeting

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, September 15, 2022, in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT:

Mayor Lori Bagwell
Supervisor Stacey Giomi, Ward 1
Supervisor Maurice White, Ward 2
Supervisor Stan Jones, Ward 3
Supervisor Lisa Schuette, Ward 4

STAFF:

Nancy Paulson, City Manager
Stephanie Hicks, Deputy City Manager
Todd Reese, Senior Deputy District Attorney
Tamar Warren, Senior Deputy Clerk

NOTE: A recording of these proceedings, the Board’s agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk’s Office, during regular business hours. All meeting minutes are available for review at: <https://www.carson.org/minutes>.

1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE

(8:31:07) – Mayor Bagwell called the meeting to order at 8:31 a.m. Ms. Warren called roll and noted the presence of a quorum. Living Stones Church Lead Pastor Gavin Jarvis provided the invocation. At Mayor Bagwell’s request, Government Affairs Liaison Stephen Wood led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:33:28) – Mayor Bagwell entertained public comments. Deni French introduced himself and expressed disappointment that the Board of Supervisors (Board) had in the previous meeting approved two additional marijuana dispensaries even though a ballot measure had been turned down by the voters several years ago. He encouraged the public to come and speak at meetings and “not get discouraged by the process.”

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – AUGUST 18, 2022

(8:36:52) – Mayor Bagwell introduced the item and entertained comments, corrections, or a motion. Supervisor Schuette pointed out a capitalization error which has since been corrected.

(8:37:37) – Supervisor Giomi moved to approve the minutes of the August 18, 2022 Board of Supervisors meeting as corrected. The motion was seconded by Supervisor Schuette and carried 5-0-0.

7. SPECIAL PRESENTATIONS

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7.A PRESENTATION OF LENGTH OF SERVICE CERTIFICATES TO CITY EMPLOYEES.

(8:38:20) – Mayor Bagwell introduced the item and invited each Board member to join her in presenting the length of service awards and highlighting each employee’s accomplishments. The following employees were recognized and afterward joined the Board for a commemorative photograph.

- Daniel Kastens, Parks Operation Manager – 10 years
- Renay Lapaille, Detention Shift Supervisor – 10 years
- Terrance Swanson, Senior Street Technician – 10 years
- Casey Drews, Fire Prevention Inspector 2 – 5 years

7.B PRESENTATION OF A PROCLAMATION TO RECOGNIZE SEPTEMBER 17, 2022, AS CONSTITUTION DAY.

(8:48:46) – Mayor Bagwell introduced the item and invited members of the local member of the Daughters of the American Revolution (DAR) to join her as she read into the record a proclamation, incorporated into the record, recognizing September 17, 2022 as Constitution Day. She also encouraged everyone to view a related exhibit in the Carson City Library and joined the DAR and Board members for a commemorative photograph.

CONSENT AGENDA

(8:55:57) – Mayor Bagwell introduced the item and noted that item 11.B of the Consent Agenda would be pulled for discussion. She also inquired whether the Board or members of the public wished to pull additional items from the Consent Agenda; however, none were forthcoming. She entertained a motion.

(8:56:27) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.A, 9.A, 10.A, 11.A, 11.C, 11.D, 11.E, 12.A, and 13.A as presented. Supervisor White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

8. CITY MANAGER

8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF AUGUST 5, 2022 THROUGH SEPTEMBER 2, 2022.

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9. FINANCE

9.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 SEPTEMBER 2, 2022, PER NRS 251.030 AND NRS 354.290.

10. PARKS AND RECREATION

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE DEDICATION OF CARSON CITY ASSESSOR'S PARCEL NUMBERS ("APN") 010-751-17, 010-751-33, 010-751-32, 010-753-18 AND 010-754-01, WHICH WERE OFFERED TO CARSON CITY FOR PUBLIC USE AS COMMON AREAS A, B, C, D AND E ("COMMON AREAS") IN THE FINAL MAP FOR SCHULZ RANCH SUBDIVISION - PHASE 4, RECORDED AS MAP NUMBER 2976 ON OCTOBER 7, 2019 ("FINAL MAP").

11. PURCHASING AND CONTRACTS

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE ONE NEW CHEVROLET TRAVERSE FOR CARSON CITY JUVENILE SERVICES ("JUVENILE SERVICES") FOR A NOT TO EXCEED AMOUNT OF \$34,802.93 UTILIZING JOINDER CONTRACT 99SWC-NV21-8888 BETWEEN THE STATE OF NEVADA AND MICHAEL HOHL MOTOR COMPANY.

11.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE VARIOUS EQUIPMENT FOR THE CARSON CITY PARKS, RECREATION AND OPEN SPACE DEPARTMENT ("PARKS DEPARTMENT"), UTILIZING A COOPERATIVE PURCHASING AGREEMENT AVAILABLE THROUGH SOURCEWELL, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$225,201.09.

(8:56:55) – Mayor Bagwell introduced the item. Parks Operations Superintendent David Navarro introduced himself and Open Space Manager Lyndsey Boyer, noting that some of the requested equipment would be used by Open Space. Mr. Navarro referenced the Staff Report, incorporated into the record, and explained that by purchasing the new equipment, each Parks and Open Space employee would be able to perform many tasks by having the needed equipment at their disposal. Ms. Boyer clarified that they currently contract many services due to a lack of equipment, which she stated was expensive. She also reviewed equipment rental costs based on a previous request by Supervisor Jones and responded to clarifying questions.

(9:06:50) – Discussion ensued regarding lease versus purchase of the equipment and Mr. Navarro clarified that the Parks and Open Space Department had not leased equipment before and cautioned against paying taxes on leased items. Supervisor White believed that a lease would cost much more in the long run. Supervisor Giomi was in favor of purchasing equipment to mitigate staffing shortages. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

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(9:13:12) – Supervisor Giomi moved to approve the purchase authority as requested. Supervisor Schuette seconded the motion.

RESULT:	APPROVED (4-1-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, Schuette, White, and Mayor Bagwell
NAYS:	Supervisor Jones
ABSTENTIONS:	None
ABSENT:	None

11.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT (“AMENDMENT”) TO CONTRACT NO. 20300341 (“CONTRACT”) WITH T&T LAWNS PLUS, LLC (“T&T”) TO EXERCISE THE FIRST OF TWO RENEWAL OPTIONS IN THE CONTRACT FOR T&T TO PROVIDE LANDSCAPE MAINTENANCE SERVICES FOR THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT (“SCNID”), FOR A NOT TO EXCEED AMOUNT OF \$110,295 THROUGH FISCAL YEAR (“FY”) 2023, WITH A NEW TOTAL NOT TO EXCEED AMOUNT UNDER THE CONTRACT OF \$220,590.

11.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT (“AMENDMENT”) TO CONTRACT NO. 21300262 (“CONTRACT”) WITH H+K ARCHITECTS FOR ADDITIONAL STRUCTURAL ENGINEERING DESIGN SERVICES FOR THE CARSON CITY SENIOR CENTER (“SENIOR CENTER”) REMODEL PROJECT, FOR AN ADDITIONAL \$22,500, RESULTING IN A NEW TOTAL NOT TO EXCEED AMOUNT UNDER THE CONTRACT OF \$164,500.

11.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED \$309,000 INCREASE IN FISCAL YEAR (“FY”) 2023 PURCHASE AUTHORITY, BEYOND THE PREVIOUSLY APPROVED \$160,000, FOR THE PURCHASE OF SODIUM HYPOCHLORITE (“BLEACH”) UTILIZING JOINDER CONTRACT 212528 BETWEEN THE CITY OF TUCSON (“TUCSON”) AND THATCHER COMPANY OF ARIZONA, INC. (“THATCHER”), RESULTING IN A NEW NOT TO EXCEED AMOUNT OF \$469,000 FOR FY 2023.

12. SHERIFF

12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN INTERLOCAL AGREEMENT BETWEEN CARSON CITY AND THE STATE OF NEVADA DEPARTMENT OF PUBLIC SAFETY (“DPS”), INVESTIGATIONS DIVISION (“DPS-ID”) REGARDING INTERAGENCY USE OF RADIO TALK GROUPS AND FREQUENCIES.

13. TREASURER

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13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE TREASURER'S MONTHLY STATEMENT OF ALL MONEY ON DEPOSIT, OUTSTANDING CHECKS AND CASH ON HAND FOR AUGUST 2022 SUBMITTED PER NEVADA REVISED STATUTES ("NRS") 354.280.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

14. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME

Please see the minutes of item 11.B.

15. Finance

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED NOTICE TO SUBMIT A LETTER OF INTENT FOR THE AMERICAN RESCUE PLAN ACT ("ARPA") FUNDING FOR PROGRAMS OR PROJECTS THAT SUPPORT THE CARSON CITY HOUSING PLAN ("HOUSING PLAN").

(9:13:52) – Mayor Bagwell introduced the item. Carson City Chief Financial Officer Sheri Russell clarified that at its August 18, 2022 meeting, the Board of Supervisors had requested that they review the proposed Notice to Submit a Letter of Intent before its public release to ensure that it contains specific goals in support of the Housing Plan. She also reviewed the current support agencies and their capabilities and the available funding sources, both of which are incorporated into the record as late material. Supervisor Giomi recommended having clear goals for the agencies that would be reported back to the Board. Ms. Russell believed that the goals should be set jointly by the City and the supporting agencies. Supervisor Giomi wanted to be assured that enough safeguards are built to ensure the funds are spent appropriately.

(9:20:02) – Supervisor White referenced the presentation attached to the Staff Report and did not want to see the numbers rounded off, he maintained that they must reflect the Board's vote without any changes. He also was unwilling to spend Indigent Accident Fund dollars on the project. Supervisor Schuette believed that the project should meet the community's needs and should use its resources responsibly, adding that not all needs were the same. Supervisor Jones also questioned the use of the Indigent Accident Fund. Ms. Russell Clarified that the current discussion was about the use of the federal American Rescue Plan Act (ARPA) funding and that "the rest of the funds are for [the] potential ongoing, running this program after ARPA money runs out." She also explained that the supplemental Indigent Accident Fund "is exactly for this...it's the only thing it can be used for." Mayor Bagwell was in agreement with Ms. Russell's statement and did not want to start a program "that we can't sustain," adding that the funds had been accumulating for four years. Supervisor Giomi noted that his vote had been for the plan and not for specific numbers and that is why he had requested that Staff return with the specific numbers and the funding sources for a vote by the Board. He also stated that the intended outcome was necessary and believed that the spending should be recommended by the experts in the area that work within the confines of the budget. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

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(9:35:41) – Mayor Bagwell moved to approve the Letter of Intent as published with the two changes below:

Phase One – Survive

Street Outreach, ~~applicants can apply for funding up to \$90,000.~~ Provide outreach services designed to build relationships with individuals who are without shelter, connect individuals with Carson City Health and Human Services (CCHHS) for shelter and services, and implement camp cleanup days.

Phase Two – Stabilize

Temporary Housing, ~~applicants can apply for funding up to \$600,000.~~ Temporary housing for individuals without shelter.

Supervisor Giomi seconded the motion.

RESULT:	APPROVED (4-1-0)
MOVER:	Supervisor Mayor Bagwell
SECONDER:	Supervisor Giomi
AYES:	Supervisors Giomi, Jones, Schuette, and Mayor Bagwell
NAYS:	Supervisor White
ABSTENTIONS:	None
ABSENT:	None

16. COMMUNITY DEVELOPMENT - PLANNING

16.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ADOPT, ON SECOND READING, BILL NO. 117, AN ORDINANCE RELATING TO MARIJUANA; ESTABLISHING VARIOUS PROVISIONS GOVERNING CURBSIDE PICKUP SERVICE FOR MEDICAL MARIJUANA DISPENSARIES AND RETAIL MARIJUANA STORES; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

(9:36:29) – Mayor Bagwell introduced the item. Planning Manager Heather Ferris explained that no changes had been made to the bill since its first reading. Mayor Bagwell entertained Board and/or public comments.

(9:37:15) – Mr. French had been under the impression that curbside marijuana pickup had been in place during the COVID-19 emergency lockdown and was under the impression that it would not become “a permanent situation.”

(9:37:53) – Will Adler of Silver State Government Relations introduced himself as a representative of GTI. He provided background on curbside pickup and outlined the secure delivery process, adding that it was being used by 20 percent of customers, most of whom were seniors.

(9:40:10) – Guy Farmer introduced himself as a Carson City resident and voter since 1962 and explained that he was speaking for himself and for former Carson City Supervisor Shelly Aldean. He applauded the efforts made by the Mayor, the Board, and civic organizations for addressing the homelessness issue, noting that the Mayor

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had indicated two root causes for homelessness were drugs and alcohol. Mr. Farmer cited the Drug Enforcement Administration (DEA) which had classified marijuana “as a Schedule 1 dangerous drug” as it damaged the developing brains of young people. Mr. Farmer inquired why Mayor Bagwell, Supervisor Jones, and Supervisor White had voted to overrule a decision made by the Planning Commission. There were no additional comments; therefore, Mayor Bagwell entertained additional comments or a motion.

(9:44:25) – Supervisor Jones moved to adopt, on second reading, Bill No. 117, Ordinance No. 2022-18. Supervisor White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Jones
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

16.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM QUALCAN, LLC (“APPLICANT”) TO ADOPT, ON SECOND READING, BILL NO. 118, AN ORDINANCE REVISING PROVISIONS TO INCREASE THE NUMBER OF AUTHORIZED MARIJUANA RETAIL STORES; REVISING PROVISIONS GOVERNING CO-LOCATION REQUIREMENTS FOR MARIJUANA RETAIL STORES AND MEDICAL MARIJUANA DISPENSARIES; REVISING PROVISIONS TO REMOVE PROHIBITIONS AGAINST DRIVE-THROUGH SERVICES FOR MARIJUANA RETAIL STORES AND MEDICAL MARIJUANA DISPENSARIES; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

(9:45:06) – Mayor Bagwell introduced the item. Ms. Ferris confirmed that there had been no changes to the bill since the first reading and clarified that the introduced ordinance would increase the number of authorized retail marijuana stores to four. Mayor Bagwell entertained Board and/or public comments.

(9:45:57) – Mr. French stated that in 2016 Carson City had voted against marijuana dispensaries; however, he called the Board’s later decision to allow the two dispensaries “a very unfortunate step.” He believed that the Board hears the public; however, he also believed that “what happened in that polling box mattered.” He indicated that the people’s decision had to be taken into consideration.

(9:49:47) – Mr. Adler referenced written public comments submitted by GTI (and incorporated into the record) and noted that they held the third license issued by the State and had planned to utilize that. He addressed the zoning decisions for dispensaries, noting that availability was “extremely limited” as most properties for lease were outside the zoning areas. He recommended that Staff look into other zoning areas to house dispensaries.

(9:53:18) – Jeannie White thanked the members of the Board who had met with her regarding the Ordinance; however, she believed that they had disregarded their and the public’s opinions requesting “not to increase the

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presence of marijuana in our community.” She believed that strangers would violate their privacy and safety due to their proximity to the proposed marijuana dispensary.

(9:54:24) – Tasha Cousti introduced herself as a Carson City resident and believed that “Nevada is moving too fast” when making decisions about marijuana dispensaries. She wished to see decisions driven by supporting data as there were unanswered questions about the legalization of marijuana as a contributor to increased drug use in schools and in the homeless population, adding that the THC studies were in their infancy and did not provide appropriate testing by law enforcement. Ms. Cousti was concerned about the use of marijuana in a vehicle, purchased at a drive-through, with the possibility of children being present. She was also opposed to the restaurant co-locating with the dispensary.

(9:57:17) – Sarah Adler introduced herself as a volunteer advocate on behalf of Jeannie White and Bruce Sanders, 30-year residents adjacent to the proposed dispensary location. She also thanked Supervisors Schuette and Giomi for voting against the proposal. Ms. Adler noted that the applicant’s attorney had indicated that “the drive-through language has come out;” however, it was still part of the proposed ordinance, calling it a lack of “confidence in the City’s overall capacity to manage additional marijuana establishments in a safe manner. She cited studies regarding the harmful result on children from in-utero use of marijuana which she believed would occur because of the restaurant’s co-location with the dispensary.

(10:00:38) – Joy Trushenski introduced herself as a Carson City resident and expressed her opposition to marijuana stores in the City. She stated that marijuana was a dangerous drug, and the added dispensaries would lead to more users. Ms. Trushenski believed that the citizens should vote on the item and hoped that the Board would vote against the expansion. She cited past personal knowledge of working with inmates who had used hard drugs after marijuana use.

(10:03:18) – Paul McGrath referenced a pamphlet he had distributed titled “Cannabis in Nevada” which is incorporated into the record. He believed that “some enterprising supervisors” had chosen to bring the marijuana industry to Carson City. Mr. McGrath noted that despite the opposition to the bill during the first reading, the Board was planning to pass it. He believed that the market had been saturated because of the black market, the delivery services, and the upcoming shop with a drive-through window. He suggested that the Board review all the issues created with cannabis.

(10:06:39) – Betsy Strasbourg recommended changing the term “marijuana establishments” to a “more focused” term such as dispensaries. She also suggested that the Board listen to the public sentiment. She believed that the THC levels in medical marijuana gummies were much lower than the high levels in recreational products. Ms. Strasbourg was also opposed to the drive-through option.

(10:08:34) – Richard Nagel introduced himself and agreed that the term establishment was inappropriate because it may signify other uses in the long run such as “a hookah lounge.” Mr. Nagel believed that by changing the regulations the Board was “endorsing the use of marijuana.” There were no additional public comments. Mayor Bagwell entertained Board comments to the applicant.

(10:09:48) – Supervisor Giomi received confirmation from Ms. Ferris that the way the ordinance was written, the medical dispensaries could be co-located with the recreational shops, providing Carson City with a maximum of

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four dispensaries – not six. He also noted that he still opposed the additional dispensaries, especially with one of them planning to co-locate with a restaurant and urged Staff “to look strongly at Title 18 and the controls we have in place to regulate this.” Supervisor Giomi expressed concern that the proposed dispensary would be located so close to a residence and urged Staff “to consider the rules that were established in 2017 and see if they’re all still applicable.” Supervisor White did not believe that eliminating the drive-through would improve safety, adding that it would not cause shoppers to shop more or less. He was also concerned that there were no liable field sobriety tests for recreational marijuana. Supervisor White wondered whether it was “appropriate for the government to manipulate the market,” and cited statistics from the Carson City Sheriff’s Office that recreational marijuana had “not caused marked problems in this town.” Supervisor Jones believed that “the kids” were buying their drugs from illegal sources and not dispensaries. He also stated that he had learned from the Sheriff’s Office and the District Attorney’s Office that they had not spent additional time on marijuana issues.

(10:20:52) – Mayor Bagwell noted that she was also worried about the youth; however, she believed that they did not purchase marijuana from dispensaries. She also believed that dispensaries were regulated like alcohol and gaming. Mayor Bagwell referenced an article provided by Mr. McGrath as part of public comment and wished to utilize the opioid settlement dollars to help mitigate youth drug use. She also acknowledged reading all the public comments and hearing from residents who are for or against the proposed ordinance in addition to the 19 public comments heard during this meeting. The Mayor clarified that she, along with former Supervisor John McKenna, had voted against the original proposal and had honored the public vote. She also stated that the co-location with a restaurant was not being discussed at this time. She also entertained a motion.

(10:27:24) – Supervisor Jones moved to adopt, on second reading, Bill No. 118, Ordinance No. 2022-19. Supervisor White seconded the motion.

Supervisor Schuette explained that she would vote against the ordinance as she did not see a compelling need to revise the existing ordinance.

RESULT:	APPROVED (3-2-0)
MOVER:	Supervisor Jones
SECONDER:	Supervisor White
AYES:	Supervisors Jones, White, and Mayor Bagwell
NAYS:	Supervisor Giomi and Supervisor Schuette
ABSTENTIONS:	None
ABSENT:	None

(10:28:40) – Mayor Bagwell recessed the meeting.

(10:38:41) – Mayor Bagwell reconvened the meeting. A quorum was still present.

17. PARKS AND RECREATION

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17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED CARSON CITY PUBLIC ART POLICY (“POLICY”) TO ESTABLISH PROCEDURES FOR THE ACQUISITION, MAINTENANCE AND DISPLAY OF PUBLIC ART.

(10:38:45) – Mayor Bagwell introduced the meeting. Ms. Paulson referenced the late material, incorporated into the record, and highlighted the redlined changes some of which were a compilation of the feedback received from the Board. She also responded to clarifying questions. Supervisor White believed that the last paragraph of Section 1.0 *The Carson City Public Art Policy is considered to be a dynamic document that is often modified and adapted in conjunction with Carson City, its policies and its citizens* should be modified to reflect a more static and less dynamic policy. Supervisor Giomi suggested an addition that would require the approval of policy changes by the Board. Supervisor White wished to make the following change: *The CCCC will oversee the work of the Public Art Panels and make recommendations to the City Manager ~~or~~ and the Board of Supervisors regarding acquisition or deaccessioning of artwork.* Supervisor Giomi recommended the following change to Section 6.1.d: *The Board, upon recommendation of the CCCC, shall approve all new public art projects and agreements over \$49,999 \$9,999 with artists and other appropriate contractors in obtaining, commissioning, and maintaining artworks on City property or within City right-of-way at least initially.* Supervisor Schuette recommended that the above change reflect only the artist’s fee.

(10:51:40) – Supervisor White suggested changing *Carson City’s Redevelopment District Arts and Culture Grants* to *Carson City’s Redevelopment Authority Grants*. He also recommended the following change to Section 6.3.a: *Acquisition Criteria – The following criteria shall be used when considering acquisition of artwork by purchase, commission or donation, and additional criteria may be established at the discretion of the ~~Parks, Recreation and Open Space Department~~ City Manager to meet the needs of individual projects.* He also suggested the following change to Section 6.6: *Below is the recommended selection process. At the discretion of the ~~Recreation Supervisor~~ City Manager, aspects of this process may be altered to meet the needs of the project. In the case of public art projects associated with capital projects, it is recommended that the timeline of the selection process be set by the ~~Recreation Supervisor~~ City Manager to best align with the design and construction timeline of the capital project to ensure the overall success of both the public art and capital project.* Discussion ensued regarding Section 6.6.a.iv and the Board agreed to keep the section as is.

(11:01:15) – Based on the changes proposed in Section 6.6, Section 6.7 will now read: *These unique opportunities will follow the above process as much as possible, at the discretion of the ~~Recreation Supervisor~~ City Manager.* Ms. Paulson noted that based on the discussion in Section 6.1.d, the \$49,999 reference throughout the document will be replaced with \$9,999. There were no additional comments from the Board; therefore, Mayor Bagwell entertained public comments; however, none were forthcoming.

(11:04:06) – Supervisor Giomi noted that donations were accepted by the City in general and did not believe that the Board should review them, as outlined in Section 6.2.e. Mayor Bagwell clarified that artworks had “strings attached” and that was the reason for the approval. Supervisor White noted that he would send additional definition comments to Staff for incorporation. Supervisor Giomi suggested adding to the earlier discussion of Section 1.0 that changes of the policy must be approved by the Board at minimum, within two years. Parks, Recreation, and Open Space Director Jennifer Budge likened this policy to the City’s fee policy. It was agreed to have Section 1.0 read as follows: *The Carson City Public Art Policy is considered to be a dynamic document that is often modified and adapted in conjunction with Carson City, its policies and its citizens and is required to*

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be reviewed by the Board of Supervisors at least every two years. Ms. Budge noted that adhering to the Americans with Disabilities Act regulations would also be incorporated in the documents. Supervisor Giomi thanked the Parks, Recreation, and Open Space Staff, the Carson City Culture and Tourism Authority, Arts & Culture Program Manager Debra Soule, and the Cultural Commission for completing this Policy which had been in the works for many years. There were no additional comments; therefore, Mayor Bagwell entertained a motion.

(11:12:26) – Supervisor White moved to approve the Carson City Public Arts Policy with the modifications as discussed in this meeting. Supervisor Jones seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

17.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED MEMORIALS POLICY (“POLICY”) TO ESTABLISH POLICIES AND GUIDELINES RELATED TO MEMORIALS WITHIN CARSON CITY PARKS, TRAILS, AND OPEN SPACE.

(11:13:06) – Mayor Bagwell introduced the item and read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest, and stated that she would participate in discussion and action. Ms. Budge reviewed the revision to the proposed City’s Memorial Policy, which is incorporated into the record, and responded to clarifying questions. Supervisor White recommended the following change to Section 1.1 of the Policy: *This policy is needed to ensure sustainable management of site-appropriate amenities while being respectful of our ~~citizens~~ residents.* Open Space Manager Lyndsey Boyer suggested adding to Section 4.2.4: *will require adherence to Carson City’s Public Art Policy* in case of unique memorials, which would be reflected accordingly in the application form as well. She also recommended the following change to Section 5.1: *Department staff will review and determine the appropriateness of the proposal as measured by the criteria as outlined in this policy unless otherwise exempted.* Department staff will notify the donor, in writing, within 30 calendar days of the review decision and identify any final conditions of approval. Ms. Boyer clarified for Supervisor White that the storage noted in Section 4.4.2 referred to the Parks Administration Office. Mayor Bagwell entertained public comments, and when none were forthcoming, a motion.

(11:19:09) – Supervisor Giomi moved to approve the Policy as amended, with the changes read into the record. Supervisor White seconded the motion.

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RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

18. 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

(11:19:38) – Mayor Bagwell entertained Board and Staff comments. Supervisor Giomi updated the Board on the Culture and Tourism Authority (CTA) meeting noting that an audio link is now available for the Kit Carson Trail on the Visit Carson City website and has received almost 800 virtual visitors since its mid-June launch. He also announced the availability of a unique press kit and a promotional marketing activity at a concert in Lake Tahoe. Supervisor Giomi highlighted the upcoming Drink, Dine, and Dip Triathlon CTA event in early summer. Supervisor Schuette thanked Ms. Soule for providing her the opportunity to briefly tour the art at Burning Man. She also praised the Public Works Staff for all the Carson Area Metropolitan Planning Organization and the Regional Transportation Commission projects they have managed with many grants and for making sure “the money goes as far as possible.” Mayor Bagwell noted that only 17 percent of local funds were used while leveraging grants for the balance.

(11:25:21) – Supervisor Jones announced the hiring of a new director for the Carson City Children’s Museum and noted that much support was needed at this time. He also stated the Mark Twain mural committee of which he is a member had made progress and had secured a wall.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

This item did not take place.

19. PUBLIC COMMENT

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(11:25:54) – Mayor Bagwell entertained final public comments. Ms. Trushenski objected to the building of a \$1 million homeless shelter in Carson City. She believed that although the American Rescue Plan Act (ARPA) funds were being used for the project, it would require additional taxpayer dollars for maintenance. Ms. Trushenski thought that Carson City would attract more homeless individuals, likening it to Seattle and San Francisco the problems of which continued to grow. She believed that handouts would encourage addicts to rely on the services which are now provided by many local organizations. Ms. Trushenski wished to put the subject to a vote during an election.

(11:29:01) – Ms. Strasbourg referenced the action taken on item 15.A calling it “an open-ended perpetual obligation funded by the Indigent Accident Fund and the ARPA funds for \$1 million.” She believed that ARPA funds were to be used for a public emergency that had since been lifted by the Governor. She thought the services were pricey, not priceless as indicated in the agenda documents. Ms. Strasbourg believed that many residents in Carson City were earning much less than \$45,000 and “would love to be part of your homeless population so they can get the benefits of [a] homeless shelter as well as the Cadillac care.” She called the project costly and cited the spending by the City of Reno on their homeless population.

(11:32:15) – Mr. Nagel called the Carson City Housing plan (item 15.A) “a big can of worms.” He believed that the program did not require mandatory sobriety which is required by local agencies such as Friends in Service Helping (FISH) which is why they would not “touch it.” Mr. Nagle believed there should be an end to the benefits to make the program “useful” and recommended involving local non-profits.

(11:34:50) – Mr. Adler inquired about the process to make the zoning changes he had recommended earlier in his public comment. He wished to understand whether the Board would request those changes or whether his clients should request them.

(11:36:00) – Mr. French stated that the Board had let him and the community down. He believed his vote did not count in the ballot box. He thought that the effects of marijuana use were still unknown. He also noted that the Board was “here based on a vote.”

(11:39:09) – Heather Coe complimented Douglas and Lyon Counties for caring about their residents and not allowing “a homeless pod shelter project” in their counties. She believed that the \$1.1 million project would be better handled by the local non-profits and thought it would destroy Carson City by bringing in additional crime.

(11:41:50) – Karen Stephens introduced herself as a 28-year Carson City resident and cited her opposition to the “homeless pods.” She also believed that more than 17 people were opposed to the “homeless shelter” at the last meeting, adding that there were 60+ public comments that were submitted. Ms. Stephens stated, “we are not listened to and we’re not going to sit by and let you people ruin our City.”

20. FOR POSSIBLE ACTION: TO ADJOURN

(11:43:50) – Mayor Bagwell adjourned the meeting at 11:43 a.m.

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DRAFT

The Minutes of September 15, 2022 Carson City Board of Supervisors meeting are so approved on this 20th day of October 2022.

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

Attachments: written public comments

POLICY AND PROCEDURE

Subject: Carson City Public Art Policy		Index: Number:	
Effective Date:	Supersedes:	Pages: 20	Approved by:

1.0 PURPOSE:

The purpose of this policy is to establish procedures for the acquisition and maintenance of public art for the Consolidated Municipality of Carson City (“Carson City”).

Carson City supports public art programming in order to reflect the City’s unique cultural heritage and to create a cityscape that effectively contributes to the aspirational image and identity as held by its motto, “*Proud of its Past...Confident of its Future*”.

An effective public art program has many benefits. It establishes a process that encourages expression of community identity and local cultural heritage. It brings art to the people, increases community pride, draws people to public spaces and attracts visitors, new businesses and residents. It invites inclusive community participation and encourages artist(s) to create artworks that are an expression of the historic and contemporary culture for all ages and abilities.

The Carson City Public Art Policy is considered to be a dynamic document and is required to be reviewed every two years by the Carson City Board of Supervisors (“Board”), that is often modified and adapted in conjunction with Carson City, its policies and its citizens.

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2.0 ORGANIZATIONS AFFECTED:

All City Departments

3.0 REFERENCES:

This policy is supported by Carson City’s Strategic Plan (Fiscal Years 2022-2026) which specifies ‘Quality of Life & Community’ as a key strategic direction with an objective to ‘Engage Arts & Cultural Assets’, the Carson City Cultural Commission (“CCCC”) Chapter 2.41 of the Carson City Municipal Code as adopted by the Carson City Board of Supervisors (“Board”) on July 8, 2008, and the Carson City Arts and Culture Strategic Plan (as adopted by the City on April 7, 2022).

4.0 POLICY:

4.1 This policy applies to all ~~publicworks of~~ art that ~~is~~are commissioned or acquired, ~~including both temporary and permanent works,~~ and ~~meets~~meet all of the following criteria:

- a. Funded in whole or in part through City funds or under an agreement that maintaining the artwork is the responsibility of the City;
- b. Sited on City property, right-of-way, or facilities;
- c. Consistently accessible to the public.

4.2 This policy does not ~~apply~~extend to:

- a. Artworks on display within City offices or City buildings that have restricted public access or regulated access. This includes artworks acquired for the sole purpose of office adornment and not for overall public experience.
- b. Temporary exhibitions of artworks (such as gallery displays, booth displays at art festivals, individual artworks, or museum exhibits) displayed on City-owned or managed property where the owner of such artwork ~~has or intends to~~retains ownership of the work; assumes all responsibility associated with that display; and removes it after an agreed upon duration, ~~which shall not exceed two years.~~

~~One-time, temporary exhibitions require an agreement which shall be obtained through the Parks, Recreation and Open Space Department, Recreation Supervisor Arts & Culture ("Recreation Supervisor"). These agreements will be vetted through an internal technical review process with City staff.~~

- ~~c. Ongoing programming and exhibitions in City-owned cultural venues are at the discretion of the appropriate City Department.~~

5.0 DEFINITIONS:

5.1 **Artworks:** Tangible art forms that include, but are not limited to, drawings, prints, photographs, collages, paintings, mosaics, murals, fiber artworks, stained glass, relief or free-standing sculptures, fountains, arches, mobiles, and environments. They can be interior and/or exterior installations or collections. Works of art may be temporary as well as permanent.

5.2 **Collection:** This encompasses all artworks owned by the municipality including the Public Art Collection and the Portable Collection.

- 5.3 **Conservation and Preservation:** Artworks that are part of the City's public art collection must be maintained and protected from damage, decay or decomposition. This ensures the longevity of the artwork as well as the safety of the public that interacts with it. Conservation involves examination, documentation, treatment and preventative care of artworks carried out by a professional art conservator.
- 5.4 **Deaccessioning:** It may be necessary at some point to permanently remove a work of art from the City's public art collection for a variety of reasons. This may be accomplished by sale, demolition or other arrangements. This includes the removal from its public site, removal from a maintenance cycle, and transferring of all associated records, both hard copy and electronic, into the City's deaccessioned collection file.
- 5.5 **Maintenance:** The routine care of artworks that does not require specialized expertise.
- 5.6 **Portable Collection:** Artworks owned by the municipality that are movable and often exhibited in the interior of City buildings including but not limited to paintings, sculptures, prints, photographs, mixed media or textiles.
- 5.7 **Public Art:** Public art is an original, one-of-a-kind, or reproduced, site-specific artwork that has been selected and commissioned by an artist(s) or donated for a designated public location. It can take the form of permanent, temporary, or moveable works in a wide range of mediums including but not limited to relief or free-standing sculptures, mosaics, murals, paintings, drawings, prints, photographs, collages, fiber artworks, stained glass, fountains, arches, mobiles, and environmental and light art.

Typically, public art does not include street furnishings and outdoor infrastructure such as lighting, benches, and signage that have been mass-produced unless they are unique articles that have been specifically commissioned as art fixtures or designed by an artist(s) as an integral part of a project.

- 5.8 **Public Art Panel:** An informal group of individuals, generally not less than five volunteers, selected by the Recreation Supervisor to review each art project with a solicitation component, who are representatives of the constituencies and/or stakeholders, materials and content relevant to each project. The panel selects the artist(s) for each art project through a scoring process and gives approval of the final design. This panel is fully described in Section 6.5(b) of the Public Art Policy and is similar to the process the City uses to select vendors or consultants through its Request for Qualifications processes.
- 5.9 **Technical Review:** Technical review is a project specific process conducted by individuals with technical knowledge of the project, materials or techniques that will contribute to the success of the selection process. Technical review shall be conducted primarily by City staff but may include technical experts in a specific field/medium to ensure a project is sustainable to maintain into the future.

6.0 PROCEDURES:

6.1 **Administration**

- a. Oversight and coordination of the Carson City Public Art Program and all works of public art acquired by Carson City, including their budgets, are the sole responsibility of the Parks, Recreation, and Open Space Department, and its Recreation Supervisor – Arts and Culture. While the Recreation Supervisor will serve as the leading expert commissioning and overseeing the maintenance of the public art collection, coordination and partnership will serve as the guiding principles in approach. The Recreation Supervisor will work with the City Manager's Office to post any CCCC vacancies, process applications, and schedule interviews by the Board and is also responsible for the public posting of agendas for CCCC meetings. The Recreation Supervisor works in close partnership with other City departments, the CCCC and the Carson City Culture and Tourism Authority ("CTA") in the planning and execution of all public art programming and oversees all agreements the City executes with artists and other appropriate contractors in obtaining public art and commissioning public art programming. In addition, the Recreation Supervisor acts as the liaison between the CCCC, the CTA and the Board and will provide an annual report on the activities of the Public Art Program.
- b. The CCCC, created by CCMC 2.41, is comprised of seven citizens-at-large appointed by the Board to serve as the primary advisory body in support of the execution of this policy. Commissioners help foster an environment in which arts and culture are recognized as critical to the quality of life in Nevada's capital. The commission is committed to the artistic expression, educational development and economic growth of Carson City's diverse community through support, promotion and advocacy of the arts. Commissioners provide public service by recommending grant funding, sharing community feedback and serving as ambassadors of Carson City's public art programming. The CCCC will oversee the work of the Public Art Panels and make recommendations to the City Manager ~~or~~ Board of Supervisors regarding acquisition or deaccessioning of artwork. The CCCC makes an annual presentation to the Board in the form of an annual report and future work plan. The CCCC convenes under the Open Meeting Law and is regulated by Carson City's Policies and Procedures for Board, Committees, and Commissions.
- c. The CTA is the designated agency for arts and culture responsible for implementing programs and services according to the priorities contained in the Arts and Culture Strategic Plan and the administration of the 1% transient lodging tax dedicated to the implementation of the Strategic Plan and the development of cultural tourism. CTA staff will present a report on the proceeds and use of the proceeds from the 1% tax to the Board of Directors of the CTA three times each year and to the Board once each year. The CTA's Arts and Culture Program Manager will coordinate with the Recreation

Supervisor on any such projects sited on City property, right-of-way or facilities.

- d. The Board of Supervisors interviews and appoints all seven members of the CCCC. The Board approves, adopts and amends the Arts and Culture Strategic Plan and Public Art Policy upon recommendation of the CCCC as needed to expand and advance the City's arts and culture identity. The Board will appropriate an allocation of funds to monitor and maintain the City's public art collection. The Board, upon recommendation of the CCCC, shall approve all new public art projects and agreements over \$49,999 with artists and other appropriate contractors in obtaining, commissioning, and maintaining artworks on City property or within City right-of-way.

6.2 Funding for Acquisitions

- a. Redevelopment Grants – Carson City's Redevelopment ~~Authority~~~~District Arts and Culture~~ Grants support professional arts and culture events and projects, such as community festivals, special performances, exhibitions and concerts within the fields of Theater, Music and Visual Art held within Carson City's established Redevelopment Districts #1 or #2. Examples of arts and culture projects/experiences include, but are not limited to, the following: performance/dance; film/video/media; folk arts; music/opera; theater; poetry; visual arts/crafts; traveling exhibits; and murals/outdoor installations.
- b. 1% Transient Lodging Tax – The Carson City Board of Supervisors approved an increase of 1% of the gross receipts from the rental of lodging in Carson City upon all persons in the business of providing lodging to be used primarily for the implementation of the Carson City Arts & Culture Strategic (Master) Plan and the development of cultural tourism. The 1% tax is administered by the CTA.
- c. City Departments – A City department, or its regulatory board, having administrative jurisdiction over any site, facility, building, or other space, existing or planned, may be a potential partner for development of an art project. Departments seeking the development and display of public art for its grounds, either temporary or permanent, will consult with the Recreation Supervisor for project consultation and administration of the Public Art Policy. Inner-municipal department partnerships that work towards the advancement of public art are impactful for Carson City residents. Such projects are shared ventures to cover direct costs of artwork. Department to department contributions may include funding, staff time, usage of space for storage or display, material resources, hardware and logistics such as transportation, labor and machinery.
- d. Grants – All local, state and federal grants to support Arts and Culture programming and its administration are researched and written by the Recreation Supervisor. All awards are accounted for in the City's Grant Fund

and are dispersed in accordance with grant regulations and requirements. Grant submissions recommended by the CCCC in excess of \$49,999 must be approved by the Board of Supervisors.

- e. Cash Contributions – Cash donations are accepted to support public art programming. Contributions of cash will be reviewed by the Recreation Supervisor for acceptance and reported to the CCCC ~~annually as part of the budget~~. If the donation is greater than \$49,999, recommendation by the CCCC will go to the Board of Supervisors for consideration. All accepted monies will be deposited in the Parks, Recreation and Open Space Donation Account. Donations without restriction are best suited to strategically achieve the goals of the Arts and Culture Strategic Plan.
- f. Non-Cash Contributions – Non-cash contributions include, but are not limited to, donated items and services from partner organizations such as salaries and wages, facilities, food and drink, receptions, prizes, printing and supplies, parking and artwork.
- g. Tickets and Sales – All Arts and Culture tickets and sales generated to support its public art programming will be deposited in the General Fund.
- h. Donated Labor – The CTA and the City graciously accepts donated labor in the form of guest speakers, public art panelists, jurors and event assistants.

6.3 Procedures for Acquisition of Public Artwork

- a. Acquisition Criteria – The following criteria shall be used when considering acquisition of artwork by purchase, commission or donation, and additional criteria may be established at the discretion of the City Manager ~~Parks, Recreation and Open Space Department~~ to meet the needs of individual projects.
 - 1. Artistic Merit of the Proposed Project – Proposal achieves quality and value based on creativity, ingenuity, or talent.
 - 2. Context – The compatibility of the artwork in scale, material, form and content with its surroundings. Consideration should be given to the architectural, historical, geographical and social/cultural context of the site. Inclusive artwork, including artwork that incorporates visual and physical accessibility are encouraged.
 - 3. Site Selection – Public art should enhance the public realm and any other nearby artworks. Sites should be selected with consideration of the surrounding built and natural environments and their current and intended future uses. City staff shall be consulted through a technical review process, depending on the nature of the project, to identify preferred locations, uncover any engineering or maintenance issues, and determine whether

licenses, permits, easements, rights-of-way or other agreements pertain to a potential public art location.

4. Ability to Install and Maintain – The anticipated ability of the artist to complete the artwork and considerations towards the City’s ability to provide maintenance and conservation to maintain the asset over time. Considerations shall also apply to temporary projects.
5. Time Horizon of Artwork – The anticipated lifespan of the project and/or its host site.
6. Uniqueness – To ensure that the artwork will not be duplicated, the City shall require the artist to warrant that the work is unique and limited to an edition of one unless stated to the contrary in a contract.

6.4 Selection Process

The City may choose from several selection processes to solicit a public art opportunity. These include but are not limited to:

- a. Open Call via Request for Qualifications (RFQ)
- b. Open Call via Request for Proposals (RFP)
- c. Open Call to Establish an Artist Roster
- d. Limited Call/Invitational Call
- e. Direct Commission
- f. Direct Purchase

6.5 Acquisition Process Participants

The following participant groups will be formed for each project. The composition, roles, and meeting structure of each group may need to be adjusted to meet the individual needs of each project:

- a. Public Art Program Staff – The Director of the Parks, Recreation, and Open Space Department delegates the responsibility of the Carson City Public Art Program, and full execution of this policy, to the Recreation Supervisor.
- b. Public Art Panel – Ad hoc Public Art Panels will be created for each public art project and shall be established by the Recreation Supervisor. Each panel is specific to the public art project to which it is assigned and requires expertise that reflects the nature of the project. The Recreation Supervisor and the CTA’s Arts and Culture Program Manager shall provide advice on the specific panel

member expertise required for each project. Collectively, the panel will have a solid working knowledge of public art and the medium under consideration for each project, an appreciation for community involvement, and be free of conflicts of interest or the potential for financial gain from either the project or the purchase of specific artwork by the City. It is recommended that the panel consists of the following members:

1. CTA's Arts and Culture Program Manager,
2. An Artist or Art Professional/Educator,
3. Community Member(s) and/or Facility User(s), and
4. Member(s) of the CCCC (must not constitute a quorum of the CCCC).

The panel shall be moderated by the Recreation Supervisor or his/her delegate.

- c. Technical Review – A technical review process shall be conducted on a project-specific basis and is comprised of individuals, primarily internal City staff with technical knowledge of the project, materials or techniques that will contribute to the success of the selection process. Technical review participants may include design, architectural or engineering professionals, planners, or historians. These individuals will consult on public art projects at several points throughout the process including project proposal, site selection, design and installation/construction to ensure projects are safe and sustainable for City ownership and maintenance. It is recommended that technical review include the following City staff or their selected designee:

1. City Engineer,
2. City Real Property Manager,
3. Parks, Recreation and Open Space Director,
4. Deputy District Attorney,
5. City Risk Manager,
6. Member(s) of advising Boards and Commissions, as applicable and nominated by the appropriate department (must not constitute a quorum).

6.6 Art Selection Approval Process

Below is the recommended selection process. At the discretion of the City Manager~~Recreation Supervisor~~, aspects of this process may be altered to meet the needs of the project. In the case of public art projects associated with capital projects, it is recommended that the timeline of the selection process be set by the

Recreation Supervisor to best align with the design and construction timeline of the capital project to ensure the overall success of both the public art and capital project.

a. Project Initiation

1. Budget Identified
2. Public Art Panel Proposed
3. Scope of Work/Project Goals Drafted and Approved – must follow the following process to inform the City Manager of approval:
 - i. Review from City Staff and, as needed, Boards and Commissions,
 - ii. Preliminary Public Input,
 - iii. Presented to CCCC,
 - iv. Memo of recommendation from the CCCC to the City Manager or Board of Supervisors.

b. Public Art Panel Orientation – review the scope of work/project goals and advise the Recreation Supervisor on the details of the RFQ, statement of qualifications, or other selection process.

c. Call for Artists – solicit applications through criteria identified in Section 6.3(a). The call must include project goals addressed with the scope of work.

d. Selection of Semifinalists – once the application window has closed, the Public Art Panel will convene to review all applications. The panel may narrow the candidates to a reasonable group of semifinalists. Semifinalists will be invited to a site visit and further proposal development with the Recreation Supervisor and city staff.

e. Finalist Selection and Recommendation to CCCC – The Public Art Panel will review the proposals, interview semifinalists, and review the analysis outlined in the technical review process. The Public Art Panel will select a finalist as a recommendation to the CCCC. One or two alternative artists may also be identified.

f. CCCC-~~Process~~ Approval and recommendations to the City Manager – The recommendation of the Public Art Panel shall be made to the CCCC. The CCCC shall review the ~~recommendation~~acquisition ~~process~~ and determine if all aspects of this policy were appropriately executed. The CCCC may 1) approve the ~~finalist~~acquisition ~~process~~ and recommend City Manager give final approval, 2) deny approval and ask that the Recreation Supervisor revisit a part of the process, or 3) delay approval and ask for additional information. After selection~~the approval of the acquisition process~~, the CCCC shall review the

~~finalist and~~ proposal to give advice on the successful completion of the public artwork.

- g. Final Approval – It is the sole authority of the City Manager to either approve the selection of an artist and direct staff to proceed with a contract or place on an agenda for Board of Supervisors approval. The recommendations of the CCCC shall be forwarded in writing to the City Manager. Upon review of the recommendations, the City Manager may choose to 1) approve the selection, 2) deny the selection and return the decision to the Recreation Supervisor for reconsideration, 3) delay the approval until such time as more information is provided, or 4) place on an agenda for Board of Supervisor review and approval.
- h. Contracts – A contract, waiver, or other agreement between the City and the artist shall be executed before the acquisition process is finalized. Contracts will follow all rules, guidelines and appropriate City policies and laws. Contracts shall be initiated within 30 days of final approval by the City Manager or the Board of Supervisors. Some projects may warrant that the artist(s) enter into a design-only contract; in such cases, with specific oversight from the artist(s), the City will issue separate contracts for fabrication, installation and maintenance. Generally, contracts are to include:
 - 1. Scope of Work and Consideration
 - 2. Responsibilities of the Artist
 - 3. Responsibilities of the Owner including maintenance and/or conservation
 - 4. Warranties and Standards
 - 5. Artist's Rights
 - 6. Deaccession or Relocation of Artwork
 - 7. Copyrights
 - 8. Termination
 - 9. Insurance and Indemnification

Upon execution of contract, the Recreation Supervisor monitors artwork production to assist artist/organization in producing and delivering artworks within established budgets and timelines, inspects the project to certify progress and authorizes payments to the artists as scheduled in the contract, tracks expenses against art project allocations and monitors administrative costs through completion.

6.7 Public Art Selection for Unique Opportunities

Opportunities will arise that may not be suitable to the process described above due to timeline, budget size or other considerations. Qualification of a project as being a “unique opportunity” will be determined through the recommendation of the CCCC. These unique opportunities will follow the above process as much as possible, at the discretion of the ~~Recreation Supervisor~~ City Manager. In addition

to the Acquisition Criteria (Section 6.3(a) above), the panel will consider a project's feasibility within its existing parameters, including timeline and budget.

6.8 Criteria for Proposal for Donations

Carson City will consider accepting donations of artwork into the City's public art collections and will consider sitting privately funded projects on public property. The City will also consider accepting works of art for display in city-owned facilities or on public property. Artworks and objects donated for placement in private offices or in non-public areas of City facilities shall not be subject to this policy. All donations of artwork must comply with the Public Art Policy's definitions, review, and selection process.

All proposals to donate works of art to the City must be submitted by the party proposing donation (Donor) on the **Public Art Donation Form** (attached as Appendix A) to the Recreation Supervisor.

- a. The Recreation Supervisor will request the following information from the donor for presentation to the CCCC:
 1. Provenance – This includes artwork information, conservation history and transfer of ownership.
 2. Artist biography, exhibition and sales history, credentials.
 3. Images or Renderings of existing artwork or object, if any.
 4. Maintenance Recommendations – All pending donations shall be required to include maintenance recommendations that outline how the artwork is to be maintained, and what materials and maintenance procedures are needed to conduct routine maintenance of the artwork (cleaning schedules and minor repairs).
 5. Proposed site, if any.
 6. Current location and any shipping, installation, display or storage requirements.
 7. Value of the artwork.
 8. Donations will also be part of a contracting process as described above in Section 6.6(h).
- b. Coordination with the Parks, Recreation and Open Space Department – The Donor must maintain communication with the Recreation Supervisor regarding fundraising, design, construction, maintenance planning, and full coordination.

The Recreation Supervisor will facilitate a project team of staff from across all affected City departments as necessary.

c. Sequence for Donation

1. Reviewed by Parks, Recreation and Open Space Department staff for compliance with this policy. The Recreation Supervisor will consult with the Donor on the refinement of their proposal for a period of no more than three months after receipt of the proposal.
2. Art donations that are proposed to be placed on parks or open space properties may require review by the Parks and Recreation Commission or Open Space Advisory Committee as appropriate. Some properties have deed restrictions, which may prohibit certain public art.
3. Analysis by City staff during the technical review process for feasibility and compliance with all regulations.
4. Submitted to the CCCC for review, which will take into account considerations listed above in Section 6.3(a), compliance with this policy and recommendation to the City Manager.
5. Presented to the City Manager or Board of Supervisors for final approval. Any donation requiring permanent installation or construction on City property or that is valued over \$49,999 will require final approval from the Board of Supervisors. The City Manager or his or her designee shall have authority to give final approval to all other donations.
6. Upon approval, the Donor will enter into a contract or other agreement with the City.

d. Limitations

1. Compliance with the Approved Proposal, Contract, Policies and Laws – It is the sole authority of the City Manager to cancel the project in writing at any time if the Donor or any participant in the process has been determined to be violating the terms of the approved proposal, the contract, or any pertinent City policies or laws.
2. Completion Deadline – Approved proposals for donation must complete the full process, including installation of the artwork, by no more than one year after final approval. The Donor may request an extension to the deadline of no more than one additional year. The extension request must be submitted to the Recreation Supervisor for review and approval by the City Manager. Fundraising requests will only be considered if there are new circumstances that have affected the ability of the Donor to complete the project on time.

- e. Unauthorized and abandoned artwork – The City is under no obligation to consider acquisition of unauthorized and abandoned artwork. Instead, the City Manager may choose, at his or her full discretion, to remove and/or dispose of it or consider the work for acquisition consistent with the donation process outlined in Section 6.8.

6.9 **Public Art Proposals**

If an individual, organization, club, or business is interested in doing any public art events upon property owned or leased by the City or on City right-of-way such as sidewalks, parks, roads, or utilities, they will need to contact the Community Development or Parks office to seek the appropriate special event permit(s) as required. If the public art event is self-funded, it shall not be subject to the Recreation Supervisor oversight or review but must comply with the Carson City Municipal Code. Upon permit, it is encouraged that the event be presented to the CCCC to assist in municipal event promotion.

If an individual, organization, club, or business is interested in doing any permanent or temporary public art installation upon property owned or leased by the City or on City right-of-way such as sidewalks, parks, roads, or utilities they will need to contact the Recreation Supervisor to discuss if the preliminary proposal idea is within the objectives of the Arts and Culture Strategic Plan.

All such installation of art, regardless if the applicant is self-funded, or requesting funding consideration, must submit a **Public Art Proposal Form** (attached as Appendix B) to the Recreation Supervisor for their review. Recreation Supervisor will coordinate with other departments and their boards that may need to review for compliance with Carson City Municipal Code. After internal review with any applicable departments, the Recreation Supervisor may choose to recommend the proposal to the CCCC, decline the proposal, or to table the proposal until more information can be ascertained.

Upon the Recreation Supervisor's recommendation for approval, the proposal will be forwarded to the CCCC who will consider the proposal for artworks to be placed on City property or public right-of-way

The City may be able to contribute funds to recommended projects, however, funds are limited and not all proposals can be funded. When soliciting funding, it is preferred that proposals have a partner funding source already in place.

6.10 **Procedures for Public Artwork Maintenance and Conservation**

The City is committed to maintaining the financial value, safety and effectiveness of these public assets, and preserving the enduring value of the collection of public artworks to the community. It is the goal of the Parks, Recreation and Open Space

Department to ensure proper stewardship and conservation of the collection through regular maintenance, conservation and inventory and condition assessment.

- a. Maintenance plan for new acquisition – All public art commissions shall be required to include maintenance recommendations that outline how the artwork is to be maintained and conserved, and what materials and maintenance procedures are needed to conduct routine maintenance of the artwork. A maintenance plan will include the following elements:
 1. Materials, and sources of the materials, used in the artwork;
 2. Methods of fabrication and the name of any individual other than the artists who was involved in the construction or creation of the artwork;
 3. Installation specifications;
 4. Method and frequency of required maintenance, and;
 5. Additional contacts for maintenance issues, if warranted.
- b. General maintenance – maintenance of the artwork, as distinguished from technical maintenance, conservation, restoration or repair, shall be the responsibility of the appropriate City Department. This may include cleaning schedules and protective measures against normal wear, weather, and vandalism. The appropriate Department shall ensure that the area around the artwork is kept clean, neat and will be responsible to protect the artwork from damage caused by watering systems, furniture placement and maintenance equipment, such as mowers.
- c. Technical Maintenance and Conservation – The City will, by its own qualified staff in the appropriate Department or through a professional services contract with art conservation specialists, be responsible for the following:
 1. Maintain a comprehensive Collection Database of all existing artwork in the City's public art collection. This inventory will include but not be limited to:
 - i. An accession number unique to the specific artwork;
 - ii. Artwork information – title, year of commission, location of artwork;
 - iii. Artist information – artist name, contact information, artist copyright;
 - iv. Maintenance and conservation information – materials, fabrication methods, installation specifics, ongoing photographic documentation, additional parties contact information, material-specific warranties;
 - v. Commissioning information – commission amount, contract reference number, contract amendments, final contract amount, funding source,

additional departments or organizations involved, warranties and insurance.

- d. The Parks, Recreation and Open Space Department will conduct internal condition reports and periodic conservation/preservation assessment of its public art collection.
- e. The Parks, Recreation and Open Space Department will annually identify restoration and repair needs for the public art collection that surpass general maintenance. This reporting will be used in creating annual work plans and appropriating funding.

6.11 Procedures for Deaccession or Relocation of Public Artwork

- a. Grounds for deaccessioning – The City may consider deaccessioning of artwork for one or more of the following reasons:
 - 1. Damage beyond reasonable repair – the public art has been damaged or deteriorated beyond the point where repair is practical or feasible.
 - 2. Excessive maintenance – the artwork requires excessive maintenance or has faults of design, material, or workmanship and repair or remedy is impractical or unfeasible.
 - 3. Significant changes in use, character, or design of the site have occurred, which affect the integrity of the work:
 - i. Site alteration – for site-integrated or site-specific works of art, the site for which the public art was specifically created: a) is structurally or otherwise altered and can no longer accommodate the artwork; b) is made publicly inaccessible as a result of new construction, demolition, or security enhancement, or c) has its surrounding environment altered in a way that significantly and adversely impacts the public art.
 - ii. Site acquisition or sale – for site integrated or site-specific public art, the site for which the public art was specifically created is sold or acquired by an entity other than the City, which affects the integrity of the artwork.
 - 4. Safety – the artwork endangers public safety in its current location.
 - 5. Security – the condition and security of the artwork cannot be reasonably guaranteed.
 - 6. Theft – a piece was stolen from its location and cannot be retrieved.
 - 7. Provenance – at the time of accessioning, complete information on the

provenance of the public art was not available and additional information has since become available indicating that the public art should not be part of the City's public art collection.

b. Grounds for Relocation – The City may consider relocation of artwork for one or more of the following reasons:

1. Safety – the artwork endangers public safety in its current location.
2. Site acquisition for sale – for site-integrated or site-specific public art, the site for which the public art was specifically created is sold or acquired by an entity other than the City, which affects the integrity of the artwork and accessibility to the public.
3. Significant site changes or alterations.
4. Written request from the artist.
5. More appropriate location for the artwork has been determined.

c. Sequence for Deaccession or Relocation

1. Request for Review – submitted to Recreation Supervisor of the Parks, Recreation and Open Space Department.
2. Notice to Artist – Carson City will act in good faith and use reasonable diligence to provide written notice to artists whose works are being considered for relocation or deaccession.
3. Review by CCCC – the CCCC will provide recommendations in the form of a report including the following information:
 - i. The grounds for the proposed deaccessioning;
 - ii. Identification of the existence or non-existence of legal limitations including issues of copyright and ownership as determined by the District Attorney's Office.
 - iii. Acquisition method, cost and estimated current value.
 - iv. Written evaluation from a disinterested and qualified professional such as an engineer, conservator, architect, safety expert or art historian;
 - v. Written recommendations received during the technical review process;
 - vi. Photo documentation of the site conditions (if applicable);
 - vii. In the case of damage, a report that documents the original cost of the public art, estimated value and the estimated cost of repair;
 - viii. In the case of theft, an official police report and a report prepared by the department responsible for the site of the loss, and;
 - ix. Proposed removal, relocation, and/or demolition work plan and

justification for that option.

4. Public Engagement – The Recreation Supervisor will facilitate the opportunity for the public to provide feedback on the decision with the purpose of informing the decision of the CCCC.
5. Review by the CCCC – The CCCC may request the involvement of other Boards & Commissions as is necessary to the project. The CCCC will review the request for deaccessioning for compliance with this policy and other considerations. Approval is considered a recommendation by the CCCC for final review by the City Manager.
6. Decision by City Manager – A decision to relocate or deaccess public art shall be made by the City Manager. The City Manager may decide to a) accept the recommendations, b) reject the recommendations, or c) delay the decision and request more information.
7. Appeal of City Manager Decision – Decisions to relocate or deaccess public art will only be accepted from the artist or their authorized representative(s). Appeals must be made in writing to the Recreation Supervisor within 30 days of the decision of the City Manager and must be based on new information that was not considered during the process. Appeals will be agendaized for review and consideration by the Board of Supervisors as soon as practicable.
- d. Removal from Collection – Any contractual agreements between the artist and the City regarding removal or resale will be honored. To the extent removal is not addressed by a contract, the City may choose to use any of the following methods to remove public art that was deaccessioned:
 1. Return the Work to the Artist, including all ownership of the material and copyright of the artwork. This method is preferred, and the artist shall have first right to refuse the offer. Other methods of removal from the collection, as stated below will be considered only after written notice of this refusal by the artist is received.
 2. Trade through artist, gallery, museum, or other institutions for one or more other public art(s) of comparable value.
 3. Donation to a museum collection or other caretaker.
 4. Sale through art auction, art gallery, dealer, or direct bidding by individuals. Any revenue generated from such sale shall be directed to the Arts and Culture Program or the appropriate fund.

5. Destruction or recycling of materials comprising the public art. This method should only be used as a last resort after considering all other possible methods. If this method is used, it is recommended that no piece be recognizable as part of that public art.
- e. Deaccessioning File – Documentation of the decision and removal option should be preserved in the inventory of the public artworks.

6.12 Artwork Ownership and Copyright

For freelance artists working on commissioned projects, the copyright remains with the artist, including any and all ways in which the work is represented, unless the artist(s) specifically signs over the copyright for the artwork to the City. This can be through a clause on the commissioning contract specifically stating the artwork is a “work-made-for-hire” and copyright is thereby transferred to the City. Copyright lasts for the life of the artist, plus 70 years after the artist’s death.

The ownership of title to the physical artwork is retained by the City. The artist(s) and the City must each agree in writing regarding the right to reproduce the artwork in any and all forms. There are several ways this can be approached:

- a. An artist(s) could sell the City reproduction rights for a price as part of the artwork commissioning contract, or they could license¹ reproduction rights, but retain the copyright for themselves. The City, in turn, agrees to include a credit to the artist and a notice of copyright on all such reproductions.
- b. The artist can either sell or license all reproduction rights and transfer copyright to the City.

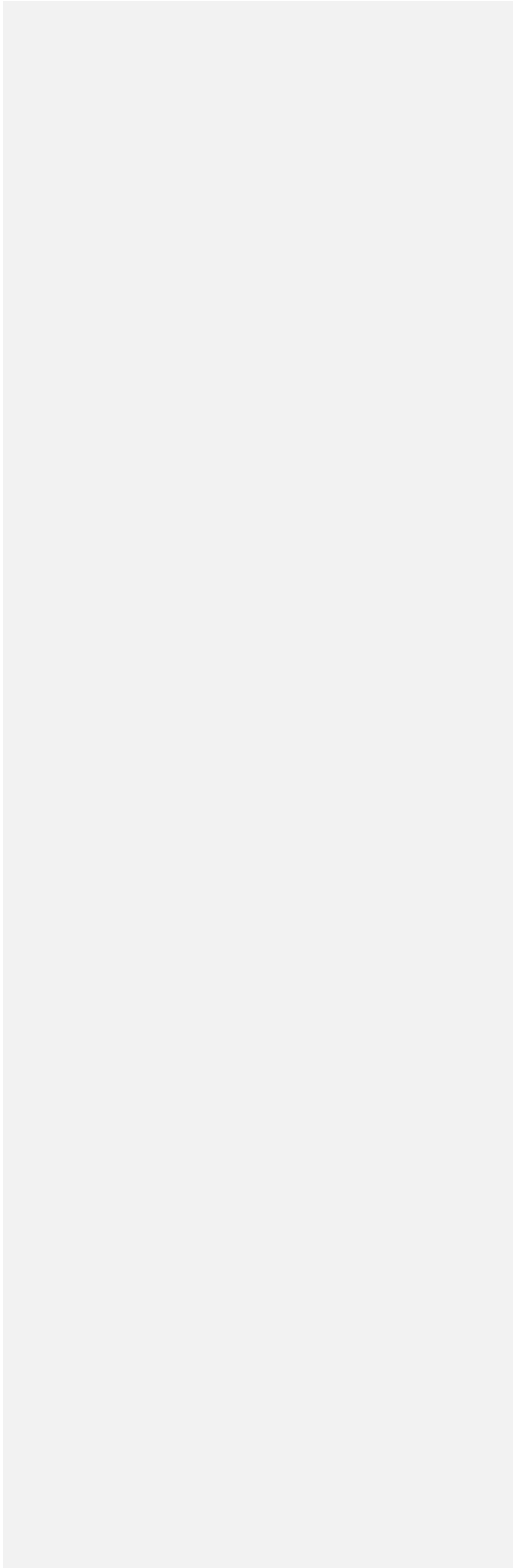
¹ Licensing Artworks or Selling Copyright: Many artists derive income through licensing, allowing their images to be reproduced by other people or entities in exchange for royalty payments. When artists license their artwork, they retain legal ownership of the work. This means they retain their copyright, while someone else makes and sells the item (for example, duplicating imagery on merchandise). Royalties can take the form of a lump-sum payment or a continuing payment (on a monthly or quarterly basis), typically based upon a percentage of the income from the licensed artwork. Note that artists can also “assign” copyright of the artwork. They could “sell” their intellectual property ownership interest to a buyer through a lump-sum payment who would then be able to do whatever they pleased with the artwork.

DRAFT

APPENDIX A
PUBLIC ART DONATION FORM (TBD)

DRAFT

APPENDIX B
PUBLIC ART PROPOSAL FORM (TBD)



Proclamation

Carson City Host Lions Day

October 18, 2022

Whereas, the Carson City Host Lions Club is celebrating 90 years of service to the citizens of Carson City; and

Whereas, the Carson City Host Lions Club was the first service organization in Carson City, having been formed on October 18, 1932; and

Whereas, the Carson City Host Lions Club is affiliated with Lions Clubs International, the world's largest service club organization with about 1.4 million members in approximately 46,000 clubs in more than 200 countries; and

Whereas, since 1917, Lions clubs have aided the blind and visually impaired and made a strong commitment to community service and serving youth throughout the world; and

Whereas, the Carson City Host Lions provide eyeglasses and eye exams to Carson City citizens in need; recycle used eyeglasses; and provide vision screening to the youth of the city; and

Whereas, the Carson City Host Lions support youth activities such as Kids Fishing Day, scholarships to Carson High seniors, the Carson High School Speech and Debate Team, Safe Grad Night, Student Speaker Contest, Peace Poster Contest, and Lions Quest; and

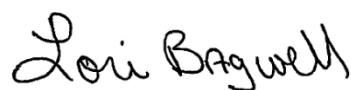
Whereas, the Carson City Host Lions support disaster relief efforts, such as the provision of supplies to the Caldor Fire victims in 2021 and helping FISH provide housing and supplies to said victims; and

Whereas, the Carson City Host Lions provide environmental clean-up on the grounds of the City's Ronald D. Wilson Park as well as the grounds of the United States Post Office; and

Whereas, the Carson City Host Lions serve the community through support of local organizations such as Honor Flight, Senior Christmas Project, Friends for All, Northern Nevada Dream Center, RSVP, FISH, Matthew Axelson Foundation, and the Ron Wood Resource Center;

Now, therefore, I, Lori Bagwell, Mayor of Carson City, Nevada, do hereby proclaim October 18, 2022 to be "Carson City Host Lions Day" to recognize 90 years of Lions members past and present who served and continue to serve the citizens of Carson City.

Dated on this 18th day of October 2022



Lori Bagwell, Mayor



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Melanie Bruketta, HR Director

Agenda Title: Proclamation and presentation of the Employee-of-the-Quarter award to Edgar Macias, Juvenile Probation Officer. (Melanie Bruketta, mbruketta@carson.org)

Staff Summary: The Employee-of-the-Quarter program recognizes outstanding employees whose efforts have helped the City achieve the strategic goals adopted by the Board of Supervisors and who have demonstrated an effort to fulfill the City's mission, vision and values.

Agenda Action: Other / Presentation

Time Requested: 10 Minutes

Proposed Motion

N/A

Board's Strategic Goal

Organizational Culture

Previous Action

On July 21, 2022, the Board of Supervisors presented the Employee-of-the-Quarter award to Jessica Arrendale.

Background/Issues & Analysis

This program recognizes employees whose efforts have helped the City achieve the strategic goals adopted by the Board of Supervisors and who have displayed proficiency at assigned duties, promoted a pleasant working environment, who are dependable, innovative and/or who provide excellent customer service. An employee can nominate a co-worker who he/she believes is a deserving recipient. The nominations are reviewed by a committee comprised of employee representatives selected by the City Manager. The committee selected Edgar Macias, Juvenile Probation Officer, to receive the award this quarter.

Applicable Statute, Code, Policy, Rule or Regulation

Employee-of-the-Quarter Policy

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: General Fund, Employee Recognition account, 1010600-501422

Is it currently budgeted? Yes

Explanation of Fiscal Impact: A \$200.00 award is given to the employee selected as Employee-of-the-Quarter and a \$50.00 award is given to the employee(s) who nominates the selected employee.

Alternatives

N/A

Attachments:

[Proclamation_Employee-of-the_Quarter_Oct 2022 .docx](#)

[Macias BOS Nomination.pdf](#)

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)



PROCLAMATION

A PROCLAMATION OF THE BOARD OF SUPERVISORS RECOGNIZING EDGAR MACIAS, JUVENILE PROBATION OFFICER, AS THE EMPLOYEE-OF-THE-QUARTER

WHEREAS, Carson City's quality of life attracts talented and loyal employees;
and

WHEREAS, every day, Carson City employees put to use their broad array of
skills and expertise with efficiency and integrity for the benefit of everyone in our
City; and

WHEREAS, Carson City values its employees and acknowledges that
recognizing employees for their hard work and dedication is critical to the future
health and growth of our City; and

WHEREAS, we owe a substantial debt of gratitude to the Carson City employees
and applaud those who go above and beyond in their loyalty and ability; and

WHEREAS, Edgar Macias, Juvenile Probation Officer, has done a remarkable
job helping the youth in our community, providing them guidance, support, and
encouragement, thereby contributing to the fulfillment of the City's mission,
values and vision; and

NOW THEREFORE I, Lori Bagwell, Mayor of Carson City, celebrate the
dedicated accomplishments of Edgar Macias in serving the community and do
hereby proclaim Edgar Macias to be **EMPLOYEE-OF-THE-QUARTER**.

A handwritten signature in black ink that reads "Lori Bagwell". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Mayor Lori Bagwell

Carson City, Nevada



EMPLOYEE-OF-THE-QUARTER NOMINATION FORM

Do you have a co-worker that has displayed: proficiency at assigned duties, promoted a pleasant working environment, dependability, innovation in assigned duties, and/or excellence in customer service? If so, please take the time to nominate the employee for the "Employee-of-the-Quarter" award.

Criteria

Nominations may be made for outstanding performance and/or contributions to the team for activities such as, but not limited to, internal/external customer service, costs savings, productivity/work processes.

Nominating a Co-Worker

To nominate a co-worker, complete this form and submit to Human Resources. Submission can be made in person or by e-mail to: cchr@carson.org.

**Please review the deadlines in the Employee-of-the-Quarter policy.*

Nominee's Name

Edgar Macias

Nominee's significant contribution: (Please provide specific detailed example(s), please attach additional pages, if needed.)

Edgar Macias is a probation officer for Carson City Juvenile Service. He consistently goes over and beyond to help the youth in our community. Especially this young man, Edgar has truly made a difference in this young mans life. This youth was headed in the wrong direction, but with the support of Edgar and other stakeholders in the community this youth has turned his life around and plans to pursue college. See article attached, which will be published in the Nevada Appeal. Sometimes being a probation officer leads us to stories like this one. One success story can have an impact for the rest of our careers. Helping change the life of a child is one of the most rewarding part of being a probation officer.

Your Name

Ali Banister

Date

09/27/2022

Your Signature

A handwritten signature in dark ink, appearing to read "Ali Banister", written over a horizontal line.

Department Director/Elected Official Name

Ali Banister, Chief of Juvenile Services

Date

09/27/2022

Department Director/

Elected Official

Signature

A handwritten signature in dark ink, appearing to read "Ali Banister", written over a horizontal line.

9

Edgar Macias is a Probation Officer for Carson City Juvenile Services. He has been with the Department for a little over seven years serving in both the Detention Center and as sworn officer. He recently had the opportunity to supervise Troy Winkler, a youth who was headed in the wrong direction and down the wrong path. Like many of the youth we work with, this young man found himself involved in the court system and felt his path was set for failure. He refused to change his ways and lacked respect for authority. Troy found himself making decisions that resulted in negative outcomes and harsher consequences.

However, one day it clicked, and over time with the consistent help of many stakeholders in the community, including Officer Macias, Troy began to recognize that his support system wanted to see him succeed. Today, with interest in science, geology, history, art, working out and fishing, Troy has the ambition to start his own business. As a senior at Pioneer High School, he is now considering going to college to study engineering. When asked who he credits for his success, Troy was quick to recognize his teachers, parents and Officer Macias. He stated that Officer Macias supported him through his most difficult stages in his journey and encouraged him to do better consistently. In addition, he credited Officer Macias for showing him that he truly cared day in and day out. Troy's parents added that nobody has ever impacted their son as much as Officer Macias has, and that Officer Macias has been hugely influential in their lives

Troy has definitely pushed through and is on his way to great success. He recently was recognized by the Nevada Appeal for his great achievement at Pioneer High school and was awarded the "Student of the Month" at the Carson City Rotary Club.

Officer Macias has been a constant support for this young man. Sometimes being a probation officer leads us to stories like this one. One success story can have an impact for the rest of our careers. Helping change the life of a child is one of the most rewarding parts of being in this profession.



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 20, 2022

Staff Contact: Alana Mills, HR Generalist

Agenda Title: Presentation of Length of Service certificates to City Employees. (Alana Mills, amills@carson.org)

Staff Summary: Every month the Board of Supervisors presents Length of Service certificates to employees who have completed 5, 10, 15, 20, 25 and 30 years of City service.

Agenda Action: Other / Presentation **Time Requested:** 15 Minutes

Proposed Motion

N/A

Board's Strategic Goal

Organizational Culture

Previous Action

The Board of Supervisors presented the "Length of Service" certificates on September 15, 2022.

Background/Issues & Analysis

The Board of Supervisors wishes to recognize those employees who have provided, and continue to provide, dedicated service to the residents, business owners and visitors of Carson City. This month, the following employees are recognized:

25 Years:

Jolie Higgins, District Court Supervisor

Brandon Mathiesen, Water Production Foreman

15 Years:

Elaine Bergenheier, Public Health Investigator

Daniel Gomes, Sergeant

Jason Moore, Street Technician 3

10 Years:

Kevin Murry, Deputy Sheriff

5 Years:

Cheryl Eggert, Chief Deputy Recorder

Cole Green, Firefighter

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? Yes

Explanation of Fiscal Impact:

Alternatives

Attachments:

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Nancy Paulson, City Manager

Agenda Title: For Possible Action: Discussion and possible action on ratifying the approval of bills and other requests for payments by the City Manager for the period of September 2, 2022 through October 7, 2022. (Nancy Paulson, npaulson@carson.org)

Staff Summary: Pursuant to Carson City Municipal Code ("CCMC") Chapter 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.

Agenda Action: Formal Action / Motion

Time Requested: Consent

Proposed Motion

I move to ratify the approval of bills and other requests for payments by the City Manager for the period of September 2, 2022 through October 7, 2022.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

N/A

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Chapter 2.29

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: All Funds

Is it currently budgeted? No

Explanation of Fiscal Impact: Accounts Payable & Wire Transfers \$ 16,701,995.35
Payroll Checks and Direct Deposits \$ 3,382,995.77

Alternatives

N/A

Attachments:
[Ratify the Bills Backup.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

City of Carson City

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999 101000

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
530922	09/20/2022	WIRE	000053 AIRPORT AUTHORITY	52,342.50			
1180922	09/30/2022	WIRE	000118 ANTHEM BLUE CROSS BLUE SH	557,969.27			
1180923	09/23/2022	WIRE	000118 ANTHEM BLUE CROSS BLUE SH	132,657.57			
1860922	09/06/2022	WIRE	000186 BANK OF AMERICA		592,858.79	1	09/06/2022
3110922	09/16/2022	WIRE	000311 CANNON COCHRAN MNGMT SERV		140,406.99	1	09/20/2022
3530922	09/19/2022	WIRE	000353 CARSON CITY SCHOOL DISTRI		4,160,782.08	1	09/20/2022
9110922	09/02/2022	WIRE	000911 HR SIMPLIFIED		47,907.54	1	09/06/2022
13690922	09/23/2022	WIRE	001369 PUBLIC EMPLOYEE'S BENEFIT		29,912.94	1	09/22/2022
15580922	09/16/2022	WIRE	001558 PERS ADMINISTRATIVE FUND		1,315,767.55	1	09/20/2022
24980922	09/02/2022	WIRE	002498 VOYA		75,177.30	1	09/06/2022
24990922	09/19/2022	WIRE	002499 NEVADA STATE CONTROLLER		38,918.79	1	09/20/2022
25010922	09/02/2022	WIRE	002501 BANK OF AMERICA EXPRESS T		305,409.98	1	09/06/2022
31183122	09/09/2022	WIRE	000311 CANNON COCHRAN MNGMT SERV		66,788.55	1	09/06/2022
91110922	09/02/2022	WIRE	000911 HR SIMPLIFIED		1,216.68	1	09/06/2022
91120922	09/09/2022	WIRE	000911 HR SIMPLIFIED		647.07	1	09/16/2022
91130922	09/16/2022	WIRE	000911 HR SIMPLIFIED		47,788.92	1	09/16/2022
155810922	09/16/2022	WIRE	001558 PERS ADMINISTRATIVE FUND		2,141.54	1	09/20/2022
249810922	09/16/2022	WIRE	002498 VOYA		73,611.84	1	09/20/2022
249820922	09/30/2022	WIRE	002498 VOYA		113,480.81	1	09/30/2022
249910922	09/19/2022	WIRE	002499 NEVADA STATE CONTROLLER		27,070.50	1	09/20/2022
250110922	09/02/2022	WIRE	002501 BANK OF AMERICA EXPRESS T		3,323.47	1	09/06/2022
250120922	09/08/2022	WIRE	002501 BANK OF AMERICA EXPRESS T		39.82	1	09/09/2022
250130922	09/16/2022	WIRE	002501 BANK OF AMERICA EXPRESS T		308,293.56	1	09/20/2022
250140922	09/30/2022	WIRE	002501 BANK OF AMERICA EXPRESS T		333,258.16	1	09/30/2022
903098916	09/02/2022	PRINTED	004672 ABOVE AND BEYOND FITNESS,		148.00	1	09/13/2022
903098917	09/02/2022	PRINTED	000023 MORLAN, WADE R		295.00	1	09/07/2022
903098918	09/02/2022	PRINTED	000054 A&K EARTH MOVERS, INC		161,592.15	1	09/07/2022
903098919	09/02/2022	PRINTED	000076 ALPINE HELICOPTER SERVICE		4,427.50	1	09/19/2022
903098920	09/02/2022	PRINTED	000091 AMERICAN FAMILY LIFE ASSU		1,721.22	1	09/09/2022
903098921	09/02/2022	PRINTED	000100 AMERICAN READY-MIX INC		1,558.50	1	09/07/2022
903098922	09/02/2022	PRINTED	000100 PYRAMID MATERIALS, INC		766.03	1	09/07/2022
903098923	09/02/2022	PRINTED	000101 AMERIGAS		228.66	1	09/07/2022
903098924	09/02/2022	PRINTED	003768 PAM PER HER LLC		894.00	1	09/06/2022
903098925	09/02/2022	PRINTED	000128 ARC HEALTH AND WELLNESS		4,980.00	1	09/06/2022
903098926	09/02/2022	PRINTED	003780 ARROW CANYON, LLC	64.59			
903098927	09/02/2022	PRINTED	000148 AT&T		4,566.87	1	09/08/2022
903098928	09/02/2022	PRINTED	000166 AUTO MAGIC WEST		179.99	1	09/07/2022
903098929	09/02/2022	PRINTED	004674 AVANTI WELLNESS LLC		500.00	1	09/06/2022
903098930	09/02/2022	PRINTED	000169 AWARDZONE LLC		68.70	1	09/08/2022
903098931	09/02/2022	PRINTED	002787 BAKEMARK USA LLC		8,054.90	1	09/07/2022
903098932	09/02/2022	PRINTED	004396 NATHAN NEWTON		12,886.06	1	09/08/2022
903098933	09/02/2022	PRINTED	004613 BILK CREEK, LLC	157.14			
903098934	09/02/2022	PRINTED	000257 BOGGAN, JAMES		309.00	1	09/22/2022
903098935	09/02/2022	PRINTED	000320 CAPITAL GLASS INC		161,196.00	1	09/08/2022
903098936	09/02/2022	PRINTED	000327 CAPITOL REPORTERS		3,563.70	1	09/09/2022
903098937	09/02/2022	PRINTED	004670 TOMMY L JONES		275.00	1	09/06/2022
903098938	09/02/2022	PRINTED	000364 CARSON CREATURE CATCHERS		350.00	1	09/12/2022
903098939	09/02/2022	PRINTED	004640 CARSON HEIGHTS, LLC		800.00	1	09/09/2022
903098940	09/02/2022	PRINTED	003002 CARSON PROPERTY MANAGMENT		1,030.00	1	09/06/2022
903098941	09/02/2022	PRINTED	000394 CASHMAN EQUIPMENT COMPANY		3,861.98	1	09/06/2022
903098942	09/02/2022	PRINTED	000403 CCSO SPECIAL INVESTIGATIV		200.00	1	10/04/2022
903098943	09/02/2022	PRINTED	003890 CHASE INTERNATIONAL PROPE		600.00	1	09/07/2022

City of Carson City

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999 101000

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
903098944	09/02/2022	PRINTED	004320 CINTAS CORPORATION		106.08	1	09/09/2022
903098945	09/02/2022	PRINTED	002390 CITI CARDS		1,552.95	1	09/07/2022
903098946	09/02/2022	PRINTED	000473 COMMISSION ON POST		1,800.00	1	09/08/2022
903098947	09/02/2022	PRINTED	000487 CONSTRUCTION MATERIALS EN		1,010.00	1	09/06/2022
903098948	09/02/2022	PRINTED	004684 DAVIS, CYNTHIA		94.86	1	09/13/2022
903098949	09/02/2022	PRINTED	000575 DESERT HILLS FIRE & SECUR		1,928.88	1	09/07/2022
903098950	09/02/2022	PRINTED	000577 DESIGN WORKSHOP INC		2,625.00	1	09/07/2022
903098951	09/02/2022	PRINTED	000589 DINTER ENGINEERING CO INC		333.25	1	09/13/2022
903098952	09/02/2022	PRINTED	002490 FARR WEST ENGINEERING		330.00	1	09/09/2022
903098953	09/02/2022	PRINTED	002368 JAMES HARDIMAN		5,300.36	1	09/19/2022
903098954	09/02/2022	PRINTED	999912 Cynthia Dalton		50.00	1	09/06/2022
903098955	09/02/2022	PRINTED	999912 John Adams	75.00			
903098956	09/02/2022	PRINTED	999912 Mark Swearingen		84.55	1	09/15/2022
903098957	09/02/2022	PRINTED	000724 DAIOHS USA INC		28.00	1	09/08/2022
903098958	09/02/2022	PRINTED	000736 FLYERS ENERGY LLC		7,071.65	1	09/06/2022
903098959	09/02/2022	PRINTED	000748 FRANCO AMERICAN BAKING CO		2,332.00	1	09/12/2022
903098960	09/02/2022	PRINTED	000780 GEHA INC		20.77	1	09/20/2022
903098961	09/02/2022	PRINTED	003988 GENOA FLATS LLC		2,325.00	1	09/09/2022
903098962	09/02/2022	PRINTED	000811 GRAINGER		59.46	1	09/06/2022
903098963	09/02/2022	PRINTED	000853 HANSFORD, CATHERINE		10,228.75	1	09/06/2022
903098964	09/02/2022	PRINTED	004681 HARRIS, BRADLEY G		95.94	1	09/08/2022
903098965	09/02/2022	PRINTED	000860 HARRY'S BUSINESS MACHINES		925.75	1	09/08/2022
903098966	09/02/2022	PRINTED	000867 HDR INC.		32,474.67	1	09/08/2022
903098967	09/02/2022	PRINTED	002693 GREG HERBACK		51,566.88	1	09/09/2022
903098968	09/02/2022	PRINTED	002742 HERSHENOW & KLIPPENSTEIN		5,160.00	1	09/08/2022
903098969	09/02/2022	PRINTED	002385 MATTHEW R. HOBBS		5,400.00	1	09/07/2022
903098970	09/02/2022	PRINTED	004687 HOOVER, PATRICIA		209.20	1	09/09/2022
903098971	09/02/2022	PRINTED	000917 HUMANA		222.75	1	09/14/2022
903098972	09/02/2022	PRINTED	002496 CHRISTOPHER J BADER		14,582.85	1	09/06/2022
903098973	09/02/2022	PRINTED	000964 JARRARD, JAMES		800.00	1	09/06/2022
903098974	09/02/2022	PRINTED	004144 JEFF KATZ ARCHITECTURAL C		5,970.00	1	09/06/2022
903098975	09/02/2022	PRINTED	001003 JLW HOLDINGS SERIES I		24,535.00	1	10/03/2022
903098976	09/02/2022	PRINTED	001012 KDJ COMPANY LTD		100.00	1	09/06/2022
903098977	09/02/2022	PRINTED	001021 KEPLER, DERRICK		16.00	1	09/20/2022
903098978	09/02/2022	PRINTED	001026 KIMLEY-HORN & ASSOCIATES		10,275.00	1	09/07/2022
903098979	09/02/2022	PRINTED	004683 KULIK, WILLIAM B		237.43	1	09/08/2022
903098980	09/02/2022	PRINTED	001076 SHANE BELL		790.00	1	09/09/2022
903098981	09/02/2022	PRINTED	001094 LEGALSHIELD		451.24	1	09/09/2022
903098982	09/02/2022	PRINTED	001101 LEXIPOL LLC		25,202.91	1	09/08/2022
903098983	09/02/2022	PRINTED	001114 LOCKE, JOEL		400.00	1	09/06/2022
903098984	09/02/2022	PRINTED	001131 LUMOS & ASSOCIATES, INC		22,548.50	1	09/07/2022
903098985	09/02/2022	PRINTED	001134 LYON COUNTY		146,903.75	1	09/07/2022
903098986	09/02/2022	PRINTED	004606 CREATIVE EMPIRE LLC		3,646.00	1	09/07/2022
903098987	09/02/2022	PRINTED	001157 HAT LIMITED PARTNERSHIP		64.71	1	09/06/2022
903098988	09/02/2022	PRINTED	001159 MARATHON STAFFING GROUP I		25,712.66	1	09/13/2022
903098989	09/02/2022	PRINTED	004210 RANDY L ROBERTSON		1,822.50	1	09/07/2022
903098990	09/02/2022	PRINTED	004682 MCDONALD, JEREMY	44.14			
903098991	09/02/2022	PRINTED	001183 JOSEPH MCELLISTREM		6,256.00	1	09/06/2022
903098992	09/02/2022	PRINTED	001189 MCMAHON, ERIN		376.00	1	09/07/2022
903098993	09/02/2022	PRINTED	001192 MCMORRIS, STEVEN D		306.25	1	09/13/2022
903098994	09/02/2022	PRINTED	002974 MIGUEL RIVERA-TORRES		2,590.00	1	09/07/2022
903098995	09/02/2022	PRINTED	001223 MILLARD REALTY		435.00	1	09/08/2022

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903098996	09/02/2022	PRINTED	999913 Daniel Reece		251.00	1	09/06/2022
903098997	09/02/2022	PRINTED	999913 Gage Mead		361.75	1	09/22/2022
903098998	09/02/2022	PRINTED	999913 Hope Sullivan		374.75	1	09/09/2022
903098999	09/02/2022	PRINTED	999913 JED BLOCK		220.00	1	09/13/2022
903099000	09/02/2022	PRINTED	999913 Jonathan Tripp		224.00	1	09/22/2022
903099001	09/02/2022	PRINTED	999913 Marie Markovich		20.50	1	09/08/2022
903099002	09/02/2022	PRINTED	999913 MILE HIGH JAZZ BAND ASSOC		400.00	1	09/22/2022
903099003	09/02/2022	PRINTED	999913 NATHAN RICHARDSON		111.25	1	09/07/2022
903099004	09/02/2022	PRINTED	999913 SCOUT TROOP #33		500.00	1	09/12/2022
903099005	09/02/2022	PRINTED	999913 Sean Slamon		192.00	1	09/09/2022
903099006	09/02/2022	PRINTED	003286 MOUNTAIN TOP CLEANING SER		2,015.00	1	09/02/2022
903099007	09/02/2022	PRINTED	001316 NEVADA APPEAL/SUBSCRIBER		292.19	1	09/09/2022
903099008	09/02/2022	PRINTED	001331 NEVADA BLUE LTD		814.00	1	09/12/2022
903099009	09/02/2022	PRINTED	001337 NEVADA DAY INC		5,000.00	1	09/06/2022
903099010	09/02/2022	PRINTED	001387 NEVADA STATE HEALTH LABOR		388.00	1	09/13/2022
903099011	09/02/2022	PRINTED	001390 NEVADA STATE TREASURER		12.00	1	09/06/2022
903099012	09/02/2022	PRINTED	003256 NICHOLAS & CO., INC		11,568.00	1	09/06/2022
903099013	09/02/2022	PRINTED	002844 NICHOLS CONSULTING ENGINE		50,413.66	1	09/08/2022
903099014	09/02/2022	PRINTED	001407 NORIDIAN MEDICAR JE PART		551.50	1	09/07/2022
903099015	09/02/2022	PRINTED	001446 NEVADA DEPARTMENT OF HEAL		13,620.50	1	09/29/2022
903099016	09/02/2022	PRINTED	001446 NEVADA DEPARTMENT OF HEAL	35,762.50			
903099017	09/02/2022	PRINTED	001462 NV ENERGY/PARKS SUMMARY		23,835.41	1	09/19/2022
903099018	09/02/2022	PRINTED	001463 NV ENERGY/STREETS SUMMARY		30,197.41	1	09/19/2022
903099019	09/02/2022	PRINTED	001513 OVERHEAD FIRE PROTECTION		4,789.45	1	09/08/2022
903099020	09/02/2022	PRINTED	001531 PARADIGM SOFTWARE		8,999.13	1	09/06/2022
903099021	09/02/2022	PRINTED	001539 COLLEGE PARKWAY ASSOC LLC		2,000.00	1	09/29/2022
903099022	09/02/2022	PRINTED	002495 PERKINS ESQ., THOMAS E		311.25	1	09/06/2022
903099023	09/02/2022	PRINTED	001593 PURCELL ELECTRICAL PROFES		305.00	1	09/16/2022
903099024	09/02/2022	PRINTED	001601 PORTER GROUP LLC		4,150.00	1	09/06/2022
903099025	09/02/2022	PRINTED	001613 COMPLETE DOCUMENT MANAGEM		6,416.97	1	09/07/2022
903099026	09/02/2022	PRINTED	001629 PROTOKLEEN INC		1,200.00	1	09/06/2022
903099027	09/02/2022	PRINTED	001633 PUBLIC EMPLOYEES RETIREME		3,525.35	1	09/07/2022
903099028	09/02/2022	PRINTED	001646 RAPID SPACE, LLC		2,280.00	1	09/06/2022
903099029	09/02/2022	PRINTED	002977 ROSEN & ROSEN INDUSTRIES		198.63	1	09/06/2022
903099030	09/02/2022	PRINTED	002721 RAD STRATEGIES INC.		575.00	1	09/12/2022
903099031	09/02/2022	PRINTED	002321 RAPP, JESSICA		190.00	1	09/19/2022
903099032	09/02/2022	PRINTED	999916 Carson City School Distri	50.00			
903099033	09/02/2022	PRINTED	999916 Carson High School		100.00	1	09/13/2022
903099034	09/02/2022	PRINTED	999916 Christina Williams		1,581.87	1	09/07/2022
903099035	09/02/2022	PRINTED	999916 Kristel Avilez	1,300.00			
903099036	09/02/2022	PRINTED	999916 Mark Turner		186.18	1	09/06/2022
903099037	09/02/2022	PRINTED	999916 Pioneer High School		50.00	1	09/13/2022
903099038	09/02/2022	PRINTED	002785 RESIDENCE PUBLISHING, INC		8.00	1	09/06/2022
903099039	09/02/2022	PRINTED	001714 RIGGIN, KEVIN		68.00	1	09/06/2022
903099040	09/02/2022	PRINTED	004686 RIZO, LUIS		102.84	1	09/16/2022
903099041	09/02/2022	PRINTED	001740 RON WOOD FAMILY RESOURCE		6,170.56	1	09/14/2022
903099042	09/02/2022	PRINTED	001781 INDUSTRIAL PRODUCTS MFG,		4,360.10	1	09/08/2022
903099043	09/02/2022	PRINTED	004678 SANDY, ASHLEY		62.34	1	09/23/2022
903099044	09/02/2022	PRINTED	001789 SANI-HUT CO INC		30.00	1	09/07/2022
903099045	09/02/2022	PRINTED	003283 SAPIENCE PRACTICE, LLC		1,050.00	1	09/06/2022
903099046	09/02/2022	PRINTED	004685 SCHUPBACH, BRIAN		149.70	1	09/06/2022
903099047	09/02/2022	PRINTED	001808 SCOTT, JEFF	16.00			

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903099048	09/02/2022	PRINTED	999919 Eric James Stringham	461.92			
903099049	09/02/2022	PRINTED	999919 Jan Marco Ramirez-Lopez	727.82			
903099050	09/02/2022	PRINTED	001845 SIERRA NEVADA CONSTRUCTIO		230,037.51	1	09/06/2022
903099051	09/02/2022	PRINTED	001852 SIERRA SPRINGS APARTMENTS		600.00	1	09/12/2022
903099052	09/02/2022	PRINTED	001854 SIERRA TRANSPORTATION & T		669.00	1	09/12/2022
903099053	09/02/2022	PRINTED	003684 SONIA TAGGART		400.00	1	09/20/2022
903099054	09/02/2022	PRINTED	001904 SOUTHWEST GAS CORP		59.11	1	09/08/2022
903099055	09/02/2022	PRINTED	004424 SPENCE,DANIEL		14,583.34	1	09/06/2022
903099056	09/02/2022	PRINTED	002769 SPIRIT OF HOPE, INC		2,473.83	1	09/07/2022
903099057	09/02/2022	PRINTED	002310 STATE ROOFING SYSTEMS, IN		5,476.76	1	09/06/2022
903099058	09/02/2022	PRINTED	002317 SAINT TERESA OF AVILA CON		1,615.00	1	09/07/2022
903099059	09/02/2022	PRINTED	000008 SFP HOLDING, INC.		505.50	1	09/07/2022
903099060	09/02/2022	PRINTED	002607 SUN BADGE CO		142.50	1	09/07/2022
903099061	09/02/2022	PRINTED	002005 LB 1106		11,143.49	1	09/06/2022
903099062	09/02/2022	PRINTED	004680 THE ESTATE OF PATRICIA R		79.92	1	09/13/2022
903099063	09/02/2022	PRINTED	002623 THOMAS COMBS		1,250.00	1	09/09/2022
903099064	09/02/2022	PRINTED	002014 THOMAS PETROLEUM LLC		50,869.81	1	09/07/2022
903099065	09/02/2022	PRINTED	002040 TRINET NARCOTIC TASK FORC		10,000.00	1	09/07/2022
903099066	09/02/2022	PRINTED	003997 INTELLIGENT MARKING USA I		1,999.98	1	09/13/2022
903099067	09/02/2022	PRINTED	002065 UNITED HEALTH CARE		99.00	1	09/06/2022
903099068	09/02/2022	PRINTED	002070 UNITED SITE SERVICES OF N		477.50	1	09/07/2022
903099069	09/02/2022	PRINTED	002076 D & C PROPERTIES LLC		753.00	1	09/09/2022
903099070	09/02/2022	PRINTED	002719 U.S. ARMOR CORPORATION		2,607.41	1	09/06/2022
903099071	09/02/2022	PRINTED	002083 U.S. BANK NATIONAL ASSOCI		258.14	1	09/07/2022
903099072	09/02/2022	PRINTED	002112 VERITIV OPERATING COMPANY		18.94	1	09/07/2022
903099073	09/02/2022	PRINTED	002117 MATTHEW PETERSON		825.00	1	09/06/2022
903099074	09/02/2022	PRINTED	002792 WALTER B. FEY		14,583.34	1	09/07/2022
903099075	09/02/2022	PRINTED	002139 WALTON'S CHAPEL OF THE VA		650.00	1	09/14/2022
903099076	09/02/2022	PRINTED	002146 WASHOE COUNTY		1,000.00	1	09/12/2022
903099077	09/02/2022	PRINTED	002155 WATERS ESQ., NOEL S.		14,612.32	1	09/06/2022
903099078	09/02/2022	PRINTED	002177 WESTERN NEVADA SUPPLY CO		22,927.98	1	09/08/2022
903099079	09/02/2022	PRINTED	004679 WILLIAMSON, KARENNICOLE	57.63			
903099080	09/02/2022	PRINTED	099998 ERIC HUTT		25.00	1	09/22/2022
903099081	09/02/2022	PRINTED	099998 KRISTOPHER KAUFMANN		25.00	1	09/09/2022
903099082	09/02/2022	PRINTED	099998 KRISTY SCOTT		25.00	1	10/04/2022
903099083	09/02/2022	PRINTED	099998 MARTIN JAMES AVILA		25.00	1	09/19/2022
903099084	09/02/2022	PRINTED	099998 RENEE WILSON		25.00	1	09/16/2022
903099085	09/02/2022	PRINTED	099998 ROBERT GLAS		25.00	1	09/07/2022
903099086	09/02/2022	PRINTED	099998 WHITNEY RUTHERFORD		25.00	1	09/12/2022
903099087	09/02/2022	PRINTED	099998 YAHAIIRA WAGNER		25.00	1	09/09/2022
903099088	09/02/2022	PRINTED	002236 ZIONS FIRST NATIONAL BANK		1,050.00	1	09/08/2022
903099089	09/09/2022	PRINTED	000049 AHERN RENTALS INC		29,126.58	1	09/12/2022
903099090	09/09/2022	PRINTED	000054 A&K EARTH MOVERS, INC		106,452.94	1	09/13/2022
903099091	09/09/2022	PRINTED	002856 ALLIED ENVIRONMENTAL SERV		684.50	1	09/16/2022
903099092	09/09/2022	PRINTED	000100 AMERICAN READY-MIX INC		1,459.50	1	09/13/2022
903099093	09/09/2022	PRINTED	000148 AT&T		5,313.84	1	09/14/2022
903099094	09/09/2022	PRINTED	002895 AT&T		655.54	1	09/15/2022
903099095	09/09/2022	PRINTED	000169 AWARDZONE LLC		576.70	1	09/21/2022
903099096	09/09/2022	PRINTED	000178 BADGER METER INC		2,713.52	1	09/19/2022
903099097	09/09/2022	PRINTED	000273 BREWERY ARTS CENTER		9,000.00	1	09/14/2022
903099098	09/09/2022	PRINTED	002588 BRIAN DOUGLAS LEANY		2,362.50	1	09/20/2022
903099099	09/09/2022	PRINTED	000327 CAPITOL REPORTERS		2,523.80	1	09/15/2022

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903099100	09/09/2022	PRINTED	000330 CARDINAL HEALTH 110		250.12	1	09/12/2022
903099101	09/09/2022	PRINTED	003760 CARSON CITY NV I SGF, LLC		2,093.00	1	09/14/2022
903099102	09/09/2022	PRINTED	000389 CARSON VICTORY ROLLERS	441.00			
903099103	09/09/2022	PRINTED	000394 CASHMAN EQUIPMENT COMPANY		2,608.03	1	09/12/2022
903099104	09/09/2022	PRINTED	000398 CASSINELLI LANDSCAPING &		8,640.00	1	09/13/2022
903099105	09/09/2022	PRINTED	000423 CHARLES ABBOTT ASSOCIATES		106,039.33	1	09/15/2022
903099106	09/09/2022	PRINTED	000448 CINTAS CORPORATION NO. 2		137.59	1	09/13/2022
903099107	09/09/2022	PRINTED	004320 CINTAS CORPORATION		118.09	1	09/15/2022
903099108	09/09/2022	PRINTED	000516 COURSON EQUIPMENT COMPANY		855.35	1	09/13/2022
903099109	09/09/2022	PRINTED	000518 COURTSMAST DIGITAL SYSTEM	1,378.32			
903099110	09/09/2022	PRINTED	000573 DEPT OF PUBLIC SAFETY		201.25	1	09/13/2022
903099111	09/09/2022	PRINTED	000575 DESERT HILLS FIRE & SECUR		449.55	1	09/13/2022
903099112	09/09/2022	PRINTED	004667 KYLE E EDGERTON		3,921.32	1	09/20/2022
903099113	09/09/2022	PRINTED	000689 EUROFIN EATON ANALYTICAL		5,280.00	1	09/20/2022
903099114	09/09/2022	PRINTED	002490 FARR WEST ENGINEERING		25,305.50	1	09/16/2022
903099115	09/09/2022	PRINTED	000705 FEDEX		109.96	1	09/15/2022
903099116	09/09/2022	PRINTED	000724 DAIOHS USA INC		80.55	1	09/14/2022
903099117	09/09/2022	PRINTED	000736 FLYERS ENERGY LLC		14,585.77	1	09/12/2022
903099118	09/09/2022	PRINTED	002537 FSI-FORTNET SECURITY, INC		30,592.00	1	09/13/2022
903099119	09/09/2022	PRINTED	000770 GALAS, VERONICA		194.06	1	09/12/2022
903099120	09/09/2022	PRINTED	000777 GARLAND/DBS INC		28,338.18	1	09/12/2022
903099121	09/09/2022	PRINTED	002928 IXSYSTEMS, INC.		5,226.60	1	09/12/2022
903099122	09/09/2022	PRINTED	001024 K G WALTERS CONSTRUCTION		48,374.00	1	09/19/2022
903099123	09/09/2022	PRINTED	001076 SHANE BELL		6,500.00	1	09/15/2022
903099124	09/09/2022	PRINTED	001114 LOCKE, JOEL		600.00	1	09/12/2022
903099125	09/09/2022	PRINTED	001131 LUMOS & ASSOCIATES, INC		3,201.00	1	09/13/2022
903099126	09/09/2022	PRINTED	004690 MALDONADO, ARTURO		1,147.43	1	09/12/2022
903099127	09/09/2022	PRINTED	001159 MARATHON STAFFING GROUP I		5,029.88	1	09/30/2022
903099128	09/09/2022	PRINTED	002613 MARY K BRYAN		5,083.00	1	09/12/2022
903099129	09/09/2022	PRINTED	002974 MIGUEL RIVERA-TORRES		1,090.00	1	09/14/2022
903099130	09/09/2022	PRINTED	999913 FRIENDS OF SUTRO TUNNEL C		405.80	1	09/14/2022
903099131	09/09/2022	PRINTED	999913 Jennifer Williamson		877.50	1	09/13/2022
903099132	09/09/2022	PRINTED	999913 KEHM, STEVE		42.65	1	09/29/2022
903099133	09/09/2022	PRINTED	999913 MICHAEL SHAFFER		120.00	1	09/20/2022
903099134	09/09/2022	PRINTED	999913 Sweeties Sweet Treats	50.00			
903099135	09/09/2022	PRINTED	001243 MONARCH DIRECT LLC		205.80	1	09/13/2022
903099136	09/09/2022	PRINTED	001263 MOUNTAIN MACHINERY REPAIR		2,314.38	1	09/12/2022
903099137	09/09/2022	PRINTED	003286 MOUNTAIN TOP CLEANING SER		200.00	1	09/12/2022
903099138	09/09/2022	PRINTED	001272 CHARLES ROBERT AYERS		178.50	1	09/14/2022
903099139	09/09/2022	PRINTED	001275 MUND, STEPHEN		154.00	1	09/13/2022
903099140	09/09/2022	PRINTED	001309 QUADIENT FINANCE USA, INC		418.68	1	09/15/2022
903099141	09/09/2022	PRINTED	001360 NEVADA LEAGUE OF CITIES &		20,268.97	1	09/21/2022
903099142	09/09/2022	PRINTED	001372 NEVADA PRESORT & MAIL MAR		2,156.91	1	09/14/2022
903099143	09/09/2022	PRINTED	001375 NEVADA RURAL COUNTIES RSV		63.40	1	09/19/2022
903099144	09/09/2022	PRINTED	001377 NEVADA RURAL WATER ASSOCI		349.00	1	09/13/2022
903099145	09/09/2022	PRINTED	003256 NICHOLAS & CO., INC		2,272.42	1	09/12/2022
903099146	09/09/2022	PRINTED	001423 NORTHERN NEVADA INTERNATI		790.00	1	09/15/2022
903099147	09/09/2022	PRINTED	001449 NEVADA DEPARTMENT OF HEAL		810.78	1	09/12/2022
903099148	09/09/2022	PRINTED	001461 NV ENERGY		18,845.52	1	09/22/2022
903099149	09/09/2022	PRINTED	001465 NV ENERGY/WATER SUMMARY		107,672.22	1	09/22/2022
903099150	09/09/2022	PRINTED	004149 ALEJANDRO CORTEZ RAMIREZ	2,240.00			
903099151	09/09/2022	PRINTED	001513 OVERHEAD FIRE PROTECTION		260.00	1	09/12/2022

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
903099152	09/09/2022	PRINTED	004305 LAURA NIELSEN, PSYD		1,440.00	1	09/19/2022
903099153	09/09/2022	PRINTED	001573 PETTY CASH/TONYA PETRI		192.34	1	09/13/2022
903099154	09/09/2022	PRINTED	001601 PORTER GROUP LLC		4,150.00	1	09/12/2022
903099155	09/09/2022	PRINTED	001646 RAPID SPACE, LLC		1,942.00	1	09/12/2022
903099156	09/09/2022	PRINTED	004287 RANDALL, ANNETT M	165.50			
903099157	09/09/2022	PRINTED	001669 RAY A MORGAN COMPANY LLC		788.63	1	09/13/2022
903099158	09/09/2022	PRINTED	001681 REESE, RICHARD R.		410.00	1	09/12/2022
903099159	09/09/2022	PRINTED	004575 RICH, JOAN M	66.83			
903099160	09/09/2022	PRINTED	001773 SAFETY-KLEEN SYSTEMS, INC		8,303.88	1	09/15/2022
903099161	09/09/2022	PRINTED	003283 SAPIENCE PRACTICE, LLC		2,500.00	1	09/12/2022
903099162	09/09/2022	PRINTED	004691 SEGURA, REBECCA		90.04	1	09/14/2022
903099163	09/09/2022	PRINTED	001828 SHRED-IT RENO		1,086.18	1	09/15/2022
903099164	09/09/2022	PRINTED	001892 SNYDER, TERRI		951.60	1	09/13/2022
903099165	09/09/2022	PRINTED	001904 SOUTHWEST GAS CORP		3,291.81	1	09/14/2022
903099166	09/09/2022	PRINTED	001925 STAPLES BUSINESS ADVANTAG		199.75	1	09/13/2022
903099167	09/09/2022	PRINTED	002005 LB 1106		22,214.02	1	09/13/2022
903099168	09/09/2022	PRINTED	003233 DOUGLAS A. FOREMASTER		4,676.00	1	09/13/2022
903099169	09/09/2022	PRINTED	003048 RICHARD W. DWINELL II	500.00			
903099170	09/09/2022	PRINTED	003241 ESCAPE VELOCITY HOLDINGS,		34,464.10	1	09/23/2022
903099171	09/09/2022	PRINTED	002057 TYLER TECHNOLOGIES INC		31,269.00	1	09/13/2022
903099172	09/09/2022	PRINTED	002103 VANCE, JERRY		269.50	1	09/12/2022
903099173	09/09/2022	PRINTED	004415 WEST COAST PAVING, INC.		36,503.78	1	09/14/2022
903099174	09/09/2022	PRINTED	002177 WESTERN NEVADA SUPPLY CO		1,582.20	1	09/13/2022
903099175	09/09/2022	PRINTED	002711 WHARTON CONCRETE FORMING		86.64	1	09/14/2022
903099176	09/09/2022	PRINTED	002224 YEAMAN, GUY		378.00	1	09/13/2022
903099177	09/16/2022	PRINTED	000007 ABBA PUMP PARTS & SERVICE		18,809.00	1	09/28/2022
903099178	09/16/2022	PRINTED	004672 ABOVE AND BEYOND FITNESS,		944.00	1	09/30/2022
903099179	09/16/2022	PRINTED	000071 ALLSTREAM		2,439.32	1	09/20/2022
903099180	09/16/2022	PRINTED	000091 AMERICAN FAMILY LIFE ASSU		1,721.22	1	09/21/2022
903099181	09/16/2022	PRINTED	000100 AMERICAN READY-MIX INC		1,002.50	1	09/20/2022
903099182	09/16/2022	PRINTED	000109 ANASTASSATOS, GEORGE		825.00	1	09/27/2022
903099183	09/16/2022	PRINTED	004209 ARCHERHALL, LLC		300.00	1	09/20/2022
903099184	09/16/2022	PRINTED	004715 ASBURY, PEGGY	56.48			
903099185	09/16/2022	PRINTED	000147 AT&T		102.61	1	09/20/2022
903099186	09/16/2022	PRINTED	000148 AT&T		24,321.67	1	09/21/2022
903099187	09/16/2022	PRINTED	000160 AT&T MOBILITY #2872445916		105.72	1	09/20/2022
903099188	09/16/2022	PRINTED	000165 AT&T ONENET SERVICE		31.06	1	09/19/2022
903099189	09/16/2022	PRINTED	000178 BADGER METER INC		610.10	1	09/26/2022
903099190	09/16/2022	PRINTED	002787 BAKEMARK USA LLC		1,698.59	1	09/20/2022
903099191	09/16/2022	PRINTED	004703 BARDSLEY, JAMES R		210.95	1	09/21/2022
903099192	09/16/2022	PRINTED	004143 BATES HOMES		108.98	1	10/05/2022
903099193	09/16/2022	PRINTED	004143 BATES HOMES		269.33	1	10/05/2022
903099194	09/16/2022	PRINTED	000237 BISBEE, PATRICIA	555.50			
903099195	09/16/2022	PRINTED	004700 BISH, LUCILLE		197.68	1	09/19/2022
903099196	09/16/2022	PRINTED	000300 CAD INC.		2,250.00	1	09/21/2022
903099197	09/16/2022	PRINTED	000330 CARDINAL HEALTH 110		320.61	1	09/20/2022
903099198	09/16/2022	PRINTED	000360 CARSON CITY SQUARE, LLC		5,529.19	1	09/20/2022
903099199	09/16/2022	PRINTED	000394 CASHMAN EQUIPMENT COMPANY		165.00	1	09/20/2022
903099200	09/16/2022	PRINTED	004705 CASTANEDA, ABEL MONTES	116.65			
903099201	09/16/2022	PRINTED	003517 CC BUILDERS, LLC		78.19	1	09/30/2022
903099202	09/16/2022	PRINTED	000403 CCSO SPECIAL INVESTIGATIV		25.00	1	10/04/2022
903099203	09/16/2022	PRINTED	002552 CDW LLC		5,761.40	1	09/23/2022

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903099204	09/16/2022	PRINTED	004704 CHAMBERLAIN, NELDA J	75.13			
903099205	09/16/2022	PRINTED	000423 CHARLES ABBOTT ASSOCIATES		124,138.13	1	09/22/2022
903099206	09/16/2022	PRINTED	004701 CHIM, MARILYN	503.73			
903099207	09/16/2022	PRINTED	000448 CINTAS CORPORATION NO. 2		49.17	1	09/22/2022
903099208	09/16/2022	PRINTED	000454 CLEAN HARBORS ENVIRONMENT		7,763.89	1	09/21/2022
903099209	09/16/2022	PRINTED	000457 CLINICAL PHARMACY CONSULT	300.00			
903099210	09/16/2022	PRINTED	003198 COLLEEN C. LYONS	5,000.00			
903099211	09/16/2022	PRINTED	000477 COMMUNITY COUNSELING CENT		1,850.00	1	09/22/2022
903099212	09/16/2022	PRINTED	000491 CONVERGEONE INC		9,750.00	1	09/19/2022
903099213	09/16/2022	PRINTED	000492 CONVERSE CONSULTANTS		675.00	1	09/21/2022
903099214	09/16/2022	PRINTED	004702 CRAM, BRITTNEY		119.69	1	09/22/2022
903099215	09/16/2022	PRINTED	000527 CREATIVE BUS SALES INC		137,580.00	1	09/19/2022
903099216	09/16/2022	PRINTED	004709 DALE BENNETT		310.00	1	09/22/2022
903099217	09/16/2022	PRINTED	000556 DATA GRAPHICS		89.85	1	09/21/2022
903099218	09/16/2022	PRINTED	000575 DESERT HILLS FIRE & SECUR		454.78	1	09/20/2022
903099219	09/16/2022	PRINTED	000670 ENNIS PAINT INC.		8,057.50	1	09/19/2022
903099220	09/16/2022	PRINTED	000689 EUROFINS EATON ANALYTICAL		8,990.00	1	09/20/2022
903099221	09/16/2022	PRINTED	002490 FARR WEST ENGINEERING		8,850.00	1	09/23/2022
903099222	09/16/2022	PRINTED	000700 FASTENAL COMPANY		12.29	1	09/20/2022
903099223	09/16/2022	PRINTED	002997 FIRST TRANSIT, INC.		189,674.37	1	09/21/2022
903099224	09/16/2022	PRINTED	000736 FLYERS ENERGY LLC		18,758.36	1	09/21/2022
903099225	09/16/2022	PRINTED	000748 FRANCO AMERICAN BAKING CO		289.10	1	09/26/2022
903099226	09/16/2022	PRINTED	004698 GREATAMERICA FINANCIAL SE		956.00	1	09/23/2022
903099227	09/16/2022	PRINTED	004706 GREENE, CAROLYN J		139.61	1	09/27/2022
903099228	09/16/2022	PRINTED	004714 GROSULAK, ROBERT K		4.46	1	09/20/2022
903099229	09/16/2022	PRINTED	000863 HATLEY, SAM		158.00	1	09/22/2022
903099230	09/16/2022	PRINTED	003260 HINTONBURDICK NEVADA LLC		1,500.00	1	09/20/2022
903099231	09/16/2022	PRINTED	002742 HERSHENOW & KLIPPENSTEIN		18,690.00	1	09/20/2022
903099232	09/16/2022	PRINTED	002385 MATTHEW R. HOBBS		9,450.00	1	09/20/2022
903099233	09/16/2022	PRINTED	000929 IC SOLUTIONS		10,157.58	1	09/23/2022
903099234	09/16/2022	PRINTED	003011 INLAND SUPPLY CO., INC.		392.00	1	09/23/2022
903099235	09/16/2022	PRINTED	000958 JACKSON, ERIN		54.00	1	09/19/2022
903099236	09/16/2022	PRINTED	004716 JEROME CIMINO		83.85	1	09/22/2022
903099237	09/16/2022	PRINTED	003849 JOHN R. WILLHALM		1,850.00	1	09/26/2022
903099238	09/16/2022	PRINTED	004708 KAMMA LLC	47.46			
903099239	09/16/2022	PRINTED	001012 KDJ COMPANY LTD		100.00	1	09/23/2022
903099240	09/16/2022	PRINTED	001041 ELEVATOR SERVICES INC.		1,976.80	1	09/22/2022
903099241	09/16/2022	PRINTED	001047 KOMATSU AMERICA CORP		2,046.05	1	09/22/2022
903099242	09/16/2022	PRINTED	001075 LAWLOR, LINDA		230.93	1	09/21/2022
903099243	09/16/2022	PRINTED	001076 SHANE BELL		12,765.00	1	09/21/2022
903099244	09/16/2022	PRINTED	001094 LEGALSHIELD		451.24	1	09/22/2022
903099245	09/16/2022	PRINTED	001102 RELX INC.		2,686.00	1	09/21/2022
903099246	09/16/2022	PRINTED	001103 LEXISNEXIS RISK DATA MANA		546.36	1	09/21/2022
903099247	09/16/2022	PRINTED	001122 LOWE, CRAIG		158.00	1	09/21/2022
903099248	09/16/2022	PRINTED	001131 LUMOS & ASSOCIATES, INC		8,265.50	1	09/20/2022
903099249	09/16/2022	PRINTED	002428 LYDIA BECK	54.00			
903099250	09/16/2022	PRINTED	001142 MACIAS, EDGAR		54.00	1	10/05/2022
903099251	09/16/2022	PRINTED	001159 MARATHON STAFFING GROUP I		11,677.57	1	09/30/2022
903099252	09/16/2022	PRINTED	001183 JOSEPH MCELLISTREM		800.00	1	09/19/2022
903099253	09/16/2022	PRINTED	004707 MCGUIRE, TAMARA	116.95			
903099254	09/16/2022	PRINTED	002615 MIDWEST TAPE, LLC		966.31	1	09/20/2022
903099255	09/16/2022	PRINTED	999913 CHRISTIE CONTRERAS		85.00	1	10/05/2022

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903099256	09/16/2022	PRINTED	999913 Dan Fuhrman		2,144.39	1	09/29/2022
903099257	09/16/2022	PRINTED	999913 DARREN SCHULZ		1,355.68	1	09/19/2022
903099258	09/16/2022	PRINTED	999913 GREG KRANTZ	219.00			
903099259	09/16/2022	PRINTED	999913 James Benson	27.98			
903099260	09/16/2022	PRINTED	999913 Jason Olson		326.13	1	09/20/2022
903099261	09/16/2022	PRINTED	999913 MARCIE VEST		950.65	1	10/03/2022
903099262	09/16/2022	PRINTED	999913 Michael Jerauld		20.00	1	10/04/2022
903099263	09/16/2022	PRINTED	999913 ROBERTO ALEX CRUZ		130.00	1	09/22/2022
903099264	09/16/2022	PRINTED	999913 Savannah Childers		56.25	1	09/26/2022
903099265	09/16/2022	PRINTED	003286 MOUNTAIN TOP CLEANING SER		2,105.00	1	09/19/2022
903099266	09/16/2022	PRINTED	001330 NEVADA BARRICADE & SIGN C		136,025.70	1	09/20/2022
903099267	09/16/2022	PRINTED	001347 NEVADA DIVISION OF STATE		250.00	1	09/23/2022
903099268	09/16/2022	PRINTED	001350 NEVADA ENERGY		683.00	1	09/28/2022
903099269	09/16/2022	PRINTED	001357 NEVADA HUMANE SOCIETY		58,337.77	1	09/19/2022
903099270	09/16/2022	PRINTED	001372 NEVADA PRESORT & MAIL MAR		572.18	1	09/22/2022
903099271	09/16/2022	PRINTED	001390 NEVADA STATE TREASURER		12.00	1	09/19/2022
903099272	09/16/2022	PRINTED	001402 NIELSEN CONSULTING, LLC		1,235.00	1	09/20/2022
903099273	09/16/2022	PRINTED	001424 NORTH LAKE TAHOE FIRE PRO		10.00	1	09/29/2022
903099274	09/16/2022	PRINTED	001458 NV ENERGY		399.89	1	09/22/2022
903099275	09/16/2022	PRINTED	001461 NV ENERGY		3,710.59	1	09/22/2022
903099276	09/16/2022	PRINTED	001494 OFFSITE DATA DEPOT LLC		466.90	1	09/19/2022
903099277	09/16/2022	PRINTED	001511 WEBB, DAVID		600.00	1	10/03/2022
903099278	09/16/2022	PRINTED	001512 OVERHEAD DOOR CO.		300.00	1	09/19/2022
903099279	09/16/2022	PRINTED	001513 OVERHEAD FIRE PROTECTION		4,905.60	1	09/23/2022
903099280	09/16/2022	PRINTED	001539 COLLEGE PARKWAY ASSOC LLC		2,234.00	1	10/04/2022
903099281	09/16/2022	PRINTED	002495 PERKINS ESQ., THOMAS E		542.75	1	09/21/2022
903099282	09/16/2022	PRINTED	004505 PIONEER MOTEL LLC		755.42	1	09/20/2022
903099283	09/16/2022	PRINTED	001613 COMPLETE DOCUMENT MANAGEM		2,000.00	1	09/22/2022
903099284	09/16/2022	PRINTED	001633 PUBLIC EMPLOYEES RETIREME		3,525.35	1	09/19/2022
903099285	09/16/2022	PRINTED	001646 RAPID SPACE, LLC		560.00	1	09/19/2022
903099286	09/16/2022	PRINTED	002721 RAD STRATEGIES INC.		850.00	1	09/26/2022
903099287	09/16/2022	PRINTED	001661 RAPID CONSTRUCTION INC		361,659.30	1	10/05/2022
903099288	09/16/2022	PRINTED	001669 RAY A MORGAN COMPANY LLC		1,162.03	1	09/20/2022
903099289	09/16/2022	PRINTED	999916 Carson High School		820.00	1	09/26/2022
903099290	09/16/2022	PRINTED	999916 Christina Williams		348.00	1	09/30/2022
903099291	09/16/2022	PRINTED	999916 FISH		146,086.48	1	09/19/2022
903099292	09/16/2022	PRINTED	999916 Jacob Murray	115.00			
903099293	09/16/2022	PRINTED	999916 Kristel Avilez	700.00			
903099294	09/16/2022	PRINTED	999916 Pioneer High School		22.50	1	09/26/2022
903099295	09/16/2022	PRINTED	999916 Risk Management		1,835.00	1	10/03/2022
903099296	09/16/2022	PRINTED	999916 SIERRA AIR INC		1,444.51	1	09/19/2022
903099297	09/16/2022	PRINTED	999916 Simeon Lopez		115.00	1	09/26/2022
903099298	09/16/2022	PRINTED	003069 RENO GREEN LANDSCAPING, I		3,985.00	1	09/21/2022
903099299	09/16/2022	PRINTED	999915 ADAM BOND		100.00	1	09/26/2022
903099300	09/16/2022	PRINTED	999915 ADRIANA ALVAREZ		350.00	1	09/20/2022
903099301	09/16/2022	PRINTED	999915 BRAD LEON		100.00	1	09/23/2022
903099302	09/16/2022	PRINTED	999915 CAROLE STEVENS		557.10	1	09/19/2022
903099303	09/16/2022	PRINTED	999915 DEBBIE WONG	200.00			
903099304	09/16/2022	PRINTED	999915 HOME DEPOT		100.00	1	09/29/2022
903099305	09/16/2022	PRINTED	999915 JUAN MENA	100.00			
903099306	09/16/2022	PRINTED	999915 KENNETH IGNACIO	100.00			
903099307	09/16/2022	PRINTED	999915 SUSAN MAALOUF		50.00	1	09/27/2022

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903099308	09/16/2022	PRINTED	999915 VAN WILLIAM MUNK		100.00	1	09/20/2022
903099309	09/16/2022	PRINTED	004398 JUSTIN SIBLEY		182.00	1	09/19/2022
903099310	09/16/2022	PRINTED	004713 SHACHER, ROBIN		139.50	1	09/22/2022
903099311	09/16/2022	PRINTED	001845 SIERRA NEVADA CONSTRUCTIO		508,924.24	1	09/19/2022
903099312	09/16/2022	PRINTED	001845 SIERRA NEVADA CONSTRUCTIO		228,506.35	1	09/19/2022
903099313	09/16/2022	PRINTED	001848 SIERRA OFFICE SOLUTIONS		97.08	1	09/20/2022
903099314	09/16/2022	PRINTED	001852 SIERRA SPRINGS APARTMENTS		1,064.00	1	09/21/2022
903099315	09/16/2022	PRINTED	001865 SILVER STATE INDUSTRIES		800.00	1	09/20/2022
903099316	09/16/2022	PRINTED	001904 SOUTHWEST GAS CORP		275.71	1	09/20/2022
903099317	09/16/2022	PRINTED	004651 ADVANCED SYSTEMS TECHNOLO		5,794.19	1	09/21/2022
903099318	09/16/2022	PRINTED	003717 STEWART INDIAN SCHOOL CUL		490.00	1	09/23/2022
903099319	09/16/2022	PRINTED	001958 SUMMIT PLUMBING CO LLC		6,972.50	1	09/19/2022
903099320	09/16/2022	PRINTED	001962 SUNSHINE REPORTING & LITI	588.00			
903099321	09/16/2022	PRINTED	003204 T&T LAWNS PLUS, LLC		11,642.00	1	09/19/2022
903099322	09/16/2022	PRINTED	001985 DOMINIC J SPALLONE III		7,146.99	1	09/20/2022
903099323	09/16/2022	PRINTED	001989 TATRO, JOHN		580.00	1	09/23/2022
903099324	09/16/2022	PRINTED	002005 LB 1106		1,852.62	1	09/20/2022
903099325	09/16/2022	PRINTED	002014 THOMAS PETROLEUM LLC		56,580.26	1	09/22/2022
903099326	09/16/2022	PRINTED	000692 TIAA, FSB		255.00	1	09/22/2022
903099327	09/16/2022	PRINTED	002609 TRUCKEE MEADOWS CREMATION		650.00	1	09/26/2022
903099328	09/16/2022	PRINTED	002051 TSA CUSTOM CAR + TRUCK		52,031.87	1	09/22/2022
903099329	09/16/2022	PRINTED	002057 TYLER TECHNOLOGIES INC		2,100.00	1	09/20/2022
903099330	09/16/2022	PRINTED	002112 VERITIV OPERATING COMPANY		2,045.41	1	09/20/2022
903099331	09/16/2022	PRINTED	002113 VERIZON WIRELESS		120.03	1	09/20/2022
903099332	09/16/2022	PRINTED	002792 WALTER B. FEY		320.00	1	09/28/2022
903099333	09/16/2022	PRINTED	002139 WALTON'S CHAPEL OF THE VA		650.00	1	09/26/2022
903099334	09/16/2022	PRINTED	002170 MDK, LLC		1,200.70	1	09/20/2022
903099335	09/16/2022	PRINTED	002173 WESTERN INSURANCE SPECIAL		3,393.68	1	09/21/2022
903099336	09/16/2022	PRINTED	002177 WESTERN NEVADA SUPPLY CO		7,995.56	1	09/19/2022
903099337	09/16/2022	PRINTED	002711 WHARTON CONCRETE FORMING		35.82	1	09/20/2022
903099338	09/16/2022	PRINTED	004712 YODER, VERLE		87.60	1	09/20/2022
903099339	09/16/2022	PRINTED	004639 ZEWDU, GIZACHEW A		161.03	1	09/20/2022
903099340	09/16/2022	PRINTED	004711 ZZ-30 CARSON QUAIL PARK		713.05	1	09/19/2022
903099341	09/23/2022	PRINTED	002765 MONIQUE RENO	96.95			
903099342	09/23/2022	PRINTED	000080 ALPINE SIGNS, INC		2,810.00	1	09/29/2022
903099343	09/23/2022	PRINTED	000100 AMERICAN READY-MIX INC		1,672.00	1	09/26/2022
903099344	09/23/2022	PRINTED	002614 AMERICAN REGISTRY FOR INT		250.00	1	09/27/2022
903099345	09/23/2022	PRINTED	000128 ARC HEALTH AND WELLNESS		530.00	1	09/26/2022
903099346	09/23/2022	PRINTED	000147 AT&T		37.73	1	09/27/2022
903099347	09/23/2022	PRINTED	000148 AT&T		2,852.76	1	09/29/2022
903099348	09/23/2022	PRINTED	002895 AT&T		655.54	1	09/29/2022
903099349	09/23/2022	PRINTED	000152 AT&T (775-71C-1404)		3,619.00	1	09/28/2022
903099350	09/23/2022	PRINTED	000153 AT&T (775-71E-0004)		241.08	1	09/28/2022
903099351	09/23/2022	PRINTED	000154 AT&T (775-74C-1517)		7,799.00	1	09/28/2022
903099352	09/23/2022	PRINTED	000160 AT&T MOBILITY #2872445916		55.83	1	09/27/2022
903099353	09/23/2022	PRINTED	000169 AWARDZONE LLC		81.95	1	09/29/2022
903099354	09/23/2022	PRINTED	000178 BADGER METER INC		7,170.08	1	10/04/2022
903099355	09/23/2022	PRINTED	000190 BARBER, FAITH	85.69			
903099356	09/23/2022	PRINTED	000237 BISBEE, PATRICIA		926.60	1	09/26/2022
903099357	09/23/2022	PRINTED	003094 BROWN HEATING & AIR CONDI		7,965.00	1	09/27/2022
903099358	09/23/2022	PRINTED	000285 BRUNSWICK CANYON MATERIAL		7,111.90	1	09/27/2022
903099359	09/23/2022	PRINTED	000300 CAD INC.		1,725.00	1	09/30/2022

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903099360	09/23/2022	PRINTED	000330 CARDINAL HEALTH 110		12.00	1	09/26/2022
903099361	09/23/2022	PRINTED	002382 GREGORY MILTON-BOYD DEINE		769.00	1	09/29/2022
903099362	09/23/2022	PRINTED	000390 CARSON WATER SUB-CONSERVA		166,264.82	1	10/05/2022
903099363	09/23/2022	PRINTED	002552 CDW LLC		17,834.04	1	09/30/2022
903099364	09/23/2022	PRINTED	004496 CIVICPLUS, LLC		1,173.00	1	09/27/2022
903099365	09/23/2022	PRINTED	001469 OCCUPATIONAL HEALTH CENTE		98.00	1	09/29/2022
903099366	09/23/2022	PRINTED	000491 CONVERGEONE INC		24,705.53	1	09/27/2022
903099367	09/23/2022	PRINTED	000543 CUSTOM SIGN & CRANE LLC		187.50	1	10/04/2022
903099368	09/23/2022	PRINTED	003249 DATAENDURE		7,950.00	1	09/27/2022
903099369	09/23/2022	PRINTED	000689 EUROFINS EATON ANALYTICAL		2,180.00	1	09/29/2022
903099370	09/23/2022	PRINTED	000736 FLYERS ENERGY LLC		4,298.48	1	09/27/2022
903099371	09/23/2022	PRINTED	000757 FRONTIER COMMUNICATIONS		64.78	1	09/28/2022
903099372	09/23/2022	PRINTED	004238 GOLD MEDAL CONSTRUCTION C		22,137.00	1	09/26/2022
903099373	09/23/2022	PRINTED	002385 MATTHEW R. HOBBS		5,265.00	1	09/27/2022
903099374	09/23/2022	PRINTED	000911 HR SIMPLIFIED		382.35	1	10/05/2022
903099375	09/23/2022	PRINTED	002497 HYDRO-DYNE ENGINEERING, I		9,372.17	1	09/26/2022
903099376	09/23/2022	PRINTED	000958 JACKSON, ERIN		69.00	1	09/26/2022
903099377	09/23/2022	PRINTED	000972 JFG SYSTEMS INC		88.00	1	09/27/2022
903099378	09/23/2022	PRINTED	002410 JOHNSON LAW PRACTICE, PLL		1,500.00	1	09/30/2022
903099379	09/23/2022	PRINTED	002967 KANSAS CITY LIFE INSURANC		9,550.89	1	09/27/2022
903099380	09/23/2022	PRINTED	002487 KATHARINE J COX		520.00	1	09/28/2022
903099381	09/23/2022	PRINTED	001050 KPS-3		21,691.27	1	09/27/2022
903099382	09/23/2022	PRINTED	001126 L/P INSURANCE SERVICES IN		2,917.00	1	09/26/2022
903099383	09/23/2022	PRINTED	001131 LUMOS & ASSOCIATES, INC		1,687.00	1	09/27/2022
903099384	09/23/2022	PRINTED	001142 MACIAS, EDGAR		69.00	1	10/05/2022
903099385	09/23/2022	PRINTED	001159 MARATHON STAFFING GROUP I		6,827.45	1	09/30/2022
903099386	09/23/2022	PRINTED	002974 MIGUEL RIVERA-TORRES		1,690.00	1	09/26/2022
903099387	09/23/2022	PRINTED	999913 BART LAMBERT		402.50	1	09/28/2022
903099388	09/23/2022	PRINTED	999913 CECILIA MEYER		10.25	1	09/27/2022
903099389	09/23/2022	PRINTED	999913 CODY PEEK		407.50	1	09/27/2022
903099390	09/23/2022	PRINTED	999913 Jonathon Pedrini		2,000.00	1	10/03/2022
903099391	09/23/2022	PRINTED	999913 Leah Walters		375.22	1	10/03/2022
903099392	09/23/2022	PRINTED	999913 MICHAEL FRIEND	192.00			
903099393	09/23/2022	PRINTED	999913 NICHOLAS CORBRIDGE		462.50	1	09/27/2022
903099394	09/23/2022	PRINTED	999913 PLACER COUNTY SHERIFF'S O	80.00			
903099395	09/23/2022	PRINTED	999913 Savannah Childers		36.50	1	10/03/2022
903099396	09/23/2022	PRINTED	001237 MOJAVE MAILING LLC		276.78	1	09/29/2022
903099397	09/23/2022	PRINTED	003286 MOUNTAIN TOP CLEANING SER		1,035.00	1	09/26/2022
903099398	09/23/2022	PRINTED	001313 GOVERNMENTJOBS.COM, INC.		14,624.88	1	09/27/2022
903099399	09/23/2022	PRINTED	001338 STATE OF NEVADA		202,222.79	1	10/03/2022
903099400	09/23/2022	PRINTED	001388 NEVADA STATE MUSEUM		750.00	1	09/27/2022
903099401	09/23/2022	PRINTED	002844 NICHOLS CONSULTING ENGINE		1,252.50	1	09/27/2022
903099402	09/23/2022	PRINTED	001441 NEVADA DEPT OF CONSERVATI		2,049.25	1	09/29/2022
903099403	09/23/2022	PRINTED	001461 NV ENERGY		78,410.04	1	09/27/2022
903099404	09/23/2022	PRINTED	001467 NEVADA LEGISLATIVE COUNSE		2,859.80	1	10/03/2022
903099405	09/23/2022	PRINTED	001487 OFFICE DEPOT INC		134.06	1	09/28/2022
903099406	09/23/2022	PRINTED	004149 ALEJANDRO CORTEZ RAMIREZ		11,240.00	1	09/29/2022
903099407	09/23/2022	PRINTED	002698 ONSOLVE INTERMEDIATE HOLD		11,576.25	1	09/28/2022
903099408	09/23/2022	PRINTED	001539 COLLEGE PARKWAY ASSOC LLC		3,697.67	1	10/04/2022
903099409	09/23/2022	PRINTED	001601 PORTER GROUP LLC		4,150.00	1	09/26/2022
903099410	09/23/2022	PRINTED	001646 RAPID SPACE, LLC		3,660.00	1	09/26/2022
903099411	09/23/2022	PRINTED	001669 RAY A MORGAN COMPANY LLC		1,734.77	1	09/27/2022

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903099412	09/23/2022	PRINTED	002567 LAS VEGAS TACTICAL LLC.	904.39			
903099413	09/23/2022	PRINTED	003176 SIERRA ECOTONE SOLUTIONS		3,510.00	1	10/03/2022
903099414	09/23/2022	PRINTED	001865 SILVER STATE INDUSTRIES		175.00	1	09/26/2022
903099415	09/23/2022	PRINTED	004336 SILVER STATE LAW LLC		2,737.50	1	09/30/2022
903099416	09/23/2022	PRINTED	001890 SMITH'S CUSTOMER CHANGES		69.60	1	09/27/2022
903099417	09/23/2022	PRINTED	004424 SPENCE,DANIEL		14,583.34	1	09/28/2022
903099418	09/23/2022	PRINTED	001922 STANLEY CONVERGENT SECURI		1,480.48	1	09/29/2022
903099419	09/23/2022	PRINTED	002317 SAINT TERESA OF AVILA CON		1,057.29	1	09/27/2022
903099420	09/23/2022	PRINTED	000008 SFP HOLDING, INC.		299.50	1	09/28/2022
903099421	09/23/2022	PRINTED	001967 SURF THRU INC		119.00	1	09/28/2022
903099422	09/23/2022	PRINTED	002594 SWITCH, LTD		5,164.08	1	09/28/2022
903099423	09/23/2022	PRINTED	001985 DOMINIC J SPALLONE III		819.00	1	09/27/2022
903099424	09/23/2022	PRINTED	001989 TATRO, JOHN	253.75			
903099425	09/23/2022	PRINTED	004131 T-MOBILE USA, INC.		62.30	1	09/30/2022
903099426	09/23/2022	PRINTED	002057 TYLER TECHNOLOGIES INC		6,155.24	1	09/27/2022
903099427	09/23/2022	PRINTED	002070 UNITED SITE SERVICES OF N		1,202.82	1	09/26/2022
903099428	09/23/2022	PRINTED	002719 U.S. ARMOR CORPORATION		249.23	1	09/26/2022
903099429	09/23/2022	PRINTED	002083 U.S. BANK NATIONAL ASSOCI		181.00	1	09/27/2022
903099430	09/23/2022	PRINTED	002104 VARN		930.00	1	09/27/2022
903099431	09/23/2022	PRINTED	002117 MATTHEW PETERSON		3,000.00	1	09/28/2022
903099432	09/23/2022	PRINTED	002792 WALTER B. FEY		14,583.34	1	09/28/2022
903099433	09/23/2022	PRINTED	002148 WASHOE COUNTY SHERIFF'S O		2,360.18	1	09/29/2022
903099434	09/23/2022	PRINTED	002155 WATERS ESQ., NOEL S.		14,583.34	1	09/26/2022
903099435	09/23/2022	PRINTED	002170 MDK, LLC		2,567.26	1	09/27/2022
903099436	09/23/2022	PRINTED	002177 WESTERN NEVADA SUPPLY CO		2,449.46	1	09/26/2022
903099437	09/23/2022	PRINTED	099998 AARON MCNEIL	25.00			
903099438	09/23/2022	PRINTED	099998 ERIC PAROW		25.00	1	09/28/2022
903099439	09/23/2022	PRINTED	099998 JAMES REHM	25.00			
903099440	09/23/2022	PRINTED	099998 KAYLAH DAVIS		25.00	1	09/28/2022
903099441	09/23/2022	PRINTED	099998 RACHEL RORER	25.00			
903099442	09/23/2022	PRINTED	099998 STEVE DITOMMASO	25.00			
903099443	09/30/2022	PRINTED	000010 ABERASTURI PHD, SUZANNE M		4,000.00	1	10/06/2022
903099444	09/30/2022	PRINTED	000023 MORLAN, WADE R		300.00	1	10/05/2022
903099445	09/30/2022	PRINTED	000067 ALLIANCEONE RECEIVABLES M		450.00	1	10/03/2022
903099446	09/30/2022	PRINTED	002856 ALLIED ENVIRONMENTAL SERV	1,517.00			
903099447	09/30/2022	PRINTED	000091 AMERICAN FAMILY LIFE ASSU		1,721.22	1	10/07/2022
903099448	09/30/2022	PRINTED	000100 AMERICAN READY-MIX INC		1,752.00	1	10/04/2022
903099449	09/30/2022	PRINTED	000100 PYRAMID MATERIALS, INC		841.71	1	10/04/2022
903099450	09/30/2022	PRINTED	002406 APPLIED PAVEMENT TECHNOLO		1,540.00	1	10/05/2022
903099451	09/30/2022	PRINTED	000128 ARC HEALTH AND WELLNESS		1,060.00	1	10/04/2022
903099452	09/30/2022	PRINTED	000130 ARMAC CONSTRUCTION		19,807.12	1	10/03/2022
903099453	09/30/2022	PRINTED	000148 AT&T		4,160.15	1	10/05/2022
903099454	09/30/2022	PRINTED	000160 AT&T MOBILITY #2872445916		35.24	1	10/03/2022
903099455	09/30/2022	PRINTED	000178 BADGER METER INC	7,857.87			
903099456	09/30/2022	PRINTED	000237 BISBEE, PATRICIA		150.40	1	10/06/2022
903099457	09/30/2022	PRINTED	002588 BRIAN DOUGLAS LEANY	3,500.00			
903099458	09/30/2022	PRINTED	000285 BRUNSWICK CANYON MATERIAL		1,104.62	1	10/05/2022
903099459	09/30/2022	PRINTED	000286 VARSITY BRANDS HOLDING CO		1,583.94	1	10/07/2022
903099460	09/30/2022	PRINTED	000315 CAPITAL BEVERAGES		4,710.16	1	10/05/2022
903099461	09/30/2022	PRINTED	000324 CAPITOL CITY CREMATION &	650.00			
903099462	09/30/2022	PRINTED	000327 CAPITOL REPORTERS	2,652.20			
903099463	09/30/2022	PRINTED	000330 CARDINAL HEALTH 110		314.46	1	10/04/2022

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903099464	09/30/2022	PRINTED	000356 CARSON CITY SENIOR CITIZE		100.00	1	10/07/2022
903099465	09/30/2022	PRINTED	004640 CARSON HEIGHTS, LLC		800.00	1	10/06/2022
903099466	09/30/2022	PRINTED	000394 CASHMAN EQUIPMENT COMPANY		11,430.54	1	10/04/2022
903099467	09/30/2022	PRINTED	003890 CHASE INTERNATIONAL PROPE	600.00			
903099468	09/30/2022	PRINTED	004320 CINTAS CORPORATION		175.11	1	10/05/2022
903099469	09/30/2022	PRINTED	000477 COMMUNITY COUNSELING CENT		1,583.52	1	10/05/2022
903099470	09/30/2022	PRINTED	001469 OCCUPATIONAL HEALTH CENTE		170.00	1	10/07/2022
903099471	09/30/2022	PRINTED	000487 CONSTRUCTION MATERIALS EN		3,503.05	1	10/04/2022
903099472	09/30/2022	PRINTED	000575 DESERT HILLS FIRE & SECUR		768.99	1	10/05/2022
903099473	09/30/2022	PRINTED	000583 DIAMOND DRUGS, INC		20,716.98	1	10/03/2022
903099474	09/30/2022	PRINTED	000610 DOUGLAS COUNTY UTILITIES		159,471.63	1	10/04/2022
903099475	09/30/2022	PRINTED	000617 THE DUBE GROUP INC	8,961.60			
903099476	09/30/2022	PRINTED	000655 ELECTION SYSTEMS & SOFTWA		14,650.15	1	10/05/2022
903099477	09/30/2022	PRINTED	000660 MESA ENERGY SYSTEMS, INC.		4,651.47	1	10/03/2022
903099478	09/30/2022	PRINTED	002490 FARR WEST ENGINEERING		3,386.25	1	10/07/2022
903099479	09/30/2022	PRINTED	003987 FIREFIGHTER INSPIRATION R	29,765.00			
903099480	09/30/2022	PRINTED	000724 DAOHS USA INC		28.00	1	10/05/2022
903099481	09/30/2022	PRINTED	000728 FISH		436.00	1	10/07/2022
903099482	09/30/2022	PRINTED	000736 FLYERS ENERGY LLC		10,699.83	1	10/04/2022
903099483	09/30/2022	PRINTED	003988 GENOA FLATS LLC		2,325.00	1	10/06/2022
903099484	09/30/2022	PRINTED	003954 UNIVERSITY PARK LEGAL NUR		875.00	1	10/03/2022
903099485	09/30/2022	PRINTED	002484 GOGOV, INC	6,600.00			
903099486	09/30/2022	PRINTED	000813 GRANICUS, LLC		14,263.12	1	10/06/2022
903099487	09/30/2022	PRINTED	000814 GRANITE CONSTRUCTION COMP		30,134.47	1	10/04/2022
903099488	09/30/2022	PRINTED	000820 GRAYBAR		3,220.75	1	10/04/2022
903099489	09/30/2022	PRINTED	000853 HANSFORD, CATHERINE		7,137.50	1	10/05/2022
903099490	09/30/2022	PRINTED	002693 GREG HERBACK		34,100.72	1	10/04/2022
903099491	09/30/2022	PRINTED	002742 HERSHENOW & KLIPPENSTEIN		24,850.00	1	10/04/2022
903099492	09/30/2022	PRINTED	002206 INDUSTRIAL SOFTWARE SOLUT		28,125.00	1	10/04/2022
903099493	09/30/2022	PRINTED	000964 JARRARD, JAMES		800.00	1	10/04/2022
903099494	09/30/2022	PRINTED	001872 JOHNSON CONTROLS US HOLDI		398.21	1	10/06/2022
903099495	09/30/2022	PRINTED	001872 JOHNSON CONTROLS US HOLDI		254.95	1	10/07/2022
903099496	09/30/2022	PRINTED	001012 KDJ COMPANY LTD		1,440.00	1	10/03/2022
903099497	09/30/2022	PRINTED	001024 K G WALTERS CONSTRUCTION		7,600.00	1	10/06/2022
903099498	09/30/2022	PRINTED	001026 KIMLEY-HORN & ASSOCIATES		4,327.50	1	10/06/2022
903099499	09/30/2022	PRINTED	001040 KNECHT, RAQUEL		918.75	1	10/04/2022
903099500	09/30/2022	PRINTED	001041 ELEVATOR SERVICES INC.		208.90	1	10/05/2022
903099501	09/30/2022	PRINTED	001047 KOMATSU AMERICA CORP		2,079.95	1	10/06/2022
903099502	09/30/2022	PRINTED	001094 LEGALSHIELD		451.24	1	10/06/2022
903099503	09/30/2022	PRINTED	002671 LEMONS GRUNDY & EISENBERG		20,493.70	1	10/06/2022
903099504	09/30/2022	PRINTED	001114 LOCKE, JOEL		200.00	1	10/03/2022
903099505	09/30/2022	PRINTED	001131 LUMOS & ASSOCIATES, INC		6,980.00	1	10/05/2022
903099506	09/30/2022	PRINTED	001134 LYON COUNTY		146,903.75	1	10/07/2022
903099507	09/30/2022	PRINTED	001146 MAHAFFEY PHD, MARTHA B		4,200.00	1	10/04/2022
903099508	09/30/2022	PRINTED	001159 MARATHON STAFFING GROUP I	9,701.36			
903099509	09/30/2022	PRINTED	001223 MILLARD REALTY	3,435.00			
903099510	09/30/2022	PRINTED	999913 ANTHONY FREDERICK CAROSEL		140.00	1	10/07/2022
903099511	09/30/2022	PRINTED	999913 Charlie Dewitt		167.00	1	10/03/2022
903099512	09/30/2022	PRINTED	999913 DANIELLE MING		1,664.34	1	10/03/2022
903099513	09/30/2022	PRINTED	999913 Jennifer Williamson		904.50	1	10/04/2022
903099514	09/30/2022	PRINTED	999913 ONTRAC EVENTS LLC		1,701.00	1	10/07/2022
903099515	09/30/2022	PRINTED	001263 MOUNTAIN MACHINERY REPAIR		1,507.05	1	10/05/2022

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903099516	09/30/2022	PRINTED	003765 NATIONAL TESTING NETWORK,		500.00	1	10/03/2022
903099517	09/30/2022	PRINTED	001309 QUADIENT FINANCE USA, INC	2,235.03			
903099518	09/30/2022	PRINTED	001316 NEVADA APPEAL/SUBSCRIBER		150.75	1	10/05/2022
903099519	09/30/2022	PRINTED	001351 NEVADA ENERGY SYSTEMS INC		70,140.18	1	10/03/2022
903099520	09/30/2022	PRINTED	001356 NEVADA HEALTH CENTERS INC		26,304.11	1	10/06/2022
903099521	09/30/2022	PRINTED	001370 NEVADA POWER PRODUCTS INC		21,835.22	1	10/07/2022
903099522	09/30/2022	PRINTED	001387 NEVADA STATE HEALTH LABOR		543.50	1	10/06/2022
903099523	09/30/2022	PRINTED	001389 NEVADA STATE PUBLIC DEFEN		321,844.00	1	10/03/2022
903099524	09/30/2022	PRINTED	001390 NEVADA STATE TREASURER		14.00	1	10/04/2022
903099525	09/30/2022	PRINTED	001399 BRET ALLEN	1,244.00			
903099526	09/30/2022	PRINTED	002684 NICHE ACADEMY LLC		500.00	1	10/05/2022
903099527	09/30/2022	PRINTED	002844 NICHOLS CONSULTING ENGINE		96,680.66	1	10/04/2022
903099528	09/30/2022	PRINTED	004710 NORFIELD DEVELOPMENT PART	1,980.00			
903099529	09/30/2022	PRINTED	002519 NVB EQUIPMENT, INC.		2,555.77	1	10/05/2022
903099530	09/30/2022	PRINTED	001446 NEVADA DEPARTMENT OF HEAL		49,383.00	1	10/06/2022
903099531	09/30/2022	PRINTED	001461 NV ENERGY		2,329.97	1	10/04/2022
903099532	09/30/2022	PRINTED	001462 NV ENERGY/PARKS SUMMARY		20,762.33	1	10/04/2022
903099533	09/30/2022	PRINTED	001463 NV ENERGY/STREETS SUMMARY		30,094.80	1	10/04/2022
903099534	09/30/2022	PRINTED	001464 NV ENERGY/WASTE WATER SUM		36,987.84	1	10/04/2022
903099535	09/30/2022	PRINTED	001467 NEVADA LEGISLATIVE COUNSE	135.83			
903099536	09/30/2022	PRINTED	001513 OVERHEAD FIRE PROTECTION	1,375.00			
903099537	09/30/2022	PRINTED	001539 COLLEGE PARKWAY ASSOC LLC	2,139.00			
903099538	09/30/2022	PRINTED	003956 QSI, INC.	1,313.00			
903099539	09/30/2022	PRINTED	001593 PURCELL ELECTRICAL PROFES		9,250.00	1	10/07/2022
903099540	09/30/2022	PRINTED	001609 POWERCOMM SOLUTIONS INC		5,090.09	1	10/06/2022
903099541	09/30/2022	PRINTED	001613 COMPLETE DOCUMENT MANAGEM		5,798.85	1	10/04/2022
903099542	09/30/2022	PRINTED	004327 PRESTON BASS INTERPRETING	3,268.99			
903099543	09/30/2022	PRINTED	001633 PUBLIC EMPLOYEES RETIREME		3,525.35	1	10/04/2022
903099544	09/30/2022	PRINTED	001641 Q&D CONSTRUCTION LLC		15,000.00	1	10/05/2022
903099545	09/30/2022	PRINTED	001646 RAPID SPACE, LLC		834.00	1	10/03/2022
903099546	09/30/2022	PRINTED	001669 RAY A MORGAN COMPANY LLC		23,041.45	1	10/04/2022
903099547	09/30/2022	PRINTED	004428 RENAISSANCE LIFE & HEALTH		49,298.65	1	10/04/2022
903099548	09/30/2022	PRINTED	001690 STEVE AGUILAR		315.00	1	10/06/2022
903099549	09/30/2022	PRINTED	001700 RESOURCE CONCEPTS, INC.		4,025.75	1	10/04/2022
903099550	09/30/2022	PRINTED	999915 ADRIANA GRAT	44.24			
903099551	09/30/2022	PRINTED	999915 CARSON NUGGET		100.00	1	10/07/2022
903099552	09/30/2022	PRINTED	999915 CARSON NUGGET	100.00			
903099553	09/30/2022	PRINTED	999915 CONSTANCE BERG		50.00	1	10/06/2022
903099554	09/30/2022	PRINTED	999915 GEORGE CUNNINGHAM	12.95			
903099555	09/30/2022	PRINTED	999915 GILBERT AVINA-RODRIGUEZ		100.00	1	10/07/2022
903099556	09/30/2022	PRINTED	999915 GROCERY OUTLET	50.00			
903099557	09/30/2022	PRINTED	999915 HOME DEPOT	371.88			
903099558	09/30/2022	PRINTED	999915 JOEL WALKER	250.00			
903099559	09/30/2022	PRINTED	999915 JOSE LEON	100.00			
903099560	09/30/2022	PRINTED	999915 KRAIG PORTER	50.00			
903099561	09/30/2022	PRINTED	999915 MIDTOWN MARKETPLACE	50.00			
903099562	09/30/2022	PRINTED	999915 MV TRANSPORTATION	100.00			
903099563	09/30/2022	PRINTED	999915 RAYMOND ALLEN PORTER	50.00			
903099564	09/30/2022	PRINTED	999915 RISE CANNABIS DISPENSARY	50.00			
903099565	09/30/2022	PRINTED	999915 SIERRA GARDENS LLC	40.00			
903099566	09/30/2022	PRINTED	001739 RON'S REFRIGERATION INC	493.20			
903099567	09/30/2022	PRINTED	001740 RON WOOD FAMILY RESOURCE		17,877.17	1	10/06/2022

City of Carson City

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999 101000

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
903099568	09/30/2022	PRINTED	001852 SIERRA SPRINGS APARTMENTS		400.00	1	10/07/2022
903099569	09/30/2022	PRINTED	001854 SIERRA TRANSPORTATION & T		3,465.00	1	10/07/2022
903099570	09/30/2022	PRINTED	001896 SOLENIS LLC		61,555.20	1	10/04/2022
903099571	09/30/2022	PRINTED	003684 SONIA TAGGART		400.00	1	10/03/2022
903099572	09/30/2022	PRINTED	001904 SOUTHWEST GAS CORP		13,850.70	1	10/05/2022
903099573	09/30/2022	PRINTED	002769 SPIRIT OF HOPE, INC		3,334.00	1	10/05/2022
903099574	09/30/2022	PRINTED	001922 STANLEY CONVERGENT SECURI		507.56	1	10/06/2022
903099575	09/30/2022	PRINTED	001925 STAPLES BUSINESS ADVANTAG		410.01	1	10/04/2022
903099576	09/30/2022	PRINTED	001977 SYSCO FOOD SERVICES OF SA		3,911.28	1	10/05/2022
903099577	09/30/2022	PRINTED	001985 DOMINIC J SPALLONE III		727.75	1	10/05/2022
903099578	09/30/2022	PRINTED	004495 TARGET SOLUTIONS LEARNING		1,898.00	1	10/04/2022
903099579	09/30/2022	PRINTED	001989 TATRO, JOHN	1,087.50			
903099580	09/30/2022	PRINTED	002005 LB 1106		51,241.68	1	10/03/2022
903099581	09/30/2022	PRINTED	002623 THOMAS COMBS		1,250.00	1	10/06/2022
903099582	09/30/2022	PRINTED	099992 BRAULIO SANDOVAL	115.00			
903099583	09/30/2022	PRINTED	099992 NEEL NINAD BHAVE	115.00			
903099584	09/30/2022	PRINTED	099992 RICHARD ALAN PHILLIPS		135.00	1	10/04/2022
903099585	09/30/2022	PRINTED	099992 VICTOR RAMOS		115.00	1	10/03/2022
903099586	09/30/2022	PRINTED	002051 TSA CUSTOM CAR + TRUCK		12,961.81	1	10/05/2022
903099587	09/30/2022	PRINTED	004028 TATE SNYDER KIMSEY ARCHIT	2,300.00			
903099588	09/30/2022	PRINTED	003997 INTELLIGENT MARKING USA I	167.09			
903099589	09/30/2022	PRINTED	003997 INTELLIGENT MARKING USA I	5,999.94			
903099590	09/30/2022	PRINTED	002060 UNDERGROUND SERVICE ALERT		3,999.41	1	10/03/2022
903099591	09/30/2022	PRINTED	002070 UNITED SITE SERVICES OF N		477.50	1	10/04/2022
903099592	09/30/2022	PRINTED	002076 D & C PROPERTIES LLC		753.00	1	10/03/2022
903099593	09/30/2022	PRINTED	004132 CARACAL ENTERPRISES LLC		24,081.00	1	10/03/2022
903099594	09/30/2022	PRINTED	002112 VERITIV OPERATING COMPANY		27.45	1	10/04/2022
903099595	09/30/2022	PRINTED	002117 MATTHEW PETERSON		825.00	1	10/03/2022
903099596	09/30/2022	PRINTED	002153 WASTE MANAGEMENT OF NEVAD		6,067.32	1	10/07/2022
903099597	09/30/2022	PRINTED	002162 WEDCO, INC		10,987.17	1	10/05/2022
903099598	09/30/2022	PRINTED	002170 MDK, LLC	4,058.78			
903099599	09/30/2022	PRINTED	002177 WESTERN NEVADA SUPPLY CO		20,530.15	1	10/03/2022
903099600	09/30/2022	PRINTED	002185 CAROL J. AALBERS, PHD	242.53			
903099601	09/30/2022	PRINTED	002233 ZW USA INC.		5,884.00	1	10/04/2022
903099602	10/07/2022	PRINTED	000002 3M	9,223.50			
903099603	10/07/2022	PRINTED	000053 AIRPORT AUTHORITY	347,000.45			
903099604	10/07/2022	PRINTED	000054 A&K EARTH MOVERS, INC	73,380.93			
903099605	10/07/2022	PRINTED	004695 ALLYSON F SCHULZ	5,000.00			
903099606	10/07/2022	PRINTED	000100 AMERICAN READY-MIX INC	1,095.50			
903099607	10/07/2022	PRINTED	003768 PAM PER HER LLC	894.00			
903099608	10/07/2022	PRINTED	000128 ARC HEALTH AND WELLNESS	5,974.00			
903099609	10/07/2022	PRINTED	002538 ARCHIVE SOCIAL, INC.	8,388.00			
903099610	10/07/2022	PRINTED	000148 AT&T	5,297.04			
903099611	10/07/2022	PRINTED	000169 AWARDZONE LLC	30.85			
903099612	10/07/2022	PRINTED	000170 AXON ENTERPRISE INC	7,830.00			
903099613	10/07/2022	PRINTED	002787 BAKEMARK USA LLC	3,267.95			
903099614	10/07/2022	PRINTED	000262 BOOTHE, DUSTIN	38.75			
903099615	10/07/2022	PRINTED	004726 BOWERS, JON	41.18			
903099616	10/07/2022	PRINTED	000267 BOYS & GIRLS CLUB OF WEST	11,690.61			
903099617	10/07/2022	PRINTED	004732 BRUKA THEATRE OF THE SIER	1,000.00			
903099618	10/07/2022	PRINTED	000285 BRUNSWICK CANYON MATERIAL	6,349.76			
903099619	10/07/2022	PRINTED	000327 CAPITOL REPORTERS	1,063.20			

City of Carson City

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999 101000

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
903099620	10/07/2022	PRINTED	004452 CAPSTONE COMMUNITIES, INC	116.04			
903099621	10/07/2022	PRINTED	003760 CARSON CITY NV I SGF, LLC	2,093.00			
903099622	10/07/2022	PRINTED	000360 CARSON CITY SQUARE, LLC	5,524.40			
903099623	10/07/2022	PRINTED	002547 CARSON CITY TOWING, INC.	559.50			
903099624	10/07/2022	PRINTED	000394 CASHMAN EQUIPMENT COMPANY	5,751.68			
903099625	10/07/2022	PRINTED	002350 CENTRAL TECHNOLOGY INCORP	534.52			
903099626	10/07/2022	PRINTED	000447 CINDERLITE TRUCKING INC	2,448.00			
903099627	10/07/2022	PRINTED	004320 CINTAS CORPORATION	106.08			
903099628	10/07/2022	PRINTED	002390 CITI CARDS	2,836.12			
903099629	10/07/2022	PRINTED	000477 COMMUNITY COUNSELING CENT	1,583.52			
903099630	10/07/2022	PRINTED	004523 CORE WEST, INC	8,100.00			
903099631	10/07/2022	PRINTED	004725 CORNER HOUSE	12,500.00			
903099632	10/07/2022	PRINTED	004724 D & M PUBLIC SERVICES IN	1,709.62			
903099633	10/07/2022	PRINTED	000575 DESERT HILLS FIRE & SECUR	229.97			
903099634	10/07/2022	PRINTED	003425 DICKERSON, VELMA J	111.97			
903099635	10/07/2022	PRINTED	000588 DICKEY, JESSIE	190.00			
903099636	10/07/2022	PRINTED	000593 DIVISION OF WATER RESOURC	600.00			
903099637	10/07/2022	PRINTED	000607 DOUGLAS COUNTY SHERIFF'S	3,717.90			
903099638	10/07/2022	PRINTED	000646 EIDE BAILLY LLP	33,418.75			
903099639	10/07/2022	PRINTED	000689 EUROFIN EATON ANALYTICAL	856.00			
903099640	10/07/2022	PRINTED	000695 EWING IRRIGATION PRODUCTS	640.38			
903099641	10/07/2022	PRINTED	000705 FEDEX	49.35			
903099642	10/07/2022	PRINTED	000724 DAIOHS USA INC	98.45			
903099643	10/07/2022	PRINTED	000728 FISH	536.00			
903099644	10/07/2022	PRINTED	000736 FLYERS ENERGY LLC	7,623.66			
903099645	10/07/2022	PRINTED	000748 FRANCO AMERICAN BAKING CO	1,458.30			
903099646	10/07/2022	PRINTED	002537 FSI-FORTNET SECURITY, INC	45,263.00			
903099647	10/07/2022	PRINTED	004475 GENESIS RESOURCE INC	19,795.00			
903099648	10/07/2022	PRINTED	000825 GREAT BASIN INSTITUTE	11,060.82			
903099649	10/07/2022	PRINTED	000863 HATLEY, SAM	163.00			
903099650	10/07/2022	PRINTED	003545 HORTON, KATHLEEN B	172.53			
903099651	10/07/2022	PRINTED	004731 HOTELBEDS USA, INC	7,500.00			
903099652	10/07/2022	PRINTED	002378 HOUSE MORAN CONSULTING, I	14,760.00			
903099653	10/07/2022	PRINTED	000935 INFOGROUP	392.40			
903099654	10/07/2022	PRINTED	002514 INTEGRITY PEST MANAGEMENT	1,725.00			
903099655	10/07/2022	PRINTED	001021 KEPLER, DERRICK	1,730.45			
903099656	10/07/2022	PRINTED	004729 KIERNAN, JAMES P	8.78			
903099657	10/07/2022	PRINTED	001026 KIMLEY-HORN & ASSOCIATES	1,577.50			
903099658	10/07/2022	PRINTED	004325 LACHEW, JIM	190.00			
903099659	10/07/2022	PRINTED	001142 MACIAS, EDGAR	15.00			
903099660	10/07/2022	PRINTED	002313 MACLEOD WATTS, INC	6,530.00			
903099661	10/07/2022	PRINTED	001159 MARATHON STAFFING GROUP I	5,436.07			
903099662	10/07/2022	PRINTED	004210 RANDY L ROBERTSON	3,078.23			
903099663	10/07/2022	PRINTED	001183 JOSEPH MCELLISTREM	20,056.00			
903099664	10/07/2022	PRINTED	001189 MCMAHON, ERIN	163.00			
903099665	10/07/2022	PRINTED	002615 MIDWEST TAPE, LLC	869.37			
903099666	10/07/2022	PRINTED	999913 Azucena Ledezma Rubio	75.00			
903099667	10/07/2022	PRINTED	999913 Azucena Ledezma Rubio	376.60			
903099668	10/07/2022	PRINTED	999913 CALEB PRICE	202.00			
903099669	10/07/2022	PRINTED	999913 Chris Mason	122.05			
903099670	10/07/2022	PRINTED	999913 Cindy Lepe	202.85			
903099671	10/07/2022	PRINTED	999913 Daniel Reece	705.00			

City of Carson City

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999 101000

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
903099672	10/07/2022	PRINTED	999913 Doug Speegle	750.88			
903099673	10/07/2022	PRINTED	999913 Gabrielle Jade Angulo	441.28			
903099674	10/07/2022	PRINTED	999913 Jason Gault	128.17			
903099675	10/07/2022	PRINTED	999913 Jason Gault	190.00			
903099676	10/07/2022	PRINTED	999913 Joan Marie Lane	25.05			
903099677	10/07/2022	PRINTED	999913 Jose Nunez	200.00			
903099678	10/07/2022	PRINTED	999913 Josh Chaney	133.00			
903099679	10/07/2022	PRINTED	999913 KELLY JOE REYNA	202.00			
903099680	10/07/2022	PRINTED	999913 Michael Jerauld	190.00			
903099681	10/07/2022	PRINTED	999913 Miguel Albarran	15.00			
903099682	10/07/2022	PRINTED	999913 RYAN ARGUST	202.00			
903099683	10/07/2022	PRINTED	999913 Torey Dunlap	410.93			
903099684	10/07/2022	PRINTED	999913 ZACH HOMER	221.00			
903099685	10/07/2022	PRINTED	001243 MONARCH DIRECT LLC	371.00			
903099686	10/07/2022	PRINTED	001263 MOUNTAIN MACHINERY REPAIR	4,215.15			
903099687	10/07/2022	PRINTED	001330 NEVADA BARRICADE & SIGN C	56,852.05			
903099688	10/07/2022	PRINTED	001342 NEVADA DEPARTMENT OF TAXA	14,285.96			
903099689	10/07/2022	PRINTED	001378 NEVADA SEAL & PUMP	9,262.07			
903099690	10/07/2022	PRINTED	003256 NICHOLAS & CO., INC	8,479.48			
903099691	10/07/2022	PRINTED	001461 NV ENERGY	18,223.59			
903099692	10/07/2022	PRINTED	001465 NV ENERGY/WATER SUMMARY	90,162.99			
903099693	10/07/2022	PRINTED	001467 NEVADA LEGISLATIVE COUNSE	381.03			
903099694	10/07/2022	PRINTED	004727 ORSEL, AMBER	110.25			
903099695	10/07/2022	PRINTED	001509 OSTRANDER, MARY JANE	754.21			
903099696	10/07/2022	PRINTED	001601 PORTER GROUP LLC	4,150.00			
903099697	10/07/2022	PRINTED	001609 POWERCOMM SOLUTIONS INC	2,962.00			
903099698	10/07/2022	PRINTED	001625 PROFORCE MARKETING, INC	53,898.50			
903099699	10/07/2022	PRINTED	001646 RAPID SPACE, LLC	1,740.00			
903099700	10/07/2022	PRINTED	001669 RAY A MORGAN COMPANY LLC	14,222.42			
903099701	10/07/2022	PRINTED	001681 REESE, RICHARD R.	835.00			
903099702	10/07/2022	PRINTED	999916 Risk Management	195.00			
903099703	10/07/2022	PRINTED	999916 SIERRA AIR INC	144.35			
903099704	10/07/2022	PRINTED	003069 RENO GREEN LANDSCAPING, I	4,133.35			
903099705	10/07/2022	PRINTED	001714 RIGGIN, KEVIN	272.50			
903099706	10/07/2022	PRINTED	004728 ROBBIE JO JONES	112.00			
903099707	10/07/2022	PRINTED	003283 SAPIENCE PRACTICE, LLC	4,200.00			
903099708	10/07/2022	PRINTED	004719 SHELBYSSAYS	1,000.00			
903099709	10/07/2022	PRINTED	001854 SIERRA TRANSPORTATION & T	1,948.00			
903099710	10/07/2022	PRINTED	001888 SMITH, MATTHEW	190.00			
903099711	10/07/2022	PRINTED	001904 SOUTHWEST GAS CORP	3,393.01			
903099712	10/07/2022	PRINTED	001922 STANLEY CONVERGENT SECURI	276.44			
903099713	10/07/2022	PRINTED	001925 STAPLES BUSINESS ADVANTAG	235.76			
903099714	10/07/2022	PRINTED	002797 POISED FOR THE FUTURE COM	2,475.00			
903099715	10/07/2022	PRINTED	001971 SWANSONS SERVICES CORP.	29.84			
903099716	10/07/2022	PRINTED	004399 SWIFT COMPLY US OPCO INC.	10,400.00			
903099717	10/07/2022	PRINTED	001975 SWIRE COCA COLA, USA	1,330.56			
903099718	10/07/2022	PRINTED	001989 TATRO, JOHN	870.00			
903099719	10/07/2022	PRINTED	002005 LB 1106	11,468.88			
903099720	10/07/2022	PRINTED	004131 T-MOBILE USA, INC.	75.00			
903099721	10/07/2022	PRINTED	003048 RICHARD W. DWINELL II	500.00			
903099722	10/07/2022	PRINTED	002051 TSA CUSTOM CAR + TRUCK	4,794.99			
903099723	10/07/2022	PRINTED	002057 TYLER TECHNOLOGIES INC	51,526.95			

City of Carson City

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999 101000

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
903099724	10/07/2022	PRINTED	002081 USA SCALES INC	768.44			
903099725	10/07/2022	PRINTED	002083 U.S. BANK NATIONAL ASSOCI	258.14			
903099726	10/07/2022	PRINTED	002112 VERITIV OPERATING COMPANY	66.98			
903099727	10/07/2022	PRINTED	004699 VICTORIA T OLDENBURG	6,800.00			
903099728	10/07/2022	PRINTED	003878 VITALIZE CLEANING SERVICE	200.00			
903099729	10/07/2022	PRINTED	002125 DEUCE NINE LLC	1,069.60			
903099730	10/07/2022	PRINTED	002139 WALTON'S CHAPEL OF THE VA	650.00			
903099731	10/07/2022	PRINTED	002177 WESTERN NEVADA SUPPLY CO	52,299.43			
903099732	10/07/2022	PRINTED	002834 WILD HORSE PRODUCTIONS	2,492.50			
903099733	10/07/2022	PRINTED	002205 WITTMAN ENTERPRISES LLC	13,300.11			
842 CHECKS				CASH ACCOUNT TOTAL	2,086,515.80	14,615,479.55	

City of Carson City

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
842 CHECKS	FINAL TOTAL	2,086,515.80	14,615,479.55

** END OF REPORT - Generated by Sheri Russell **

City of Carson City

CURRENT CHECK REGISTER - BIWEEKLY

WARRANT: 220902

08/12/2022 to 08/25/2022

CHECK DATE: 09/02/2022

EMP #	NAME	TYP	NET PAY	CHECK #	CHECK DATE	SPECIAL
5842	GREGORY, ADDISON A.	CK	63.73	000001797	09/02/2022	
5893	GRIGGS, VALERIE R.	CK	524.45	000001798	09/02/2022	
5891	DEVINE, IAN W.	CK	1,437.82	000001799	09/02/2022	
5361	DAVIS, MARIAH M.	CK	796.76	000001800	09/02/2022	
5882	SMOLENSKI, JAMES P.	CK	520.15	000001801	09/02/2022	
5896	SANDAGE, DANIELLE N.	CK	724.49	000001802	09/02/2022	
5122	URIBE, ISELA	CK	2,044.37	000001803	09/02/2022	
5890	STAIRWALT, COURTNEY	CK	1,369.17	000001804	09/02/2022	
5572	MADRID, CARLOS A.	CK	2,136.59	000001805	09/02/2022	
398	AIKINS, ALBERT P.	CK	582.72	000001806	09/02/2022	
3777	LEWIS, JOHN W.	CK	40.06	000001807	09/02/2022	
5548	NELSON, DAVID E.	CK	78.61	000001808	09/02/2022	
4087	MICHAUT, DAVID M.	CK	928.71	000001809	09/02/2022	
5892	HAMMONS, GILLIAN B.	CK	229.45	000001810	09/02/2022	
5808	EBERLE-BRINSON, JANE	CK	45.89	000001811	09/02/2022	
5868	FRANCO, ABIGAIL K.	CK	108.06	000001812	09/02/2022	
5865	GAGEN, LEO S.	CK	83.81	000001813	09/02/2022	
5774	GOSSELIN, TODD A.	CK	183.34	000001814	09/02/2022	
5662	MUNOZ, BRENDIN C.	CK	262.01	000001815	09/02/2022	
5778	ROBBINS, PARIS L.	CK	183.01	000001816	09/02/2022	
5652	SERVICE, LORRELL S.	CK	188.59	000001817	09/02/2022	
4659	URBAN, ANDREA C.	CK	46.35	000001818	09/02/2022	
2242	VALLEY, BRIANA J.	CK	22.30	000001819	09/02/2022	
5839	DAVIS, LAUREN R.	CK	243.10	000001820	09/02/2022	
5753	ENGELS, LONDYN L.	CK	288.86	000001821	09/02/2022	
5843	HOULE, EMILY K.	CK	128.38	000001822	09/02/2022	
5858	SNYDER, EMILY L.	CK	90.13	000001823	09/02/2022	
5880	IZA, SEBASTIAN E.	CK	115.01	000001824	09/02/2022	
3452	LOZANO-HERNANDEZ, DE	CK	114.72	000001825	09/02/2022	
5895	CONTRERAS, CHRISTIE	CK	1,349.52	000001826	09/02/2022	

30 ** TOTAL CHECK(S) 14,930.16

** END OF REPORT - Generated by Steffi Soliman **

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220902

PAY PERIOD: 08/12/2022 TO 08/25/2022

CHECK DATE: 09/02/2022

DEDUCTION: 9980 DIRDEP\$1

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
3230	AAKER, NICOLA J	1016800	6800	588.00	0.00			
2412	AGRELLA, KEVIN T	5203502	3502	100.00	0.00			
2272	ALBERTSON, ERICK J	1013034	3034	100.00	0.00			
2474	ARAMBURU, DIEGO F	1012512	2512	5.00	0.00			
5070	BECK, LYDIA M	7407201	7200	300.00	0.00			
4015	BERNTSON, HOUSTON J	1012512	2512	1.23	0.00			
2654	BOGGS, TRAVIS J	1012512	2512	250.00	0.00			
5204	BRISTOL, MARC D	1012512	2512	1,200.00	0.00			
760	BRUKETTA, MELANIE	1010705	0705	1,500.00	0.00			
4542	BURT, CAMERON M	1012512	2512	50.00	0.00			
4678	CAREWICZ, SHELLI S	1013012	3012	50.00	0.00			
5086	CARILLO, JAIME	1012012	2012	1,000.00	0.00			
4240	CASSINELLI, JACQUELINE A	5700706	0706	700.00	0.00			
2690	CEBALLOS, MARICELA	1012017	2017	450.00	0.00			
4224	CHANEY, JOSHUA E	1012012	2012	300.00	0.00			
4599	CLARK, ROBIN M	1014300	4300	150.00	0.00			
4106	COOLEY, RICKY D	1013012	3012	2,000.00	0.00			
3631	COOPER, MATTHEW L	1012520	2520	100.00	0.00			
3285	CORTES, MAXINE	1014700	4700	135.00	0.00			
5390	CRUZ, ROBERTO A	2253026	3012	25.00	0.00			
4131	DANIELS, SHARON E	1012004	2005	250.00	0.00			
470	DAWLEY, DAVID	1010400	0400	250.00	0.00			
3200	DUQUE-JONES, CHARLINE A	1010300	0300	300.00	0.00			
2106	FELLOWS, ROBERT D	1013012	3012	400.00	0.00			
1507	FRY, CARL V	1012014	2005	2,400.00	0.00			
4540	GANGER, PAMALA A	1010701	0701	300.00	0.00			
1662	GARDNER, JASON A	1012512	2512	5.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	35.00	0.00			
2605	GONZALES, MELIAH H	1014700	4700	25.00	0.00			
4154	GREEN, COLE E	1012512	2512	500.00	0.00			
4786	GUTIERREZ, JESSE J	1012705	2705	50.00	0.00			
2782	HARNS, CHAD	1012512	2512	50.00	0.00			
3488	HERRING, ANNA C	1010500	0500	75.00	0.00			
358	HUCK, ELIZABETH A	1010300	0300	50.00	0.00			
3964	HUNT, BRENDA L	7607050	3005	500.00	0.00			
1474	HUNT, BRYON A	1012512	2512	20.00	0.00			
2842	JACKLETT, JAMES V	5103201	3201	100.00	0.00			
5269	JAMES, MARVIN R	1010400	3012	250.00	0.00			
1386	JENNINGS, TAMI D	1015055	5055	1,000.00	0.00			
5551	JOHNSON, MAIA	1010710	0710	300.00	0.00			
3560	KIPP, CHRISTINE V	7407200	7200	1,800.00	0.00			
4418	KIZER, JESSIE C	1012017	2017	50.00	0.00			
5161	KURLAND, ANA M	1016200	6200	30.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	25.00	0.00			
5045	LAZANEO, GALIN J	2563038	3201	100.00	0.00			
3017	LEE, KIPLAN M	1012014	2005	700.00	0.00			
3719	LOYOLA, ISRAEL S	1012012	2005	250.00	0.00			
1726	MARSHALL, ADA D	1015055	5055	30.00	0.00			
1763	MARTENSEN, MARIE E	1012011	2005	50.00	0.00			
5362	MARTINOVICH, CHRISTOPHER	2503035	3012	250.00	0.00			
2893	MENDOZA, BRIAN P	1012014	2005	650.00	0.00			
2994	MIHELIC, BRADLEY J	1012512	2512	10.00	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

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DEDUCTION: 9980 DIRDEP\$1

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4459	MUDGETT, ANGELA C	1012800	2800	1.00	0.00			
5145	MURRAY, RAY D	5103201	3201	1,000.00	0.00			
5140	PACHECO, CESAR R	1012012	2005	200.00	0.00			
4974	PETERSON, CASEY C	1012706	2706	700.00	0.00			
4543	PETERSON, CLAYTON T	1012512	2512	3.00	0.00			
3076	PETTY, CORY E	1012512	2512	5.00	0.00			
3834	PIER, CAMERON M	5103201	3702	275.00	0.00			
5680	PRESSWOOD, KRISTOPHER L	1014700	4700	150.00	0.00			
938	PRIMKA, JAMES W	1012004	2004	40.00	0.00			
4887	RATTI, ANIL K	5012525	2525	5.00	0.00			
5069	RENDINELLI, MARK A	5103201	3201	1,050.00	0.00			
5323	REYNOSO, JACK B	5012525	2525	600.00	0.00			
5473	RICE, RANDALL C	1013012	3012	150.00	0.00			
4238	ROBERTSON, ADAM C	5012525	2525	5.00	0.00			
5278	ROBINSON, DUSTIN M	5103201	3201	1,400.00	0.00			
1850	ROSENKOETTER, DAVID G	1013012	3012	450.00	0.00			
3146	RUIZ, HAZEL P	2756800	6800	20.00	0.00			
4603	RUTHERFORD, BRUCE D	5603025	3025	450.00	0.00			
2785	SAUNDERS, SAMUEL B	1012512	2512	500.00	0.00			
3678	SCHULZ, DARREN L	1013012	3012	500.00	0.00			
2315	SCOTT, JEFFREY A	1012014	2014	167.00	0.00			
4035	SHINE, NOLAN J	1012512	2512	900.00	0.00			
5314	SOLIMAN, STEFFI J	1010701	0701	50.00	0.00			
2278	SPEEGLE, DOUGLAS E	1012014	2005	100.00	0.00			
1000	TIEARNEY, JUSTIN C	2563038	3038	720.00	0.00			
2649	TINAJERO, MARTHA A	1014700	4700	500.00	0.00			
1551	TORRES, BRENDA L	1014700	4700	1,500.00	0.00			
5043	TOUPS, EMILY A	1010216	0216	150.00	0.00			
3461	TRIPP, KIMBERLY L	1012017	2005	50.00	0.00			
2613	TSCHETTER, MARTHA A	2752005	2005	200.00	0.00			
3219	TUCKER, MORGAN H	1012012	2012	325.00	0.00			
5130	VANBEUGE, BRENDON D	1012014	2005	100.00	0.00			
2663	WILDBLOOD, JASON A	1012014	2014	100.00	0.00			
RECORD COUNT: 85				TOTAL	32,175.23	0.00		

DEDUCTION: 9981 DIRECT DEPOSIT AMT 2

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4678	CAREWICZ, SHELLI S	1013012	3012	25.00	0.00			
2690	CEBALLOS, MARICELA	1012017	2017	500.00	0.00			
4599	CLARK, ROBIN M	1014300	4300	1,000.00	0.00			
4106	COOLEY, RICKY D	1013012	3012	700.00	0.00			
4131	DANIELS, SHARON E	1012004	2005	250.00	0.00			
3200	DUQUE-JONES, CHARLINE A	1010300	0300	50.00	0.00			
2106	FELLOWS, ROBERT D	1013012	3012	100.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	100.00	0.00			
2605	GONZALES, MELIAH H	1014700	4700	25.00	0.00			
1474	HUNT, BRYON A	1012512	2512	640.00	0.00			
2842	JACKLETT, JAMES V	5103201	3201	5.00	0.00			
1386	JENNINGS, TAMI D	1015055	5055	100.00	0.00			
3560	KIPP, CHRISTINE V	7407200	7200	500.00	0.00			

City of Carson City

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 DEDUCTION: 9981 DIRDEP\$2 LOC RANGE: ALL
 ORG RANGE:

CHECK DATE: 09/02/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
3075	NYBERG, KEVIN J	1012512	2512	1,100.00	0.00			
3076	PETTY, CORY E	1012512	2512	340.00	0.00			
4518	POTTEY, STEPHEN M	1013012	3012	1,924.07	0.00			
5473	RICE, RANDALL C	1013012	3012	150.00	0.00			
4603	RUTHERFORD, BRUCE D	5603025	3025	215.00	0.00			
4035	SHINE, NOLAN J	1012512	2512	1,600.00	0.00			
5314	SOLIMAN, STEFFI J	1010701	0701	100.00	0.00			
RECORD COUNT: 20				TOTAL	9,424.07	0.00		

DEDUCTION: 9982 DIRECT DEPOSIT AMT 3

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4678	CAREWICZ, SHELLI S	1013012	3012	200.00	0.00			
470	DAWLEY, DAVID	1010400	0400	200.00	0.00			
3200	DUQUE-JONES, CHARLINE A	1010300	0300	300.00	0.00			
2106	FELLOWS, ROBERT D	1013012	3012	1,500.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	2,000.00	0.00			
2605	GONZALES, MELIAH H	1014700	4700	250.00	0.00			
1474	HUNT, BRYON A	1012512	2512	920.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	100.00	0.00			
3076	PETTY, CORY E	1012512	2512	500.00	0.00			
4518	POTTEY, STEPHEN M	1013012	3012	72.54	0.00			
5473	RICE, RANDALL C	1013012	3012	150.00	0.00			
RECORD COUNT: 11				TOTAL	6,192.54	0.00		

DEDUCTION: 9983 DIRECT DEPOSIT AMT 4

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
470	DAWLEY, DAVID	1010400	0400	780.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	100.00	0.00			
3560	KIPP, CHRISTINE V	7407200	7200	25.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	100.00	0.00			
1731	MAYS, BRIAN M	1012012	2005	2,190.00	0.00			
4518	POTTEY, STEPHEN M	1013012	3012	436.00	0.00			
RECORD COUNT: 6				TOTAL	3,631.00	0.00		

DEDUCTION: 9984 DIRECT DEPOSIT AMT 5

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
470	DAWLEY, DAVID	1010400	0400	270.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	75.00	0.00			
RECORD COUNT: 2				TOTAL	345.00	0.00		

DEDUCTION: 9985 DIRECT DEPOSIT AMT 6

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
2593	GONZALES, DANIEL G	1012011	2005	25.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	25.00	0.00			

City of Carson City

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WARRANT: 220902

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DEDUCTION: 9985 DIRDEP\$6

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
RECORD COUNT:		2	TOTAL	50.00	0.00			

DEDUCTION: 9986 DIRECT DEPOSIT AMT 7

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
2593	GONZALES, DANIEL G	1012011	2005	6.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	800.00	0.00			
RECORD COUNT:		2	TOTAL	806.00	0.00			

DEDUCTION: 9990 DIRECT DEPOSIT PER 1

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
5148	ABLANG, SCOTT R	1016854	6800	1,235.87	0.00			
4548	BAILEY, RYAN R	1012512	2512	1,016.08	0.00			
4961	BARBER, FAITH M	2756574	6800	392.79	0.00			
5196	BURR, LUCAS P	1010500	0500	445.26	0.00			
4542	BURT, CAMERON M	1012512	2512	1,510.39	0.00			
4279	COOK, CRAIG A	1012512	2512	218.58	0.00			
5714	CRUZ-FLORES, HECTOR	5603025	3025	214.91	0.00			
5695	EARL, DEVIN R	1014700	4700	2,110.70	0.00			
5489	FARRIS, MITCHELL D	1012512	2512	614.36	0.00			
2780	FRIEDLANDER, JEFFREY M	1012512	2512	36.76	0.00			
2396	GOMES, DANIEL A	1012012	2005	3,109.76	0.00			
2593	GONZALES, DANIEL G	1012011	2005	16.87	0.00			
2605	GONZALES, MELIAH H	1014700	4700	404.73	0.00			
5463	HASKELL, NICHOLAS S	1015055	5055	71.67	0.00			
5090	HUMMEL, ANDREW M	5103201	3201	3,132.37	0.00			
3646	JAMES, EDWIN D	7607050	3005	533.75	0.00			
5803	KEY, MICHAEL T	5603055	3201	167.73	0.00			
4871	LAWRENCE, ELIZABETH	2752800	2800	145.75	0.00			
5420	MORELLI, ELIZABETH R	1013904	3904	699.91	0.00			
4699	PEEK, CODY R	1012800	2800	131.18	0.00			
5587	PETERSON, BRYCE M	1015055	5055	235.21	0.00			
4778	QUEZADA, CAMERON M	2563038	3038	138.58	0.00			
5517	RICHARDS, GREGORY T	1012512	2512	1,893.08	0.00			
4915	SHAFFER, MICHAEL A	1013904	3025	275.23	0.00			
4785	SLAMON, SEAN P	1012505	2505	1,319.89	0.00			
RECORD COUNT:		25	TOTAL	20,071.41	0.00			

DEDUCTION: 9991 DIRECT DEPOSIT PER 2

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4279	COOK, CRAIG A	1012512	2512	2,904.06	0.00			
2780	FRIEDLANDER, JEFFREY M	1012512	2512	3,639.17	0.00			
2396	GOMES, DANIEL A	1012012	2005	548.78	0.00			
2593	GONZALES, DANIEL G	1012011	2005	1,670.16	0.00			
2605	GONZALES, MELIAH H	1014700	4700	2,293.45	0.00			
5090	HUMMEL, ANDREW M	5103201	3201	1,342.45	0.00			
3646	JAMES, EDWIN D	7607050	3005	3,914.17	0.00			

City of Carson City

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 DEDUCTION: 9991 DIRDEP%2 LOC RANGE: ALL
 ORG RANGE:

CHECK DATE: 09/02/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4871	LAWRENCE, ELIZABETH	2752800	2800	1,311.72	0.00			
4699	PEEK, CODY R	1012800	2800	2,492.33	0.00			
4778	QUEZADA, CAMERON M	2563038	3038	1,247.24	0.00			
4785	SLAMON, SEAN P	1012505	2505	3,959.66	0.00			
1559	WHEELER, HARRY W	1012800	2800	0.00	0.00			
RECORD COUNT: 12 TOTAL				25,323.19	0.00			

DEDUCTION: 9999 DIRECT DEPOSIT NET

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
3230	AAKER, NICOLA J	1016800	6800	3,730.04	0.00			
5674	ABELLA, FRANK K	1010710	0710	4,539.04	0.00			
5148	ABLANG, SCOTT R	1016854	6800	665.47	0.00			
2612	ACOSTA, SALVADOR	1012014	2014	3,395.28	0.00			
5570	ADAMS, JOSHUA N	2752505	2505	1,478.95	0.00			
2007	ADAMS, KIMBERLY D	1010400	0400	2,694.96	0.00			
2412	AGRELLA, KEVIN T	5203502	3502	2,236.71	0.00			
4982	AKERS, CAROLINA E	1010620	0720	2,588.00	0.00			
5395	ALBARRAN-LOZANO, MIGUEL A	1012705	2705	2,519.93	0.00			
2272	ALBERTSON, ERICK J	1013034	3034	2,242.72	0.00			
5568	ALCANTAR, ALEXANDER S	1010710	0710	2,069.19	0.00			
3338	ALEGRIA, VANESSA C	1014700	4700	2,004.37	0.00			
4120	ALLEN, KATHLEEN A	1013012	3012	2,115.32	0.00			
4552	ALLEN, VICKI-DAWN R	1012705	2705	1,830.20	0.00			
5745	ALVAREZ-ORTEGA, MIGUEL I	1013034	3034	1,399.14	0.00			
1581	AMUNDSON, ROBERT C	2563038	3038	1,809.99	0.00			
3937	ANDERSON, DARREN S	1013012	3012	3,484.95	0.00			
4442	ANDERSON, WILLIAM D	1015012	5012	1,375.88	0.00			
2250	ANNETT, ALLEN J	1013904	3904	2,892.75	0.00			
2474	ARAMBURU, DIEGO F	1012512	2512	3,248.49	0.00			
5488	ARDINGER, ROBERT J	5012525	2525	2,457.08	0.00			
5064	ARGUST, RYAN F	5203502	3502	1,870.47	0.00			
3931	ARMSTRONG, THOMAS R	1014700	4700	4,921.68	0.00			
5696	ARNOLD, WENDY J	1015005	5005	419.32	0.00			
5584	ARRENDALE, JESSICA D	1010710	0710	1,595.99	0.00			
5266	ARRISON, CHRISTOPHER R	1012012	2005	2,607.25	0.00			
4872	ARTAM, NICHOLAS	1015012	5059	1,931.68	0.00			
2946	ASHLEY, FRANCES M	2756800	6800	1,975.01	0.00			
2668	ATTASHIAN, RAFFI P	1012512	2512	2,729.33	0.00			
2097	AUNKST, MIA G	1015055	5055	251.38	0.00			
4598	AURAND, DAVID P	1012505	2505	2,714.18	0.00			
4244	BACA, REGINA M	1012800	2800	2,345.93	0.00			
4433	BAGWELL, LORRAINE H	1010100	0100	1,368.85	0.00			
4548	BAILEY, RYAN R	1012512	2512	1,524.13	0.00			
4134	BANISTER, ALI M	1012705	2705	4,577.37	0.00			
5329	BARAJAS, SINDY	1014700	4700	1,546.29	0.00			
4961	BARBER, FAITH M	2756574	6800	1,178.35	0.00			
3868	BARLOW, JUDY L	1016800	6800	3,020.82	0.00			
4579	BARNETT, KEITH A	1010710	0710	757.18	0.00			
5341	BATEMAN, DAWN E	1015057	5057	350.79	0.00			
2611	BAUER, DENISE M	1012017	2005	5,148.25	0.00			

City of Carson City

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 DEDUCTION: 9999 DIRECT DEP LOC RANGE: ALL
 ORG RANGE:

CHECK DATE: 09/02/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4790	BAUGH, MICHELE H	1012705	2705	2,821.71	0.00			
5686	BAUMANN, BRITTNEY C	2086550	2005	2,483.83	0.00			
5671	BAXTER, GARRET R	2563038	3038	1,543.62	0.00			
5076	BEAUDETTE, CAITLIN M	1015056	5056	1,552.49	0.00			
5070	BECK, LYDIA M	7407201	7200	1,593.38	0.00			
5690	BELLUSA, STEPHANIE A	1012705	2705	2,873.69	0.00			
5379	BENNETT, COLE G	1015055	5055	74.51	0.00			
5872	BENSON, DARCY J	1014700	4700	1,765.94	0.00			
5810	BENSON, JAMES F	1012515	2515	312.99	0.00			
4309	BENSON, KIRT A	1013034	3034	2,623.19	0.00			
3442	BERGENHEIER, ELAINE	1016800	6800	1,998.52	0.00			
4788	BERGGREN, GREGG E	2545047	5047	1,502.37	0.00			
4015	BERNTSON, HOUSTON J	1012512	2512	3,294.52	0.00			
2877	BIASOTTI, ANDREW J	1013034	3034	2,649.18	0.00			
3025	BINDLEY, BRETT J	1012014	2014	4,897.39	0.00			
4546	BINDLEY, CODY D	1012012	2005	2,770.35	0.00			
4249	BLATNICK, KYLE J	1013904	3904	1,696.14	0.00			
5261	BOBBITT, ALEXANDRA D	1012800	2800	1,086.48	0.00			
5258	BOEHME, JOSHUA L	2563038	3038	1,731.96	0.00			
3274	BOGGAN, JAMES T	1012014	2014	3,509.18	0.00			
3220	BOGGAN, JESSICA A	1014700	4700	2,438.36	0.00			
2654	BOGGS, TRAVIS J	1012512	2512	8,439.49	0.00			
5782	BOHEMIER, ALAN S	2503040	3012	2,440.19	0.00			
1724	BOOTH, JOSEPH D	2563038	3038	2,258.23	0.00			
956	BOOTHE, DUSTIN	1016800	6800	3,079.54	0.00			
5461	BORINO, BRYSON D	1012512	2512	2,269.58	0.00			
5271	BORN, AUBREY M	1012017	2005	2,158.59	0.00			
3923	BOTTINO, WARREN J	2151500	1500	2,440.26	0.00			
5789	BOWMAN, FAITH L	1015057	5057	43.70	0.00			
4955	BOYER, CHRISTOPHER F	1012512	2512	5,363.23	0.00			
4779	BOYER, LYNDESEY J	2545047	5047	2,278.70	0.00			
1095	BRADSHAW, JEFF R	5103201	3201	2,092.06	0.00			
5468	BRAGDON, ZACHARY E	7407201	7200	1,457.69	0.00			
5106	BRANDON, KELLY E	1010500	0500	2,922.14	0.00			
4993	BRANINBURG, MARILYN A	1012005	2005	667.21	0.00			
3444	BRANTINGHAM, MELANIE	1010500	0500	4,078.04	0.00			
2805	BREHM, NATHAN E	1012012	2005	3,461.58	0.00			
5204	BRISTOL, MARC D	1012512	2512	1,509.12	0.00			
5321	BROWN, ANDREA L	1012512	2512	2,471.41	0.00			
5783	BROWN, BARBARA G	1012004	2004	473.46	0.00			
4186	BROWN, JACK B	2563038	3038	1,573.59	0.00			
5333	BROWN, RANDALL E	1012800	2800	528.89	0.00			
760	BRUKETTA, MELANIE	1010705	0705	3,616.49	0.00			
4799	BRUNO, JOE A	1012004	2005	546.30	0.00			
4661	BUDGE, JENNIFER H	1015005	5005	5,099.77	0.00			
2948	BUENO, JASON J	1012012	2005	3,078.06	0.00			
4924	BURNHAM, JOHN R	1015012	5012	1,812.61	0.00			
3773	BURNHAM, TERENCE O	1012014	2005	3,209.93	0.00			
5383	BURNS, JOSHUA R	1012013	2013	1,326.57	0.00			
5196	BURR, LUCAS P	1010500	0500	1,781.02	0.00			
5809	BURROWS, BRITTANY A	1013012	3012	1,296.51	0.00			
4542	BURT, CAMERON M	1012512	2512	1,510.39	0.00			

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4882	BURTON, HEATH D	5012525	2525	2,708.80	0.00			
5717	BURTRAW, DEMPSEY R	1010710	0710	2,444.67	0.00			
5750	BUSTOS, REBECCA D	2503035	3012	2,025.60	0.00			
5775	BYRNE, BRYAN J	2503035	3012	3,102.27	0.00			
5121	CAMACHO REYES, MIGUEL A	1010216	0216	2,396.56	0.00			
3466	CANNE, MICHAEL A	1012705	2705	687.43	0.00			
4678	CAREWICZ, SHELLI S	1013012	3012	1,493.63	0.00			
5086	CARILLO, JAIME	1012012	2012	1,602.55	0.00			
5571	CARLSON, JOHN T	2752505	2505	2,128.37	0.00			
2890	CARTER, JOSH J	1012014	2005	3,372.97	0.00			
5407	CASAREZ, SALVADOR N	5103201	3201	1,902.12	0.00			
5092	CASCI, FELECIA M	1010500	0500	2,052.29	0.00			
4240	CASSINELLI, JACQUELINE A	5700706	0706	1,135.08	0.00			
5066	CASTANEDA, VICTOR M	1012014	2005	2,554.06	0.00			
4263	CASTILLO-SALAZAR, STEVE	2563038	3038	1,486.00	0.00			
3333	CATLETT, JEFF W	2563038	3038	1,791.20	0.00			
2690	CEBALLOS, MARICELA	1012017	2017	2,362.41	0.00			
5709	CHALK, PAUL M	1016800	6800	1,954.11	0.00			
3728	CHANDLER, VICTORIA J	1016800	6800	1,410.29	0.00			
5448	CHANEY, DANIEL S	1012515	2515	108.36	0.00			
4224	CHANEY, JOSHUA E	1012012	2012	2,740.06	0.00			
4733	CHANEY, TEDDY L	2563038	3038	1,754.39	0.00			
2340	CHAPMAN, SCOTT M	1015060	5060	2,525.03	0.00			
5008	CHASE, JANET E	1015055	5055	328.48	0.00			
5298	CHRIST, JUSTIN A	2563038	3038	1,491.61	0.00			
3985	CHURCHWARD, JENNIFER A	1013012	3201	1,494.15	0.00			
4883	CLAMAN, JUSTIN B	5012525	2525	2,576.84	0.00			
4599	CLARK, ROBIN M	1014300	4300	525.59	0.00			
1661	COLATORTI, JAMES P	1012512	2512	4,672.09	0.00			
5315	COLEGROVE, PATRICK T	1016200	6200	4,414.07	0.00			
5532	COLEMAN, CRAIG R	1013034	3034	1,377.01	0.00			
3272	COLLAZO, URIEL	1012014	2014	3,351.61	0.00			
3551	COLLIER, AARON S	5203502	3502	2,203.43	0.00			
5822	COLONICA, JOHN T	1015055	5055	371.92	0.00			
5562	CONNORS, TIMOTHY P	1015059	5059	574.65	0.00			
5895	CONTRERAS, CHRISTIE A	2086550	6800	0.00	0.00			
4106	COOLEY, RICKY D	1013012	3012	1,094.04	0.00			
2815	COOPER, CRISTAL A	1014700	4700	2,186.49	0.00			
3631	COOPER, MATTHEW L	1012520	2520	3,121.43	0.00			
3878	CORBIT, JUNE K	2756800	6800	1,022.35	0.00			
5320	CORBRIDGE, NICHOLAS L	1012800	2800	1,469.90	0.00			
3285	CORTES, MAXINE	1014700	4700	4,927.40	0.00			
4929	CORTES, VANESSA A	1012706	2706	1,839.92	0.00			
5402	COSSEL, CASSANDRA N	1012017	2017	1,865.19	0.00			
4582	COSTELLO, JOHN J	2545047	5047	2,229.86	0.00			
862	COX, GEORGE	5103201	3702	2,140.30	0.00			
4884	COX, MICHAEL R	1012512	2525	2,974.59	0.00			
4775	CRAVEY, WILLIAM M	1010710	0710	2,324.62	0.00			
3961	CRAWFORD, SUZANNE M	1010500	0500	2,956.76	0.00			
5467	CROWLEY, JOSEPH J	2545012	5012	1,272.69	0.00			
4664	CRUZ, DANTE H	1015060	5060	797.37	0.00			
5390	CRUZ, ROBERTO A	2253026	3012	2,064.64	0.00			

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5714	CRUZ-FLORES, HECTOR	5603025	3025	1,934.17	0.00			
4768	CUSTIS, MARK R	1015055	5055	150.56	0.00			
1301	DANEN, JASON T	5012525	2525	4,799.92	0.00			
2435	DANIEL, TAWNYA S	1014700	4700	2,865.27	0.00			
4131	DANIELS, SHARON E	1012004	2005	1,962.05	0.00			
2882	DANTZLER, FRANCES C	1012706	2706	2,545.42	0.00			
5506	DAVIS, DENISE L	1010710	0710	830.38	0.00			
85	DAVIS, KURT E	1012800	2800	440.99	0.00			
470	DAWLEY, DAVID	1010400	0400	975.47	0.00			
5712	DAWSON, CHRISTIAN D	1012014	2014	2,145.05	0.00			
5244	DEFALCO, RYAN B	1015060	5060	686.03	0.00			
5772	DEFURIO, LISA M	1010500	0500	1,460.25	0.00			
5289	DELANEY, NATHAN J	1015012	5012	1,270.67	0.00			
5377	DELANEY, PAMELA A	1014700	4700	387.89	0.00			
5804	DELUCA, BREANNA	1015055	5055	83.81	0.00			
2487	DEVERAUX, SHANE D	1013034	3034	1,713.54	0.00			
5891	DEVINE, IAN W	1010710	0710	0.00	0.00			
5670	DEWITT, CHARLES B	5203502	3502	2,224.30	0.00			
5397	DI FEDE, AMBER E	1012017	2017	1,905.52	0.00			
3218	DICKEY, JESSICA M	1012012	2005	2,524.03	0.00			
5878	DOMINGUEZ, MARKOZ M	2545047	5047	1,313.99	0.00			
4159	DORAN, JOHN P	1015012	5012	1,846.51	0.00			
4911	DOUGHTY, SANDRA	1010217	0217	2,393.46	0.00			
1500	DOYAL, BRIAN A	1013012	3012	2,343.43	0.00			
3102	DRAKE, LINDA R	1010213	0213	2,451.68	0.00			
4890	DREWS, CASEY A	5251414	2515	3,170.67	0.00			
3651	DREWS, CODY J	1014700	4700	3,028.41	0.00			
4873	DUNAS-ESTRELLA, ISRAEL	1015012	5012	1,485.72	0.00			
5184	DUNCAN, LORI	1012505	2505	471.59	0.00			
3200	DUQUE-JONES, CHARLINE A	1010300	0300	1,233.27	0.00			
5381	DURAN, JAZLYN V	1015057	5057	663.95	0.00			
5193	DUREN, SAMANTHA J	1012014	2014	1,441.71	0.00			
5863	DUTTON, RACHEL N	1012017	2017	1,610.72	0.00			
5075	DZYAK, JAKOB A	1012013	2005	482.99	0.00			
5695	EARL, DEVIN R	1014700	4700	703.57	0.00			
4761	EARP, DANIEL J	1015057	5057	3,651.99	0.00			
5438	EDENS, JORDAN L	1010710	0710	1,695.00	0.00			
4210	EGGERT, CHERYL A	1010212	0213	2,165.68	0.00			
3130	EISNER, DAVID F	5103201	3702	1,634.55	0.00			
5565	EISSINGER, LAUREN E	1012014	2014	1,835.89	0.00			
4362	ELDER, BRIAN W	1013012	3012	2,822.70	0.00			
3570	ENGELS, ERIC B	2563038	3038	2,974.92	0.00			
5870	ENTNER, LORRAINE K	2503040	3012	178.01	0.00			
4936	ENTZ, MICHELLE R	1012706	2706	1,744.48	0.00			
5303	ESCALANTE, ELSIE M	1014700	4700	374.76	0.00			
4869	ESPINO, KYLE	1012012	2005	3,246.17	0.00			
4812	ESPINOZA, RAQUEL N	1010500	0500	1,609.97	0.00			
5883	ESSIG, SAMANTHA R	2545047	5047	2,071.27	0.00			
5455	ESTES, JACOB M	5103201	3702	1,969.94	0.00			
2829	ESTES, JAMES M	5203502	3502	2,910.07	0.00			
4840	ETCHEGARAY, DYLAN T	1012012	2005	2,170.98	0.00			
5322	EVANS, THOMAS G	5012525	2512	2,584.49	0.00			

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4225	EVANSON, RACHAEL N	1010600	0600	1,840.11	0.00			
5879	FALL, DJIBRIL	1016200	3034	546.30	0.00			
5489	FARRIS, MITCHELL D	1012512	2512	2,457.43	0.00			
5856	FELIPE-HERNANDEZ, MIGUEL	1012014	2014	1,924.56	0.00			
4388	FELIX, RYAN J	1012705	2705	2,952.95	0.00			
2106	FELLOWS, ROBERT D	1013012	3012	513.84	0.00			
5675	FENCL, AMANDA J	1010701	0701	1,522.42	0.00			
5050	FERRIS, HEATHER M	1011425	1425	3,780.53	0.00			
511	FISCHER, CARIN	1014700	4700	3,576.10	0.00			
4841	FOERSCHLER, CHARLENE	1012014	2005	3,579.52	0.00			
5825	FONSECA DELGADILLO, MOISE	1012012	2012	2,006.59	0.00			
5292	FOUTZ, MYLES L	1012012	2012	2,489.22	0.00			
2680	FRANZ, CHRISTINE M	1014700	4700	2,612.40	0.00			
5234	FRAZER, JACOB B	1015055	5055	167.42	0.00			
4774	FREEMAN, JEANNE M	2756800	6800	2,824.06	0.00			
5061	FREEMAN, JEFFREY A	1013012	3012	3,518.86	0.00			
4605	FREEMAN, MICHAEL P	1015055	5055	2,573.32	0.00			
5707	FRESHMAN, RAECHEL E	2756800	6800	742.65	0.00			
5389	FRIEND, MICHAEL P	1013012	3012	3,284.83	0.00			
1507	FRY, CARL V	1012014	2005	929.54	0.00			
4623	FRYER, SHANE E	7607050	3005	2,293.50	0.00			
2781	FUHRMAN, DANIEL D	1012512	2512	2,396.10	0.00			
2458	FURLONG, KENNETH T	1012004	2005	4,034.63	0.00			
5828	GAFFORD, MARY J	1012017	2017	1,590.49	0.00			
3718	GALAS, VERONICA M	2756800	6800	1,683.94	0.00			
5719	GAMER, SYDNEY L	1016800	6800	1,613.15	0.00			
4540	GANGER, PAMALA A	1010701	0701	3,067.99	0.00			
4590	GARCIA, JEREMY N	1012014	2005	2,538.38	0.00			
4696	GARCIA, MICHELE A	1010217	0217	1,410.02	0.00			
4551	GARCIA, NICOLAS R	1012512	2512	2,588.52	0.00			
3453	GARCIA GONZALEZ, MARIA LO	1012706	2706	2,952.85	0.00			
5739	GARCIA OTERO, LAURA E	1016800	6800	1,390.52	0.00			
1662	GARDNER, JASON A	1012512	2512	2,715.59	0.00			
5547	GARDNER, MARK S	7607050	3005	78.61	0.00			
2372	GAULT, JASON A	1012012	2005	2,979.39	0.00			
5781	GAUNT, DANIEL D	1012800	2800	2,535.45	0.00			
5079	GAVRIC, MIRJANA	1010701	0701	2,825.16	0.00			
4512	GETZ, STEVEN W	1013034	3034	1,760.67	0.00			
4414	GIBB, BRENDON M	1016853	6800	2,222.60	0.00			
5813	GIBSON, HEATH D	1015012	5012	1,104.82	0.00			
4125	GIBSON, MICHAEL D	2752005	2005	2,528.02	0.00			
5111	GIOMI, JOHN C	1010217	0217	3,070.43	0.00			
145	GIOMI, ROBERT S	1010100	0100	822.09	0.00			
5614	GOBERT, JOSEPH A	5203502	3502	6,700.00	0.00			
5814	GOETZ, ALLISON A	1010300	0300	248.56	0.00			
5823	GOETZ, ROCKY D	1012012	2012	2,489.64	0.00			
5104	GOMEZ, EMMA	1012520	2520	1,642.14	0.00			
5609	GOMEZ, JAYDEN O	1015060	5060	259.49	0.00			
5787	GONZALES, CHRISTOPHER A	1013012	3012	2,527.15	0.00			
4755	GONZALES, DANIEL B	1015054	3034	270.30	0.00			
5293	GOODNIGHT, DILLON M	6027505	5012	1,063.74	0.00			
5615	GOODWIN, EMILY E	1015057	5057	221.96	0.00			

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2283	GOWER, MITCHELL A	1013904	3904	1,762.13	0.00			
4749	GRANATA, LIZZETH	1012011	2011	2,324.97	0.00			
4570	GRAVES, JENNIFER C	1012005	2005	2,050.39	0.00			
4697	GREB, RYAN M	1012012	2005	3,908.22	0.00			
4154	GREEN, COLE E	1012512	2512	1,928.14	0.00			
5694	GREEN, JEREMIAH A	1012012	2012	2,366.60	0.00			
5516	GREEN, KENNETH C	2752505	2545	2,264.53	0.00			
4727	GREENE, ALISON K	1015060	5060	175.33	0.00			
5679	GREENLAW, BRIANNA R	1013012	3012	2,609.27	0.00			
3973	GREGG, ANA C	1016800	6800	1,393.53	0.00			
4858	GRIFFITTS, WILLIA P	1015012	5012	1,734.57	0.00			
5893	GRIGGS, VALERIE R	5700706	0705	0.00	0.00			
5502	GROTH, GARY R	2752505	2505	2,236.73	0.00			
1613	GRUNDY, TOM B	5203502	3502	3,281.01	0.00			
788	GUIMONT, ROBERT	1012800	2800	1,375.70	0.00			
4786	GUTIERREZ, JESSE J	1012705	2705	3,388.90	0.00			
836	GUTIERREZ, MARIBEL	1014300	4300	2,743.05	0.00			
3143	HALE, KELLY A	5203502	3201	3,003.77	0.00			
5793	HALE, SHANE J	2752505	2530	2,348.13	0.00			
5886	HARDEMAN-SWINDLE, NICOLE	1010500	0500	1,471.09	0.00			
3176	HARDGRAVE, ALBERT W	1015055	5055	1,180.06	0.00			
5592	HARDIMAN, ATHENA D	1011425	1425	385.38	0.00			
5543	HARE, COREY E	5203502	3502	1,625.19	0.00			
4804	HARJES, SHANNON P	2563038	3038	1,772.74	0.00			
1973	HARKLEROAD, JULIE C	1014700	4700	2,723.63	0.00			
2782	HARNS, CHAD	1012512	2512	3,657.60	0.00			
5784	HARRIS, CANDICE-SEREEN M	1015057	5057	335.34	0.00			
5702	HARRIS, TYLER W	1015060	5060	57.36	0.00			
5711	HARRISON, CAROL E	2086550	2014	1,526.67	0.00			
4202	HARVEY, KANDIS A	1016800	6800	2,137.29	0.00			
5611	HARWART, DONALD A	1013012	3012	1,534.43	0.00			
5151	HASKELL, NATALIE R	1015055	5055	83.82	0.00			
5463	HASKELL, NICHOLAS S	1015055	5055	286.70	0.00			
5147	HASLEM, TRAVIS J	1010400	0400	1,743.70	0.00			
1971	HATLEY, SAMUEL I	1012011	2005	3,067.28	0.00			
226	HEATH, CATHERINE	1012004	2005	287.70	0.00			
4568	HENNEBERGER, DANIEL G	2752005	2005	3,269.94	0.00			
5299	HERBERT, JUSTIN T	5603025	3025	1,831.77	0.00			
3488	HERRING, ANNA C	1010500	0500	1,583.01	0.00			
5401	HEWLETT, KENNETH C	1012800	2800	300.62	0.00			
5300	HICKS, DWIGHT M	2563038	3038	1,694.76	0.00			
5327	HICKS, EMILY E	1010500	0500	1,438.89	0.00			
4735	HICKS, KOLBY B	1012011	2005	3,012.88	0.00			
4628	HICKS, STEPHANIE A	1010600	0600	5,712.14	0.00			
1264	HIGGINS, JOLIE C	1014700	4700	3,039.91	0.00			
5153	HIGGINS, NICHOLAS B	1014700	4700	1,503.66	0.00			
4767	HILL, ANTOINETTE F	5305067	5067	451.61	0.00			
5705	HILLIS, KIANA S	1015060	5060	300.46	0.00			
5387	HILLS, KENDRA L	1016800	6800	685.39	0.00			
5726	HINDLE, DURWARD J III	7607050	3005	78.61	0.00			
4447	HINOJOSA, EDGAR L	5603025	3025	2,401.33	0.00			
3319	HITCH, JOHN R	1012014	2005	3,302.04	0.00			

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4419	HOELZEN, DANIELLE N	1010300	0300	1,390.18	0.00			
262	HOGEN, RORY A	5251414	3012	651.79	0.00			
5665	HOLLAND, DUSTIN J	5012525	2525	1,326.62	0.00			
3969	HOLLAND, SHELLEY L	5012525	2525	544.27	0.00			
4059	HOLLOWAY, MARGARET	1016800	6800	2,682.00	0.00			
5495	HOLM, ANDREW C	5012525	2525	2,603.05	0.00			
5848	HOLST, BAILEY J	1015057	5057	35.50	0.00			
4904	HOLT, JOY N	1016200	6200	3,145.41	0.00			
5313	HOMER, ZACHARY D	5603025	3025	1,831.77	0.00			
5354	HOPPER, ERIK A	5012525	2525	2,710.03	0.00			
5016	HORN, TIMOTHY D	1015060	5060	715.75	0.00			
2298	HORTON, JESSE C	1012512	2512	3,343.51	0.00			
2152	HORTON, MICAH S	1012512	2512	6,011.22	0.00			
3465	HOTALING, SALVANETTE O	1016800	6800	2,850.37	0.00			
245	HOUSTON, ROBIN M	1010216	0216	117.96	0.00			
5337	HOWARD, DANIELLE A	1010212	0212	1,470.58	0.00			
358	HUCK, ELIZABETH A	1010300	0300	3,122.96	0.00			
5738	HUERTA, MARCO A JR	5012537	2537	1,228.52	0.00			
4027	HUGHES, WILLIAM A	1012706	2706	2,548.96	0.00			
3964	HUNT, BRENDA L	7607050	3005	1,845.54	0.00			
1474	HUNT, BRYON A	1012512	2512	1,807.19	0.00			
2385	INGRAM, JACK H	2563038	3038	1,005.53	0.00			
4437	INMAN, BRETTE D	1016800	6800	2,590.61	0.00			
3216	IRWIN, MARK A	5103201	3201	2,321.04	0.00			
5880	IZA, SEBASTIAN E	1015060	5060	0.00	0.00			
5869	IZQUIERDO, ROBYN E	1013012	3012	1,325.29	0.00			
2842	JACKLETT, JAMES V	5103201	3201	3,486.51	0.00			
4514	JACKSON, ERIN M	1012705	2705	3,753.98	0.00			
5801	JACKSON, TRE A	5012537	2537	499.40	0.00			
4243	JALKSON, CHRISTOPHER G	1012705	2705	2,003.16	0.00			
5269	JAMES, MARVIN R	1010400	3012	1,668.63	0.00			
1386	JENNINGS, TAMI D	1015055	5055	1,395.91	0.00			
4428	JERAULD, MICHAEL C	1012012	2005	2,131.32	0.00			
4643	JESSE, TYLER H	1013012	3012	2,872.07	0.00			
5630	JEZEK, LINCOLN C	1015057	5057	54.07	0.00			
5588	JILK, JONATHAN M	2752505	2545	1,746.12	0.00			
5144	JOHANSEN, MISTY A	1012013	2005	1,396.98	0.00			
5039	JOHNSON, BENJAMIN R	1010500	0500	3,599.48	0.00			
5551	JOHNSON, MAIA	1010710	0710	2,321.88	0.00			
2623	JOHNSON, SARAH L	1012017	2017	2,058.82	0.00			
5589	JONES, CHRISTOPHER T	1013904	3904	1,862.24	0.00			
3099	JONES, DANIEL L	1012012	2005	2,704.92	0.00			
3833	JONES, DILLON C	1013904	3904	2,195.93	0.00			
5877	JONES, RICHARD A JR	1013904	3904	1,351.27	0.00			
5758	JONES, TIMOTHY K	1011425	1425	704.21	0.00			
5521	JONES, WARD S	1010100	0100	962.03	0.00			
5885	JOSEPH, JULIE N	1014700	4700	2,280.01	0.00			
4597	KAHABKA, HEATHER D	2756800	6800	1,358.05	0.00			
4094	KASTENS, DANIEL D	1015012	5012	2,388.71	0.00			
5691	KAUBLE, ANDREW K	1010710	0710	3,514.05	0.00			
5604	KAUFMAN, KHALEEL W	1015060	5060	305.93	0.00			
5527	KEENNON, DOUGLAS A	1012014	2014	2,433.05	0.00			

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EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
3518	KELLY, SHADOW L	5203502	3502	1,941.80	0.00			
3755	KEPLER, DERRICK D	2752005	2005	2,031.53	0.00			
5640	KERR, EVAN W	5103201	3201	2,189.53	0.00			
5083	KERVER, TYLER J	1015012	5012	1,517.58	0.00			
5803	KEY, MICHAEL T	5603055	3201	3,186.94	0.00			
5480	KIEL, NATALIE S	1011430	1425	660.54	0.00			
5372	KINDORF, HARRY R	1015055	5055	97.67	0.00			
4522	KING, JON G	2563038	3038	2,005.65	0.00			
3560	KIPP, CHRISTINE V	7407200	7200	343.96	0.00			
4418	KIZER, JESSIE C	1012017	2017	1,952.59	0.00			
2878	KLUG, ERIC M	1015056	5056	1,938.11	0.00			
4617	KLUG, KRISTIN J	1016200	6200	1,419.36	0.00			
5114	KNIGHT, ROBERT A	5012537	2537	1,684.47	0.00			
4932	KOHBARGER, WILLIAM A	1011425	1425	2,186.07	0.00			
4763	KOHLER, JESSE W	1012512	2512	2,771.92	0.00			
5128	KOVAL, ANDREW B	1013034	3034	1,560.41	0.00			
4867	KRANTZ, GREGORY A	5603055	3201	3,507.83	0.00			
5747	KUKONU, KEAOLOHINANI S	1016200	6200	327.78	0.00			
5669	KULESZA, KAREN J	1013012	3012	2,209.50	0.00			
5161	KURLAND, ANA M	1016200	6200	2,122.62	0.00			
5881	LA BELLA, JOSHUA P	1014700	4700	2,280.01	0.00			
350	LAAKER, JOHN J JR	2563038	3038	1,865.99	0.00			
5742	LABATE, JOHN A	2563038	3201	3,150.08	0.00			
4931	LACHEW, JAMES F	1012012	2005	2,900.02	0.00			
5227	LAFOLLETTE, AMBER M	1010300	0300	2,040.49	0.00			
5807	LAHAIR, KELLY J	1015012	5012	1,118.35	0.00			
4602	LAMBERT, BART A	1012800	2800	3,422.97	0.00			
5657	LAMUSAO, FRANKLIN Q	1015012	5012	1,228.60	0.00			
5439	LANE, JOANMARIE G	1012706	2706	486.85	0.00			
5762	LANE, MORIAH R	1014700	4700	1,382.09	0.00			
5476	LANGSTAFF, JOSEPH R	1015012	5012	1,117.76	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	2,397.45	0.00			
5477	LARSON, CRAIG A	1013034	3034	2,072.06	0.00			
5771	LARSON, DEBORAH R	1010500	0500	309.57	0.00			
1784	LAWLOR, LINDA L	1012705	2705	4,028.85	0.00			
5045	LAZANEO, GALIN J	2563038	3201	2,491.40	0.00			
4365	LEAGUE, TYSON D	1010500	0500	3,299.91	0.00			
5664	LEBLANC, ARENE J	1015055	5055	168.04	0.00			
5159	LECK, AUSTIN M	1012512	2512	2,629.56	0.00			
5093	LEDEZMA RUBIO, AZUCENA	1016800	6800	1,633.35	0.00			
3017	LEE, KIPLAN M	1012014	2005	1,815.96	0.00			
3036	LEET, KAREN L	1013012	3012	3,000.48	0.00			
5849	LEPORE, ANTHONY R	1012014	2014	2,020.10	0.00			
5672	LEWIS, JERRED S	5053702	3038	1,393.05	0.00			
5697	LEWIS, ROBERT D	5103201	3702	1,299.09	0.00			
4684	LIEBESPECK, PATTI A	1015005	5005	2,287.04	0.00			
5815	LINDSAY, CHRISTIAN L	2752505	2545	1,043.86	0.00			
2783	LINSCOTT, JEFF F	1012512	2512	2,312.71	0.00			
3926	LIVESAY, APRIL G	1015005	5005	1,685.53	0.00			
4544	LOBATO MELGAREJO, CRISTIN	1014300	4300	1,704.42	0.00			
3512	LOCATELLI, RONALD G	1012014	2005	2,168.94	0.00			
5875	LOHMAN, KARLI S	1012013	2013	1,284.19	0.00			

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952	LOPEZ, JULIO A	1014300	4300	3,006.09	0.00			
5666	LOPEZ, MARTHA	1016800	6800	1,530.28	0.00			
4408	LOTZ, CHRISTOPHER M	1012012	2012	2,528.67	0.00			
5471	LOWE, AARON B	1012512	2512	6,695.11	0.00			
2870	LOWE, CRAIG E	1012011	2011	4,171.25	0.00			
4787	LOYOLA, DANIEL A	1012012	2005	2,709.85	0.00			
3719	LOYOLA, ISRAEL S	1012012	2005	2,822.73	0.00			
5698	LUCAS, EMMA J	1015057	5057	204.86	0.00			
5852	LUCAS, KATE E	1015057	5057	226.71	0.00			
1772	LUIS, KRISTIN N	1014700	4700	4,334.42	0.00			
3549	LUTU, JAMES S	1012706	2706	1,938.24	0.00			
3682	MACAULEY, LINDA K	7407200	7200	1,486.96	0.00			
5837	MACDONALD, JENNIFER A	1010701	0701	1,351.69	0.00			
2335	MACHADO, CARON P	1010400	0400	2,006.57	0.00			
5388	MACIAS, BRANDON K	1013034	3034	2,618.11	0.00			
5053	MACIAS, CASSANDRA J	1010213	0213	1,448.68	0.00			
4555	MACIAS, EDGAR	1012705	2705	3,336.79	0.00			
5824	MACIAS, JOSE C	1012014	2014	2,706.65	0.00			
5535	MACISAAC, LISA P	1013012	3012	2,120.32	0.00			
5646	MADERA, PEDRO A	2364700	4700	321.22	0.00			
5572	MADRID, CARLOS A	2752505	2505	0.00	0.00			
2226	MANDEL, HEATHER V	1010300	0300	1,866.39	0.00			
5685	MANZO, HEATHER R	1011425	1425	3,024.52	0.00			
5659	MARCH, BRADEN J	1015060	5060	520.98	0.00			
2010	MARCH, RACHEL M	1016200	6200	2,123.83	0.00			
4958	MARQUEZ-MONTALVO, RAMON M	1012011	2011	3,360.00	0.00			
1726	MARSHALL, ADA D	1015055	5055	1,526.12	0.00			
1763	MARTENSEN, MARIE E	1012011	2005	1,659.50	0.00			
3128	MARTIN, ELIZABETH A	1011425	2005	2,016.04	0.00			
5370	MARTINEZ, PATRICIA M	1012013	2013	1,355.93	0.00			
5478	MARTINONI, ROBERTA L	1010216	0216	232.75	0.00			
5362	MARTINOVICH, CHRISTOPHER	2503035	3012	3,110.56	0.00			
2446	MASON, CHRISTOPHER J	1012512	2512	3,798.57	0.00			
4216	MASON, JENNIFER L	5103201	3201	2,821.71	0.00			
5840	MASTERS, MADISON L	1015057	5057	71.02	0.00			
1262	MATHIESEN, BRANDON N	5203502	3502	2,810.10	0.00			
5847	MATSON, MONICA N	1015057	5057	32.78	0.00			
4587	MAURER, TREY U	1015060	5060	576.35	0.00			
1731	MAYS, BRIAN M	1012012	2005	1,106.51	0.00			
1577	MAYS III, EARL A	1012014	2014	3,986.94	0.00			
4653	MCCARTHY, MEGAN L	1010705	0705	1,986.04	0.00			
5763	MCCREARY, MEGAN A	1012014	2014	1,284.21	0.00			
5731	MCDONALD, JEREMY R	1012706	2706	1,649.11	0.00			
3577	MCDONALD, THOMAS D	1012012	2005	2,598.78	0.00			
3520	MCMAHON, ERIN M	1012011	2005	3,197.00	0.00			
5873	MCWILLIAMS, CODY J	1012515	2515	2,369.13	0.00			
4068	MEAD, GAGE M	1012012	2012	7,274.63	0.00			
4500	MELGAREJO, SUSANA E	1016853	6800	1,357.55	0.00			
5785	MELGAREJO-LARA, JESSICA	1016574	6574	1,167.24	0.00			
5307	MELHAFF, COURTNEY L	1013012	3012	1,727.10	0.00			
5838	MENDEZ VARELA, SUSANA M	1016800	6800	1,398.88	0.00			
2893	MENDOZA, BRIAN P	1012014	2005	2,070.57	0.00			

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4928	MENENDEZ, ANDREW S	1015057	5057	2,064.79	0.00			
5829	MENJIVAR, MARIA E	1016853	6800	2,649.74	0.00			
1545	MERRITT, MATTHEW P	1012512	2512	3,860.32	0.00			
5511	MERRITT, NANCY L	1012505	2505	1,325.25	0.00			
5396	MESCH, TONIA L	2802020	2014	1,188.89	0.00			
5431	MESSMANN, EMILY A	1015057	5057	623.83	0.00			
4944	METZLER CURRY, LYNSY A	1010500	0500	2,069.73	0.00			
3727	MEYER, CECILIA A	5800704	0704	2,767.13	0.00			
5099	MEZA MARQUEZ, ANGEL L	1012014	2014	2,065.57	0.00			
5553	MICHAEL, CHRISTOPHER G	1015059	5059	227.85	0.00			
5274	MICHAEL, MOBBY T	1012706	2706	2,064.51	0.00			
4087	MICHAUT, DAVID M	1013012	3201	0.00	0.00			
4420	MIERAS, TAYLOR M	1012011	2005	3,161.79	0.00			
2994	MIHELIC, BRADLEY J	1012512	2512	11,202.60	0.00			
3741	MILES, SALLYANNE L	1016800	6800	1,156.98	0.00			
2667	MILLER, THOMAS T	1014700	4700	2,663.72	0.00			
4312	MILLS, ALANA N	1010705	0705	2,000.76	0.00			
5792	MILLS, GAGE J	2563038	3038	1,027.07	0.00			
5576	MILLS, HOPE M	1010212	0212	1,223.98	0.00			
5419	MOHR, JUDITH M	1013904	3904	1,126.87	0.00			
5453	MONROY, ALEXANDER T	1012011	2011	0.00	0.00			
4950	MONTOYA III, JULIAN M	1014700	4700	1,672.26	0.00			
5836	MOORE, CAMERON R	1013012	3012	801.36	0.00			
4702	MOORE, CORY M	5603025	3025	2,352.64	0.00			
3443	MOORE, JASON	2563038	3038	2,431.26	0.00			
5668	MOORE, ROD T	1010500	0500	678.04	0.00			
5773	MORA, OMAR	1015012	5012	1,120.12	0.00			
5888	MORALES, JOCELYNN	1012706	2706	1,692.56	0.00			
5420	MORELLI, ELIZABETH R	1013904	3904	699.90	0.00			
5678	MORELLI, PHILLIP L	5603025	3025	2,203.83	0.00			
4620	MORENO-BRAVO, BRYAN	5103201	3201	3,555.17	0.00			
5209	MORGAN, WALKER D	1015055	5055	253.10	0.00			
5755	MORO, MICHAEL T	1012014	2014	2,000.71	0.00			
5291	MORRILL, DOUGLAS F	1010500	0500	647.63	0.00			
5626	MORRIS, JAMES D	1013012	3012	1,911.32	0.00			
5855	MORWAY, LEIF E	1015055	5055	67.63	0.00			
5304	MOSES, SIERRA J	5103201	3201	1,781.20	0.00			
2888	MOURNIGHAN, FRANK J	1012706	2706	2,856.05	0.00			
4459	MUDGETT, ANGELA C	1012800	2800	1,794.42	0.00			
5577	MUNDY, SEAN R	1012017	2017	1,863.95	0.00			
5145	MURRAY, RAY D	5103201	3201	1,876.05	0.00			
4103	MURRY, KEVIN R	1012011	2011	2,852.15	0.00			
5796	MURUATO, AIDA A	1014700	4700	1,703.64	0.00			
3203	NAVARRO, DAVID A	1015012	5012	3,457.12	0.00			
5845	NAVARRO, RILEY J	1015054	5054	289.32	0.00			
5210	NAYLOR, JEAN-MARIE	1016200	6200	1,609.06	0.00			
3724	NEAGOS, MIHAELA	1010500	0500	2,966.46	0.00			
3639	NEDDENRIEP, DEBORAH L	7607050	3005	1,182.26	0.00			
409	NEEP, REBECCA J	1012005	2005	1,675.76	0.00			
5470	NELLIS, ROBERT C	1013012	3012	3,621.71	0.00			
5400	NICHOLAS, AUSTEN R	5203502	3502	1,868.86	0.00			
4802	NICHOLAS, COURTNEY J	1013012	3012	2,528.20	0.00			

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5759	NOBRIGA, DARIN A	1015056	5056	340.82	0.00			
2637	NOFTSKER, CHARLES A	2563038	3038	3,462.60	0.00			
5105	NORMAN, KELLY M	2503035	3012	2,562.43	0.00			
5142	NUNEZ, JOSE A	1012012	2012	2,135.78	0.00			
3075	NYBERG, KEVIN J	1012512	2512	3,212.86	0.00			
2784	O BRIEN, SCOTT T	1012512	2512	2,630.08	0.00			
5844	OCHOA CARRILLO, MIRELLA	2756800	6800	233.09	0.00			
3414	OKEZIE, KIMBERLY A	1014300	4300	4,581.75	0.00			
5573	OKUMA, BRANDON W	2752505	2505	3,330.49	0.00			
4340	OLSON, JASON L	1012011	2005	2,321.95	0.00			
5492	OLSON, KYLE T	5012525	2525	2,720.78	0.00			
2793	OLSON, STEVEN T	2752005	2012	3,181.46	0.00			
5481	OLVERA, CHELSEA	1015057	5057	319.60	0.00			
4747	ORAVETZ, LEE M	1016854	6800	2,402.43	0.00			
4081	OSTRANDER, MARY JANE A	1016574	6800	2,888.15	0.00			
4766	OTTO, CASEY G	1012005	2005	2,470.71	0.00			
5634	OVERLAY, CHRISTIE M	1011425	1425	1,700.38	0.00			
5140	PACHECO, CESAR R	1012012	2005	2,074.65	0.00			
3411	PALAMAR, SEAN C	1012012	2005	2,380.60	0.00			
5683	PAEDES-NIETO, ALFREDO	1012800	2800	1,341.69	0.00			
4879	PARKER, MYA A	1015057	5057	622.83	0.00			
5677	PARSONS, VICTORIA L	1016200	6200	205.55	0.00			
1524	PAULSON, NANCY M	1010600	0600	5,738.18	0.00			
3457	PECK, KENNETH S	5103201	3201	2,236.49	0.00			
3348	PEDRINI, JONATHON J	1012512	2512	5,331.53	0.00			
4558	PENDRAGON, BRUCE	1012012	2005	2,864.92	0.00			
4933	PEQUEEN, AMANDA M	5103201	3201	2,312.69	0.00			
5827	PERKINS, MARK A	1012005	2005	773.92	0.00			
5587	PETERSON, BRYCE M	1015055	5055	352.81	0.00			
4974	PETERSON, CASEY C	1012706	2706	920.46	0.00			
4543	PETERSON, CLAYTON T	1012512	2512	2,865.09	0.00			
5107	PETERSON, DAVID C	7407200	7200	4,278.55	0.00			
4020	PETERSON, DUSTIN J	1012512	2512	4,095.99	0.00			
5262	PETERSON, EVAN H	1015055	5055	627.82	0.00			
5466	PETERSON, KAILA N	1014700	4700	1,450.24	0.00			
3927	PETRI, TONYA J	1013012	3012	1,595.70	0.00			
3076	PETTY, CORY E	1012512	2512	2,110.10	0.00			
5119	PHAY, NICOLE D	1010216	0216	1,178.07	0.00			
4880	PHILIPPI, ALEXIS J	1010600	0600	1,278.46	0.00			
4444	PICKEL, LANE A	5203502	3502	1,645.96	0.00			
3834	PIER, CAMERON M	5103201	3702	2,068.10	0.00			
4807	PIERINI, CELESTE E	2756800	6800	127.47	0.00			
485	PIROZZI, VINCENT G	1012005	2005	1,127.29	0.00			
1104	PLATT, JOHN F	1013012	3012	2,317.22	0.00			
189	POPE, RICHARD D	1012012	2005	2,876.48	0.00			
5655	PORRAS, JASON M	1012705	2705	2,905.80	0.00			
5777	PORTER, ROBERT W JR	1013034	3034	1,369.45	0.00			
4518	POTTEY, STEPHEN M	1013012	3012	1,635.89	0.00			
5680	PRESSWOOD, KRISTOPHER L	1014700	4700	2,089.09	0.00			
5834	PRICE, CALEB J	5203502	3502	1,322.46	0.00			
2822	PRICE, RHONDA L	1010400	0400	1,426.63	0.00			
4209	PRICE, SHELBY L	1012515	2515	1,620.79	0.00			

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5647	PRIETO, YVONNE J	1014700	4700	1,658.90	0.00			
938	PRIMKA, JAMES W	1012004	2004	4,916.40	0.00			
5850	PRIMKA, NATHAN J	1012014	2014	1,797.78	0.00			
4594	PRUYT, GARRIT S	1010500	0500	4,523.29	0.00			
2255	PULLEN, JEFF J	1012012	2005	3,131.39	0.00			
5795	QUAGGE, ALEXANDER E	1010500	0500	498.29	0.00			
5041	QUAGLIERI, EDMUND P	5203502	3502	4,107.70	0.00			
5579	QUINTERO, MASON R	1015012	5012	1,156.43	0.00			
5720	RAISOR, KELLY J	2086550	6800	678.40	0.00			
3413	RAMOS, CHRISTOPHER L	1012014	2005	2,851.40	0.00			
5500	RANDOL, DUSTIN A	1012014	2014	2,329.15	0.00			
5097	RAPP, JESSICA R	1016800	6800	1,668.33	0.00			
5364	RASOR, ANDREW J	1010300	0300	2,629.70	0.00			
4887	RATTI, ANIL K	5012525	2525	2,279.74	0.00			
4959	RAUB, MAKAYLA A	1012017	2005	1,799.87	0.00			
5769	REDDICK, ETHAN T	2752505	2505	1,723.11	0.00			
5247	REDDICK, LESLIE B	1015054	5060	168.88	0.00			
4397	REDWINE, NICHOLAS A	1013012	3012	2,276.26	0.00			
4535	REECE, DANIEL J	2752005	2011	3,546.63	0.00			
5776	REECE, KATHARYN E	1016852	6800	2,685.89	0.00			
5703	REED, JARET J	5103201	3201	2,846.39	0.00			
2808	REED, RONALD J	1013034	3034	3,075.37	0.00			
5116	REESE, TODD E	1010500	0500	2,759.94	0.00			
5038	REGALADO, DANIEL R	1012012	2005	2,212.09	0.00			
3410	REID, JERAD M	5203502	3502	1,588.34	0.00			
5790	REID, KALEB J	1013034	3034	1,399.14	0.00			
5537	REILLY, DANA T	1013904	3904	1,518.71	0.00			
5069	RENDINELLI, MARK A	5103201	3201	1,798.42	0.00			
3027	RESECK, LENA E	1011425	1425	2,117.25	0.00			
5393	RESNICK, RACHELLE M	1010500	0500	2,690.67	0.00			
5406	REW, DENNIS J	5103201	3702	1,575.92	0.00			
3831	REYNA, KELLY J	5203502	3502	3,983.59	0.00			
5349	REYNA, KRISTINA L	5700706	0705	2,198.35	0.00			
5323	REYNOSO, JACK B	5012525	2525	2,219.72	0.00			
1796	RHINES, RUTH	1012005	2005	2,220.76	0.00			
5692	RICE, ANDREW W	1010710	0710	3,715.85	0.00			
5473	RICE, RANDALL C	1013012	3012	2,965.07	0.00			
5866	RICHARDS, ERNEST H	1015055	5055	76.37	0.00			
5517	RICHARDS, GREGORY T	1012512	2512	210.34	0.00			
3289	RICHARDSON, NATHAN	5203502	3502	2,161.27	0.00			
3345	RIGGIN, DARIN G	1012012	2012	3,107.65	0.00			
4256	RIGGIN, KEVIN R	1012706	2706	1,890.67	0.00			
5518	RIKALO, ROBERT P	1010620	2800	500.61	0.00			
4776	RIOUX, CARI C	2756800	6800	1,955.32	0.00			
5846	RISI, EVAN J	1015060	5060	366.02	0.00			
2307	RIVERA, CHRISTOPHER P	1012014	2014	4,447.81	0.00			
5405	ROBBINS, PAUL G	1012012	2012	2,188.43	0.00			
4238	ROBERTSON, ADAM C	5012525	2525	3,615.14	0.00			
5887	ROBERTSON, KELLY R	1016200	6200	1,732.12	0.00			
5248	ROBINSON, BROOKE A	1015060	5060	463.97	0.00			
5278	ROBINSON, DUSTIN M	5103201	3201	651.53	0.00			
5256	ROBINSON, GREGORY E	5012525	2525	2,442.84	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220902 PAY PERIOD: 08/12/2022 TO 08/25/2022
 DEDUCTION: 9999 DIRECT DEP LOC RANGE: ALL
 ORG RANGE:

CHECK DATE: 09/02/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
5436	RODRIGUEZ, DELIA A	1012012	2012	1,253.52	0.00			
5531	RODRIGUEZ, MARILU J	2756800	6800	602.09	0.00			
5820	ROEFER, FREDERICK A	2752505	2545	1,845.27	0.00			
5504	ROSAS, HESED S	1016800	6800	1,139.03	0.00			
5867	ROSELIUS, ERICA L	2503040	3012	242.19	0.00			
1850	ROSENKOETTER, DAVID G	1013012	3012	2,263.33	0.00			
5141	ROUTON, ROBERT F	1012014	2014	2,207.55	0.00			
4439	ROWLATT, AUBREY L	1010213	0213	2,868.48	0.00			
5642	RUGAMA MEZA, STEFANY	1016200	6200	152.96	0.00			
3146	RUIZ, HAZEL P	2756800	6800	1,602.02	0.00			
4298	RUMMEL, RODD L	2752505	2545	2,481.34	0.00			
4816	RUNDELL, RACHEL C	1015060	5060	263.98	0.00			
3934	RUSSELL, SHERI M	1010701	0701	4,900.25	0.00			
4603	RUTHERFORD, BRUCE D	5603025	3025	1,457.62	0.00			
4953	RYAN, PETER J	1012512	2512	2,524.38	0.00			
3434	RYBA, JUSTIN M	1012800	2800	2,604.94	0.00			
4255	SALANOA, JAMES T	1010600	0600	2,451.12	0.00			
3994	SALOGGA, MICHAEL J	2151500	1500	2,831.94	0.00			
4962	SAMANIEGO, CHARMAINE F	1010213	0213	197.98	0.00			
5767	SANCHEZ, KRISTIN A	1015005	5005	1,465.67	0.00			
5483	SANCHEZ, PATRICIA G	1013034	3034	540.61	0.00			
5177	SANDSTROM, KASSIE B	1016200	6200	1,297.76	0.00			
5876	SANNES, AUSTIN E	1015054	3034	1,369.45	0.00			
4264	SAPOSNEK, JEREMY M	1010400	0400	2,055.65	0.00			
2785	SAUNDERS, SAMUEL B	1012512	2512	2,884.48	0.00			
5737	SAWYERS, DYLAN M	5012537	2537	1,282.87	0.00			
75	SAYLO, RAYMONT C	1012004	2005	193.48	0.00			
5766	SCANLAND, JENNIFER L	1015055	5055	12.79	0.00			
5425	SCARBROUGH, ROBERT J	1013904	3904	1,469.66	0.00			
5508	SCHAIRER, KAYLA M	1012017	2017	1,937.94	0.00			
5126	SCHAMBRA, CATHERINE G	7607050	3005	1,815.91	0.00			
5794	SHELLHAMMER, TYLER F	2752505	2512	2,646.63	0.00			
5412	SCHILLER, LINDA C	1012013	2013	660.11	0.00			
5862	SCHMELZER, ETHAN M	1015055	5055	69.82	0.00			
5818	SCHMID, ANDREW R	2752505	2545	1,333.08	0.00			
5287	SCHMIDT, NIKKI D	1010400	0400	336.91	0.00			
5805	SCHMITZ, JEFFREY D	1015055	5055	99.43	0.00			
4741	SCHRECKENGOST, BRITTANY A	1012014	2014	1,527.62	0.00			
4870	SCHRECKENGOST, LESLEY	1012705	2705	1,445.97	0.00			
5526	SCHUETTE, LISA G	1010100	0100	840.03	0.00			
5507	SCHULTZ, PAMELA B	1010500	0500	1,506.51	0.00			
3678	SCHULZ, DARREN L	1013012	3012	5,506.92	0.00			
4378	SCHULZ, RAYMOND J	5103201	3702	1,668.23	0.00			
2315	SCOTT, JEFFREY A	1012014	2014	2,704.96	0.00			
5250	SEPULVEDA LOZANO, MELANIE	1015054	5054	581.67	0.00			
5103	SERRANO, KIMBERLY K	1014700	4700	1,684.95	0.00			
4615	SEWELL, JAZMYN D	1012706	2706	2,175.94	0.00			
5404	SHADRON, BILLIE J	1014700	4700	2,631.98	0.00			
4915	SHAFFER, MICHAEL A	1013904	3025	2,477.03	0.00			
4035	SHINE, NOLAN J	1012512	2512	331.36	0.00			
4545	SHULL, DENISE A	5012525	2525	1,456.70	0.00			
5606	SIEGMANN, SHAWNA M	1015060	5060	592.14	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220902

PAY PERIOD: 08/12/2022 TO 08/25/2022

CHECK DATE: 09/02/2022

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LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
5384	SIEVERS, CAMERON H	1012017	2017	2,870.89	0.00			
4387	SIMPSON, NICHOLAS G	1012012	2005	2,978.65	0.00			
5180	SINGH-LUEDTKE, OMATTIE	1010701	0701	2,578.92	0.00			
5835	SINGLETON, AMANDA N	1013012	3012	1,091.03	0.00			
4509	SMITH, KYLE A	1012014	2005	2,751.00	0.00			
2985	SMITH, MATTHEW R	1012012	2012	4,736.40	0.00			
5194	SMITH, PETER W	1010500	0500	3,345.50	0.00			
5721	SMITH, RANDY J	1010710	0710	2,745.30	0.00			
5029	SMITH, ROBERT G	1010500	0500	2,255.99	0.00			
5134	SMITH, SOMMER P	1015057	5057	432.38	0.00			
5882	SMOLENSKI, JAMES P	1012005	2005	0.00	0.00			
5314	SOLIMAN, STEFFI J	1010701	0701	1,626.83	0.00			
5639	SORENSEN, ILSE S	1015055	5055	157.16	0.00			
5761	SORHOUET, MATTHEW M	5603025	3025	1,929.00	0.00			
5645	SOULE, DEBRA J	7407254	7200	2,232.54	0.00			
5725	SOUZA, MARY E	1010217	0217	621.23	0.00			
2278	SPEEGLE, DOUGLAS E	1012014	2005	3,462.96	0.00			
4983	STAFFEN, LAUREN M	2756800	6800	1,963.74	0.00			
5890	STAIRWALT, COURTNEY M	1012017	2017	0.00	0.00			
5676	STEELE, JAKE D	2752505	2545	1,527.28	0.00			
5085	STEVENS-HUGHES, MICHAEL A	1013034	3034	1,068.14	0.00			
4410	STEVENSON, JAMIE D	1010701	0701	2,621.90	0.00			
3663	STODIECK, FREDRIC	7607050	3005	71.42	0.00			
3902	STOFFER, JENNIFER A	1012017	2014	2,873.32	0.00			
4311	STONE, JONATHAN M	1012012	2005	2,410.85	0.00			
5585	STONE, MARLINA M	1012800	2800	4,309.52	0.00			
5650	STOVALL, STEVEN M	1013904	3904	1,562.26	0.00			
4819	STUCKY, DANIEL L	1013012	3012	4,273.66	0.00			
4619	SULLIVAN, HOPE V	1011425	1425	3,068.79	0.00			
5316	SWANSON, MICHAEL L	1010710	0710	3,487.77	0.00			
4090	SWANSON, TERRANCE A	2563038	3038	2,395.89	0.00			
4422	SWIFT, HALEY C	1016200	6200	1,727.14	0.00			
5701	TANN, JACKSON J	1014700	4700	946.66	0.00			
5509	TANNER, LAWRENCE M	1013904	3904	1,362.85	0.00			
3246	THICKE, MICHAEL R	5203502	3502	2,563.28	0.00			
4618	THOMAS, DAVID C	1015012	5012	1,482.20	0.00			
1000	TIEARNEY, JUSTIN C	2563038	3038	2,750.87	0.00			
5751	TIEARNEY, KATIE A	1013012	3025	1,336.09	0.00			
4364	TIEARNEY, NATHAN J	5203502	3502	1,764.61	0.00			
5515	TIGNAC, JACOB W	2752505	2505	3,136.49	0.00			
2649	TINAJERO, MARTHA A	1014700	4700	1,990.23	0.00			
1551	TORRES, BRENDA L	1014700	4700	851.45	0.00			
5644	TORRES, FRANCISCO	2752005	2011	3,059.19	0.00			
4981	TORRES, SAMANTHA M	1012011	2005	3,974.63	0.00			
5043	TOUPS, EMILY A	1010216	0216	1,241.07	0.00			
5469	TRAPP, NATHAN P	1012014	2014	1,878.21	0.00			
5115	TREMAINE, TY W	1012512	2512	1,905.39	0.00			
5566	TRIPP, JONATHAN A	1012012	2012	2,672.33	0.00			
3461	TRIPP, KIMBERLY L	1012017	2005	1,943.07	0.00			
4108	TRIPP, NATHANIEL J	1015056	5056	25.09	0.00			
2291	TROTTER, JOE C	1012011	2011	2,702.41	0.00			
2613	TSCHETTER, MARTHA A	2752005	2005	2,869.07	0.00			

City of Carson City

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 DEDUCTION: 9999 DIRECT DEP LOC RANGE: ALL
 ORG RANGE:

CHECK DATE: 09/02/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
5821	TUCKER, GABRIEL C	2752505	2545	1,489.81	0.00			
3219	TUCKER, MORGAN H	1012012	2012	3,899.95	0.00			
5560	TULLY, ADAM Q	1010500	0500	3,139.68	0.00			
5567	TURRELL, CHRISTOPHER H	1015059	5059	398.18	0.00			
4926	TUSHBANT, JEROME S	1012004	2004	4,764.25	0.00			
5181	TUTTLE, EMMA J	1015055	5055	231.98	0.00			
478	TUTTLE, JEREMY J	1015055	5055	216.39	0.00			
5812	UHART, CASSANDRA M	7607050	3005	78.61	0.00			
4765	VALDES, JOSHUA O	1012014	2005	2,055.54	0.00			
5864	VAN UNEN, ANNETTE N	1012004	2005	498.54	0.00			
5130	VANBEUGE, BRENDON D	1012014	2005	1,206.12	0.00			
5437	VANBEUGE, JACOB D	1012014	2014	2,057.24	0.00			
5819	VASENDEN, SAMANTHA N	2752505	2545	1,573.78	0.00			
5376	VEGA, BRANDI M	1012706	2706	1,801.30	0.00			
5851	VIEIRA, LAUREN M	1012017	2017	1,666.71	0.00			
4219	VIGLIETTA, ANTHONY W	1012012	2005	2,666.51	0.00			
4773	VILLAGRANA, PAOLA I	1012705	2705	2,379.88	0.00			
3643	WAKELING, EVELYN S	1014700	4700	2,146.75	0.00			
5770	WALKER, TYLER C	1015012	5012	1,218.72	0.00			
3572	WALL, ERIKA L	1012013	2013	2,254.09	0.00			
492	WALL, FRED	1012012	2005	4,163.72	0.00			
5735	WALLACE, MICHAEL P	5103201	3201	1,867.31	0.00			
5799	WALLS, COREY J	5103201	3201	1,687.41	0.00			
5760	WALSH, MEGAN N	1016853	6800	1,378.58	0.00			
4508	WARNER, COURTNEY E	2151500	1500	3,936.61	0.00			
3794	WARREN, TAMAR S	1010212	0212	1,741.92	0.00			
4236	WARTGOW, SANDRA M	5012525	2525	2,894.20	0.00			
5067	WASS, GRANT H	1015056	5056	566.65	0.00			
4952	WASZKIEWICZ, BRET A	5012525	2525	2,489.42	0.00			
5871	WATSON, LUCIANA V	1014700	4700	1,551.33	0.00			
5335	WEAVER, JAKOB B	1012017	2017	1,601.02	0.00			
5884	WEDDELL, JAMES H	1015059	5059	184.37	0.00			
5581	WEIDNER, AMY C	1012014	2014	1,593.71	0.00			
5708	WEISS, KEVIN B	1010710	0710	2,351.03	0.00			
4287	WENTWORTH, NICHOLAS A	1015005	5005	2,227.48	0.00			
4502	WERNETT, JAMES A	1016200	6200	1,357.82	0.00			
5599	WETHERINGTON, CHASE R	2752505	2545	1,545.14	0.00			
5802	WEXLER, STUART B	7407205	7200	2,044.70	0.00			
5833	WHALEN, CLAYTON S	1015055	5055	40.10	0.00			
4984	WHITAKER, JARED L	2545047	5047	1,580.27	0.00			
5816	WHITE, CARMEN E	1013034	3034	1,511.68	0.00			
5540	WHITE, JEANNIE M	1013034	3034	1,604.76	0.00			
5522	WHITE, MAURICE E	1010100	0100	629.09	0.00			
5135	WHITE, SARAH E	1010500	0500	2,966.82	0.00			
5346	WIELE, BRYCE C	1010400	0400	1,814.43	0.00			
4951	WIELKIE, JOHNATHAN S	5012525	2525	3,882.41	0.00			
3866	WIESE, SHAWN L	5103201	3201	3,563.02	0.00			
5479	WIEST, JAMIE M	1010212	0212	2,005.39	0.00			
2663	WILDBLOOD, JASON A	1012014	2014	2,794.81	0.00			
5830	WILKINSON, MICHAEL R	1012515	2515	4,731.29	0.00			
5558	WILLIAMS, MARQUIS D	2503035	3012	2,379.98	0.00			
4744	WILLIAMSON, JENNIFER C	1012515	2515	2,555.61	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220902 PAY PERIOD: 08/12/2022 TO 08/25/2022
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 ORG RANGE:

CHECK DATE: 09/02/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
5607	WILLIARD, RIDGE L	1015060	5060	610.55	0.00			
5385	WILLIS, ROSALINDA B	1012004	2004	409.88	0.00			
4960	WILSON, DANIELLE R	1012017	2005	491.73	0.00			
5411	WILSON, HALEY M	1016200	6200	1,419.97	0.00			
4971	WISE, ALLEN W	1015056	5056	518.98	0.00			
3032	WISE, URIAH V	5203502	3502	1,661.39	0.00			
5538	WITTER, SCOTT M	5203502	3502	2,307.42	0.00			
5203	WOLZ, MADELINE E	1015055	5055	371.04	0.00			
4092	WOOD, GARY N	2563038	3038	2,048.10	0.00			
5757	WOOD, STEPHEN J	1010600	0600	2,504.46	0.00			
4432	WOODBURY, JASON D	1010500	0500	4,228.09	0.00			
5124	WORKMAN, MICHAEL L	7607050	3005	78.61	0.00			
5359	WURSTER, BETHANY M	1012012	2012	2,325.32	0.00			
623	YANG, WENDY E	1014700	4700	2,865.77	0.00			
2705	YASUMOTO, SYLVIA M	1010213	0213	1,677.58	0.00			
5684	YOST, JANELLE L	1010500	0500	700.62	0.00			
4601	YU, JENG DAW	1010500	0500	5,666.44	0.00			
5529	ZAMPIRRO, GRANT A	1012014	2014	1,757.89	0.00			
5275	ZAVALA, FRANK	1012706	2706	0.00	0.00			
RECORD COUNT: 788		TOTAL		1,573,203.05	0.00			
GRAND TOTAL				1,671,221.49	0.00			

** END OF REPORT - Generated by Steffi Soliman **

City of Carson City

CURRENT CHECK REGISTER - BIWEEKLY

WARRANT: 220916

08/26/2022 to 09/08/2022

CHECK DATE: 09/16/2022

EMP #	NAME	TYP	NET PAY	CHECK #	CHECK DATE	SPECIAL
5904	DREILING, JANE M.	CK	170.72	000001831	09/16/2022	
5903	CHILDERS, SAVANNAH M	CK	204.86	000001832	09/16/2022	
5889	VALOROSI, PATRICIA L	CK	1,556.35	000001833	09/16/2022	
5900	VIGIL, AMARA E.	CK	2,481.53	000001834	09/16/2022	
5361	DAVIS, MARIAH M.	CK	241.36	000001835	09/16/2022	
1731	MAYS, BRIAN M.	CK	1,545.14	000001836	09/16/2022	
5896	SANDAGE, DANIELLE N.	CK	1,417.14	000001837	09/16/2022	
5901	HAGGARD, JOHN B.	CK	967.40	000001838	09/16/2022	
3777	LEWIS, JOHN W.	CK	768.03	000001839	09/16/2022	
5894	BROWNING, BRANDON C.	CK	170.72	000001840	09/16/2022	
5892	HAMMONS, GILLIAN B.	CK	327.78	000001841	09/16/2022	
5902	KINCHELOE, CHELSEA A	CK	631.07	000001842	09/16/2022	
5874	DELANGE, SOFIA M.	CK	303.03	000001843	09/16/2022	
5808	EBERLE-BRINSON, JANE	CK	46.11	000001844	09/16/2022	
5865	GAGEN, LEO S.	CK	79.76	000001845	09/16/2022	
5774	GOSSELIN, TODD A.	CK	162.14	000001846	09/16/2022	
5662	MUNOZ, BRENDIN C.	CK	223.22	000001847	09/16/2022	
5778	ROBBINS, PARIS L.	CK	153.07	000001848	09/16/2022	
5652	SERVICE, LORRELL S.	CK	191.75	000001849	09/16/2022	
5899	SHIM, AUSTIN	CK	51.89	000001850	09/16/2022	
4659	URBAN, ANDREA C.	CK	13.77	000001851	09/16/2022	
2242	VALLEY, BRIANA J.	CK	133.85	000001852	09/16/2022	
5839	DAVIS, LAUREN R.	CK	264.95	000001853	09/16/2022	
5753	ENGELS, LONDYN L.	CK	153.66	000001854	09/16/2022	
5843	HOULE, EMILY K.	CK	62.82	000001855	09/16/2022	
5367	YANEZ-MONTIEL, NATHA	CK	1,493.53	000001856	09/16/2022	

26 ** TOTAL CHECK(S) 13,815.65

** END OF REPORT - Generated by Steffi Soliman **

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916

PAY PERIOD: 08/26/2022 TO 09/08/2022

CHECK DATE: 09/16/2022

DEDUCTION: 9980 DIRDEP\$1

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
3230	AAKER, NICOLA J	1016800	6800	588.00	0.00			
2412	AGRELLA, KEVIN T	5203502	3502	100.00	0.00			
2272	ALBERTSON, ERICK J	1013034	3034	100.00	0.00			
2474	ARAMBURU, DIEGO F	1012512	2512	5.00	0.00			
5070	BECK, LYDIA M	7407201	7200	300.00	0.00			
4015	BERNTSON, HOUSTON J	1012512	2512	1.23	0.00			
2654	BOGGS, TRAVIS J	1012512	2512	250.00	0.00			
5204	BRISTOL, MARC D	1012512	2512	1,200.00	0.00			
760	BRUKETTA, MELANIE	1010705	0705	1,500.00	0.00			
4542	BURT, CAMERON M	1012512	2512	50.00	0.00			
4678	CAREWICZ, SHELLI S	1013012	3012	50.00	0.00			
5086	CARILLO, JAIME	1012012	2012	1,000.00	0.00			
4240	CASSINELLI, JACQUELINE A	5700706	0706	700.00	0.00			
2690	CEBALLOS, MARICELA	1012017	2017	450.00	0.00			
4224	CHANEY, JOSHUA E	1012012	2012	300.00	0.00			
4599	CLARK, ROBIN M	1014300	4300	150.00	0.00			
4106	COOLEY, RICKY D	1013012	3012	2,000.00	0.00			
3631	COOPER, MATTHEW L	1012520	2520	100.00	0.00			
3285	CORTES, MAXINE	1014700	4700	135.00	0.00			
5390	CRUZ, ROBERTO A	2253026	3012	25.00	0.00			
4131	DANIELS, SHARON E	1012004	2005	250.00	0.00			
470	DAWLEY, DAVID	1010400	0400	250.00	0.00			
3200	DUQUE-JONES, CHARLINE A	1010300	0300	300.00	0.00			
2106	FELLOWS, ROBERT D	1013012	3012	400.00	0.00			
1507	FRY, CARL V	1012014	2005	2,400.00	0.00			
4540	GANGER, PAMALA A	1010701	0701	300.00	0.00			
1662	GARDNER, JASON A	1012512	2512	5.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	35.00	0.00			
2605	GONZALES, MELIAH H	1014700	4700	25.00	0.00			
4154	GREEN, COLE E	1012512	2512	500.00	0.00			
4786	GUTIERREZ, JESSE J	1012705	2705	50.00	0.00			
2782	HARNS, CHAD	1012512	2512	50.00	0.00			
3488	HERRING, ANNA C	1010500	0500	75.00	0.00			
358	HUCK, ELIZABETH A	1010300	0300	50.00	0.00			
3964	HUNT, BRENDA L	7607050	3005	500.00	0.00			
1474	HUNT, BRYON A	1012512	2512	20.00	0.00			
2842	JACKLETT, JAMES V	5103201	3201	100.00	0.00			
5269	JAMES, MARVIN R	1010400	3012	250.00	0.00			
1386	JENNINGS, TAMI D	1015055	5055	1,000.00	0.00			
5551	JOHNSON, MAIA	1010710	0710	300.00	0.00			
3560	KIPP, CHRISTINE V	7407200	7200	1,800.00	0.00			
4418	KIZER, JESSIE C	1012017	2017	50.00	0.00			
5161	KURLAND, ANA M	1016200	6200	30.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	25.00	0.00			
5045	LAZANEO, GALIN J	2563038	3201	100.00	0.00			
3017	LEE, KIPLAN M	1012014	2005	700.00	0.00			
3719	LOYOLA, ISRAEL S	1012012	2005	250.00	0.00			
1726	MARSHALL, ADA D	1015055	5055	30.00	0.00			
1763	MARTENSEN, MARIE E	1012011	2005	50.00	0.00			
5362	MARTINOVICH, CHRISTOPHER	2503035	3012	250.00	0.00			
2893	MENDOZA, BRIAN P	1012014	2005	650.00	0.00			
2994	MIHELIC, BRADLEY J	1012512	2512	10.00	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916

PAY PERIOD: 08/26/2022 TO 09/08/2022

CHECK DATE: 09/16/2022

DEDUCTION: 9980 DIRDEP\$1

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4459	MUDGETT, ANGELA C	1012800	2800	1.00	0.00			
5145	MURRAY, RAY D	5103201	3201	1,000.00	0.00			
5140	PACHECO, CESAR R	1012012	2005	200.00	0.00			
4974	PETERSON, CASEY C	1012706	2706	700.00	0.00			
4543	PETERSON, CLAYTON T	1012512	2512	3.00	0.00			
3076	PETTY, CORY E	1012512	2512	5.00	0.00			
3834	PIER, CAMERON M	5103201	3702	275.00	0.00			
5680	PRESSWOOD, KRISTOPHER L	1014700	4700	150.00	0.00			
938	PRIMKA, JAMES W	1012004	2004	40.00	0.00			
4887	RATTI, ANIL K	5012525	2525	5.00	0.00			
5069	RENDINELLI, MARK A	5103201	3201	1,050.00	0.00			
5323	REYNOSO, JACK B	5012525	2525	600.00	0.00			
5473	RICE, RANDALL C	1013012	3012	150.00	0.00			
4238	ROBERTSON, ADAM C	5012525	2525	5.00	0.00			
5278	ROBINSON, DUSTIN M	5103201	3201	1,400.00	0.00			
1850	ROSENKOETTER, DAVID G	1013012	3012	450.00	0.00			
3146	RUIZ, HAZEL P	2756800	6800	20.00	0.00			
4603	RUTHERFORD, BRUCE D	5603025	3025	450.00	0.00			
2785	SAUNDERS, SAMUEL B	1012512	2512	500.00	0.00			
3678	SCHULZ, DARREN L	1013012	3012	500.00	0.00			
2315	SCOTT, JEFFREY A	1012014	2014	167.00	0.00			
4035	SHINE, NOLAN J	1012512	2512	900.00	0.00			
5314	SOLIMAN, STEFFI J	1010701	0701	50.00	0.00			
2278	SPEEGLE, DOUGLAS E	1012014	2005	100.00	0.00			
1000	TIEARNEY, JUSTIN C	2563038	3038	720.00	0.00			
2649	TINAJERO, MARTHA A	1014700	4700	500.00	0.00			
1551	TORRES, BRENDA L	1014700	4700	1,500.00	0.00			
5043	TOUPS, EMILY A	1010216	0216	150.00	0.00			
3461	TRIPP, KIMBERLY L	1012017	2005	50.00	0.00			
2613	TSCHETTER, MARTHA A	2752005	2005	200.00	0.00			
3219	TUCKER, MORGAN H	1012012	2012	325.00	0.00			
5130	VANBEUGE, BRENDON D	1012014	2005	100.00	0.00			
2663	WILDBLOOD, JASON A	1012014	2014	100.00	0.00			
RECORD COUNT: 85		TOTAL		32,175.23	0.00			

DEDUCTION: 9981 DIRECT DEPOSIT AMT 2

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4678	CAREWICZ, SHELLI S	1013012	3012	50.00	0.00			
2690	CEBALLOS, MARICELA	1012017	2017	500.00	0.00			
4599	CLARK, ROBIN M	1014300	4300	1,000.00	0.00			
4106	COOLEY, RICKY D	1013012	3012	700.00	0.00			
4131	DANIELS, SHARON E	1012004	2005	250.00	0.00			
3200	DUQUE-JONES, CHARLINE A	1010300	0300	50.00	0.00			
2106	FELLOWS, ROBERT D	1013012	3012	100.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	100.00	0.00			
2605	GONZALES, MELIAH H	1014700	4700	25.00	0.00			
1474	HUNT, BRYON A	1012512	2512	640.00	0.00			
2842	JACKLETT, JAMES V	5103201	3201	5.00	0.00			
1386	JENNINGS, TAMI D	1015055	5055	100.00	0.00			
3560	KIPP, CHRISTINE V	7407200	7200	500.00	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916

PAY PERIOD: 08/26/2022 TO 09/08/2022

CHECK DATE: 09/16/2022

DEDUCTION: 9981 DIRDEP\$2

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
3075	NYBERG, KEVIN J	1012512	2512	1,100.00	0.00			
3076	PETTY, CORY E	1012512	2512	340.00	0.00			
4518	POTTEY, STEPHEN M	1013012	3012	1,924.07	0.00			
5473	RICE, RANDALL C	1013012	3012	150.00	0.00			
4603	RUTHERFORD, BRUCE D	5603025	3025	215.00	0.00			
4035	SHINE, NOLAN J	1012512	2512	1,600.00	0.00			
5314	SOLIMAN, STEFFI J	1010701	0701	100.00	0.00			
RECORD COUNT: 20				TOTAL	9,449.07	0.00		

DEDUCTION: 9982 DIRECT DEPOSIT AMT 3

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4678	CAREWICZ, SHELLI S	1013012	3012	100.00	0.00			
470	DAWLEY, DAVID	1010400	0400	200.00	0.00			
3200	DUQUE-JONES, CHARLINE A	1010300	0300	300.00	0.00			
2106	FELLOWS, ROBERT D	1013012	3012	1,500.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	2,000.00	0.00			
2605	GONZALES, MELIAH H	1014700	4700	250.00	0.00			
1474	HUNT, BRYON A	1012512	2512	920.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	150.00	0.00			
3076	PETTY, CORY E	1012512	2512	500.00	0.00			
4518	POTTEY, STEPHEN M	1013012	3012	72.54	0.00			
5473	RICE, RANDALL C	1013012	3012	150.00	0.00			
RECORD COUNT: 11				TOTAL	6,142.54	0.00		

DEDUCTION: 9983 DIRECT DEPOSIT AMT 4

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
470	DAWLEY, DAVID	1010400	0400	780.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	100.00	0.00			
3560	KIPP, CHRISTINE V	7407200	7200	25.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	100.00	0.00			
1731	MAYS, BRIAN M	1012012	2005	2,190.00	0.00			
4518	POTTEY, STEPHEN M	1013012	3012	436.00	0.00			
RECORD COUNT: 6				TOTAL	3,631.00	0.00		

DEDUCTION: 9984 DIRECT DEPOSIT AMT 5

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
470	DAWLEY, DAVID	1010400	0400	270.00	0.00			
2593	GONZALES, DANIEL G	1012011	2005	75.00	0.00			
RECORD COUNT: 2				TOTAL	345.00	0.00		

DEDUCTION: 9985 DIRECT DEPOSIT AMT 6

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
2593	GONZALES, DANIEL G	1012011	2005	25.00	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916 PAY PERIOD: 08/26/2022 TO 09/08/2022
 DEDUCTION: 9985 DIRDEP\$6 LOC RANGE: ALL
 ORG RANGE:

CHECK DATE: 09/16/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
RECORD COUNT: 1		TOTAL		25.00	0.00			
DEDUCTION: 9986 DIRECT DEPOSIT AMT 7								
EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
2593	GONZALES, DANIEL G	1012011	2005	6.00	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	800.00	0.00			
RECORD COUNT: 2		TOTAL		806.00	0.00			
DEDUCTION: 9990 DIRECT DEPOSIT PER 1								
EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
5148	ABLANG, SCOTT R	1016854	6800	1,223.43	0.00			
4548	BAILEY, RYAN R	1012512	2512	1,528.42	0.00			
4961	BARBER, FAITH M	2756574	6800	369.49	0.00			
5196	BURR, LUCAS P	1010500	0500	433.01	0.00			
4542	BURT, CAMERON M	1012512	2512	2,983.74	0.00			
4279	COOK, CRAIG A	1012512	2512	231.07	0.00			
5714	CRUZ-FLORES, HECTOR	5603025	3025	182.83	0.00			
5489	FARRIS, MITCHELL D	1012512	2512	615.40	0.00			
2780	FRIEDLANDER, JEFFREY M	1012512	2512	24.98	0.00			
2396	GOMES, DANIEL A	1012012	2005	2,915.59	0.00			
2593	GONZALES, DANIEL G	1012011	2005	7.98	0.00			
2605	GONZALES, MELIAH H	1014700	4700	404.73	0.00			
5463	HASKELL, NICHOLAS S	1015055	5055	32.95	0.00			
5090	HUMMEL, ANDREW M	5103201	3201	3,077.58	0.00			
3646	JAMES, EDWIN D	7607050	3005	534.20	0.00			
5803	KEY, MICHAEL T	5603055	3201	299.72	0.00			
4871	LAWRENCE, ELIZABETH	2752800	2800	1.96	0.00			
1731	MAYS, BRIAN M	1012012	2005	0.00	0.00			
5420	MORELLI, ELIZABETH R	1013904	3904	699.91	0.00			
4699	PEEK, CODY R	1012800	2800	123.96	0.00			
5587	PETERSON, BRYCE M	1015055	5055	66.02	0.00			
4778	QUEZADA, CAMERON M	2563038	3038	168.43	0.00			
5517	RICHARDS, GREGORY T	1012512	2512	1,884.78	0.00			
4915	SHAFFER, MICHAEL A	1013904	3025	268.30	0.00			
4785	SLAMON, SEAN P	1012505	2505	1,304.58	0.00			
RECORD COUNT: 25		TOTAL		19,383.06	0.00			
DEDUCTION: 9991 DIRECT DEPOSIT PER 2								
EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4279	COOK, CRAIG A	1012512	2512	3,069.86	0.00			
2780	FRIEDLANDER, JEFFREY M	1012512	2512	2,472.93	0.00			
2396	GOMES, DANIEL A	1012012	2005	514.52	0.00			
2593	GONZALES, DANIEL G	1012011	2005	790.46	0.00			
2605	GONZALES, MELIAH H	1014700	4700	2,293.45	0.00			
5090	HUMMEL, ANDREW M	5103201	3201	1,318.96	0.00			
3646	JAMES, EDWIN D	7607050	3005	3,917.46	0.00			
4871	LAWRENCE, ELIZABETH	2752800	2800	17.62	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916 PAY PERIOD: 08/26/2022 TO 09/08/2022
 DEDUCTION: 9991 DIRDEP%2 LOC RANGE: ALL
 ORG RANGE:

CHECK DATE: 09/16/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4699	PEEK, CODY R	1012800	2800	2,355.19	0.00			
4778	QUEZADA, CAMERON M	2563038	3038	1,515.88	0.00			
4785	SLAMON, SEAN P	1012505	2505	3,913.73	0.00			
RECORD COUNT: 11 TOTAL				22,180.06	0.00			

DEDUCTION: 9999 DIRECT DEPOSIT NET

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
3230	AAKER, NICOLA J	1016800	6800	3,668.80	0.00			
5674	ABELLA, FRANK K	1010710	0710	4,479.40	0.00			
5148	ABLANG, SCOTT R	1016854	6800	658.77	0.00			
2612	ACOSTA, SALVADOR	1012014	2014	3,232.40	0.00			
5570	ADAMS, JOSHUA N	2752505	2505	1,957.74	0.00			
2007	ADAMS, KIMBERLY D	1010400	0400	2,694.96	0.00			
2412	AGRELLA, KEVIN T	5203502	3502	2,620.30	0.00			
4982	AKERS, CAROLINA E	1010620	0720	2,518.76	0.00			
5395	ALBARRAN-LOZANO, MIGUEL A	1012705	2705	2,152.14	0.00			
2272	ALBERTSON, ERICK J	1013034	3034	2,173.48	0.00			
5568	ALCANTAR, ALEXANDER S	1010710	0710	2,007.95	0.00			
3338	ALEGRIA, VANESSA C	1014700	4700	2,003.93	0.00			
4120	ALLEN, KATHLEEN A	1013012	3012	2,054.07	0.00			
4552	ALLEN, VICKI-DAWN R	1012705	2705	1,811.06	0.00			
5745	ALVAREZ-ORTEGA, MIGUEL I	1013034	3034	1,622.05	0.00			
1581	AMUNDSON, ROBERT C	2563038	3038	1,809.99	0.00			
3937	ANDERSON, DARREN S	1013012	3012	3,404.59	0.00			
4442	ANDERSON, WILLIAM D	1015012	5012	1,544.93	0.00			
2250	ANNETT, ALLEN J	1013904	3904	2,679.06	0.00			
2474	ARAMBURU, DIEGO F	1012512	2512	3,337.14	0.00			
5488	ARDINGER, ROBERT J	5012525	2525	3,588.60	0.00			
5064	ARGUST, RYAN F	5203502	3502	2,960.17	0.00			
3931	ARMSTRONG, THOMAS R	1014700	4700	4,860.44	0.00			
5696	ARNOLD, WENDY J	1015005	5005	473.89	0.00			
5584	ARRENDALE, JESSICA D	1010710	0710	1,534.75	0.00			
5266	ARRISON, CHRISTOPHER R	1012012	2005	2,724.29	0.00			
4872	ARTAM, NICHOLAS	1015012	5059	1,870.44	0.00			
2946	ASHLEY, FRANCES M	2756800	6800	1,819.92	0.00			
2668	ATTASHIAN, RAFFI P	1012512	2512	5,267.12	0.00			
2097	AUNKST, MIA G	1015055	5055	230.52	0.00			
4598	AURAND, DAVID P	1012505	2505	2,714.18	0.00			
4433	BAGWELL, LORRAINE H	1010100	0100	1,299.61	0.00			
4548	BAILEY, RYAN R	1012512	2512	2,292.64	0.00			
4134	BANISTER, ALI M	1012705	2705	4,517.73	0.00			
5329	BARAJAS, SINDY	1014700	4700	1,575.78	0.00			
4961	BARBER, FAITH M	2756574	6800	1,108.47	0.00			
3868	BARLOW, JUDY L	1016800	6800	3,020.84	0.00			
4579	BARNETT, KEITH A	1010710	0710	458.42	0.00			
5341	BATEMAN, DAWN E	1015057	5057	219.20	0.00			
2611	BAUER, DENISE M	1012017	2005	2,635.09	0.00			
4790	BAUGH, MICHELE H	1012705	2705	2,752.47	0.00			
5686	BAUMANN, BRITTNEY C	2086550	2005	2,422.59	0.00			
5671	BAXTER, GARRET R	2563038	3038	1,496.54	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916

PAY PERIOD: 08/26/2022 TO 09/08/2022

CHECK DATE: 09/16/2022

DEDUCTION: 9999 DIRECT DEP

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
5076	BEAUDETTE, CAITLIN M	1015056	5056	1,447.79	0.00			
5070	BECK, LYDIA M	7407201	7200	1,532.14	0.00			
5690	BELLUSA, STEPHANIE A	1012705	2705	2,812.45	0.00			
5872	BENSON, DARCY J	1014700	4700	1,734.54	0.00			
5810	BENSON, JAMES F	1012515	2515	250.38	0.00			
4309	BENSON, KIRT A	1013034	3034	2,192.72	0.00			
3442	BERGENHEIER, ELAINE	1016800	6800	1,976.88	0.00			
4788	BERGGREN, GREGG E	2545047	5047	1,441.13	0.00			
4015	BERNTSON, HOUSTON J	1012512	2512	3,779.07	0.00			
2877	BIASOTTI, ANDREW J	1013034	3034	3,032.28	0.00			
3025	BINDLEY, BRETT J	1012014	2014	3,838.83	0.00			
4546	BINDLEY, CODY D	1012012	2005	3,717.75	0.00			
4249	BLATNICK, KYLE J	1013904	3904	1,696.14	0.00			
5261	BOBBITT, ALEXANDRA D	1012800	2800	1,025.64	0.00			
5258	BOEHME, JOSHUA L	2563038	3038	1,731.96	0.00			
3274	BOGGAN, JAMES T	1012014	2014	3,263.45	0.00			
3220	BOGGAN, JESSICA A	1014700	4700	2,438.37	0.00			
2654	BOGGS, TRAVIS J	1012512	2512	14,001.14	0.00			
5782	BOHEMIER, ALAN S	2503040	3012	2,370.95	0.00			
1724	BOOTH, JOSEPH D	2563038	3038	2,258.23	0.00			
956	BOOTHE, DUSTIN	1016800	6800	2,933.94	0.00			
5461	BORINO, BRYSON D	1012512	2512	2,573.40	0.00			
5271	BORN, AUBREY M	1012017	2005	1,730.00	0.00			
3923	BOTTINO, WARREN J	2151500	1500	2,440.26	0.00			
5789	BOWMAN, FAITH L	1015057	5057	180.28	0.00			
4955	BOYER, CHRISTOPHER F	1012512	2512	9,192.31	0.00			
4779	BOYER, LYNDESEY J	2545047	5047	2,217.46	0.00			
1095	BRADSHAW, JEFF R	5103201	3201	2,619.01	0.00			
5468	BRAGDON, ZACHARY E	7407201	7200	1,524.59	0.00			
5106	BRANDON, KELLY E	1010500	0500	2,860.90	0.00			
4993	BRANINBURG, MARILYN A	1012005	2005	284.53	0.00			
3444	BRANTINGHAM, MELANIE	1010500	0500	4,016.80	0.00			
2805	BREHM, NATHAN E	1012012	2005	3,339.97	0.00			
5204	BRISTOL, MARC D	1012512	2512	8,779.48	0.00			
5321	BROWN, ANDREA L	1012512	2512	2,471.41	0.00			
5783	BROWN, BARBARA G	1012004	2004	273.15	0.00			
4186	BROWN, JACK B	2563038	3038	1,573.59	0.00			
5333	BROWN, RANDALL E	1012800	2800	295.50	0.00			
760	BRUKETTA, MELANIE	1010705	0705	3,555.25	0.00			
4799	BRUNO, JOE A	1012004	2005	154.78	0.00			
4661	BUDGE, JENNIFER H	1015005	5005	5,005.64	0.00			
2948	BUENO, JASON J	1012012	2005	2,780.90	0.00			
4924	BURNHAM, JOHN R	1015012	5012	1,730.36	0.00			
3773	BURNHAM, TERENCE O	1012014	2005	3,361.97	0.00			
5383	BURNS, JOSHUA R	1012013	2013	1,326.57	0.00			
5196	BURR, LUCAS P	1010500	0500	1,732.03	0.00			
5809	BURROWS, BRITTANY A	1013012	3012	1,442.79	0.00			
4542	BURT, CAMERON M	1012512	2512	2,983.74	0.00			
4882	BURTON, HEATH D	5012525	2525	2,834.79	0.00			
5717	BURTRAW, DEMPSEY R	1010710	0710	2,383.43	0.00			
5750	BUSTOS, REBECCA D	2503035	3012	2,025.60	0.00			
5775	BYRNE, BRYAN J	2503035	3012	3,041.03	0.00			

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5121	CAMACHO REYES, MIGUEL A	1010216	0216	2,396.56	0.00			
4678	CAREWICZ, SHELLI S	1013012	3012	1,568.63	0.00			
5086	CARILLO, JAIME	1012012	2012	1,995.42	0.00			
5571	CARLSON, JOHN T	2752505	2505	2,091.54	0.00			
2890	CARTER, JOSH J	1012014	2005	3,464.18	0.00			
5407	CASAREZ, SALVADOR N	5103201	3201	1,571.54	0.00			
5092	CASCI, FELECIA M	1010500	0500	2,201.82	0.00			
4240	CASSINELLI, JACQUELINE A	5700706	0706	1,135.08	0.00			
5066	CASTANEDA, VICTOR M	1012014	2005	2,677.64	0.00			
4263	CASTILLO-SALAZAR, STEVE	2563038	3038	1,791.99	0.00			
3333	CATLETT, JEFF W	2563038	3038	1,791.20	0.00			
2690	CEBALLOS, MARICELA	1012017	2017	1,783.30	0.00			
5709	CHALK, PAUL M	1016800	6800	2,012.26	0.00			
3728	CHANDLER, VICTORIA J	1016800	6800	1,410.28	0.00			
5448	CHANEY, DANIEL S	1012515	2515	143.87	0.00			
4224	CHANEY, JOSHUA E	1012012	2012	2,292.09	0.00			
4733	CHANEY, TEDDY L	2563038	3038	1,754.39	0.00			
2340	CHAPMAN, SCOTT M	1015060	5060	2,463.79	0.00			
5008	CHASE, JANET E	1015055	5055	273.49	0.00			
5298	CHRIST, JUSTIN A	2563038	3038	1,491.61	0.00			
3985	CHURCHWARD, JENNIFER A	1013012	3201	1,494.15	0.00			
4883	CLAMAN, JUSTIN B	5012525	2525	2,765.27	0.00			
4599	CLARK, ROBIN M	1014300	4300	525.59	0.00			
1661	COLATORTI, JAMES P	1012512	2512	5,620.96	0.00			
5315	COLEGROVE, PATRICK T	1016200	6200	4,414.07	0.00			
5532	COLEMAN, CRAIG R	1013034	3034	1,878.85	0.00			
3272	COLLAZO, URIEL	1012014	2014	3,027.11	0.00			
3551	COLLIER, AARON S	5203502	3502	3,201.44	0.00			
5822	COLONICA, JOHN T	1015055	5055	311.39	0.00			
5562	CONNORS, TIMOTHY P	1015059	5059	554.49	0.00			
5895	CONTRERAS, CHRISTIE A	2086550	6800	1,495.07	0.00			
4106	COOLEY, RICKY D	1013012	3012	1,027.31	0.00			
2815	COOPER, CRISTAL A	1014700	4700	2,186.49	0.00			
3631	COOPER, MATTHEW L	1012520	2520	3,121.43	0.00			
3878	CORBIT, JUNE K	2756800	6800	812.93	0.00			
5320	CORBRIDGE, NICHOLAS L	1012800	2800	1,469.90	0.00			
3285	CORTES, MAXINE	1014700	4700	4,786.71	0.00			
4929	CORTES, VANESSA A	1012706	2706	1,714.12	0.00			
5402	COSSEL, CASSANDRA N	1012017	2017	1,812.80	0.00			
4582	COSTELLO, JOHN J	2545047	5047	2,168.62	0.00			
862	COX, GEORGE	5103201	3702	1,775.20	0.00			
4884	COX, MICHAEL R	1012512	2525	2,974.59	0.00			
4775	CRAVEY, WILLIAM M	1010710	0710	2,263.38	0.00			
3961	CRAWFORD, SUZANNE M	1010500	0500	2,631.75	0.00			
5467	CROWLEY, JOSEPH J	2545012	5012	1,425.51	0.00			
5390	CRUZ, ROBERTO A	2253026	3012	2,003.40	0.00			
5714	CRUZ-FLORES, HECTOR	5603025	3025	1,645.49	0.00			
4768	CUSTIS, MARK R	1015055	5055	104.95	0.00			
1301	DANEN, JASON T	5012525	2525	6,624.67	0.00			
2435	DANIEL, TAWNIA S	1014700	4700	2,986.92	0.00			
4131	DANIELS, SHARON E	1012004	2005	1,900.81	0.00			
2882	DANTZLER, FRANCES C	1012706	2706	2,371.31	0.00			

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5506	DAVIS, DENISE L	1010710	0710	726.58	0.00			
85	DAVIS, KURT E	1012800	2800	601.24	0.00			
470	DAWLEY, DAVID	1010400	0400	975.47	0.00			
5712	DAWSON, CHRISTIAN D	1012014	2014	2,163.41	0.00			
5244	DEFALCO, RYAN B	1015060	5060	464.35	0.00			
5772	DEFURIO, LISA M	1010500	0500	1,719.21	0.00			
5289	DELANEY, NATHAN J	1015012	5012	1,201.07	0.00			
5377	DELANEY, PAMELA A	1014700	4700	464.08	0.00			
5804	DELUCA, BREANNA	1015055	5055	67.19	0.00			
2487	DEVERAUX, SHANE D	1013034	3034	1,748.00	0.00			
5891	DEVINE, IAN W	1010710	0710	1,586.27	0.00			
5670	DEWITT, CHARLES B	5203502	3502	1,686.79	0.00			
5397	DI FEDE, AMBER E	1012017	2017	2,486.74	0.00			
3218	DICKEY, JESSICA M	1012012	2005	3,066.65	0.00			
5878	DOMINGUEZ, MARKOZ M	2545047	5047	1,313.99	0.00			
4159	DORAN, JOHN P	1015012	5012	1,776.95	0.00			
4911	DOUGHTY, SANDRA	1010217	0217	2,255.67	0.00			
1500	DOYAL, BRIAN A	1013012	3012	2,192.29	0.00			
3102	DRAKE, LINDA R	1010213	0213	2,451.68	0.00			
5904	DREILING, JANE M	1010300	0300	0.00	0.00			
4890	DREWS, CASEY A	5251414	2515	3,109.43	0.00			
3651	DREWS, CODY J	1014700	4700	2,967.17	0.00			
4873	DUEÑAS-ESTRELLA, ISRAEL	1015012	5012	1,571.31	0.00			
5184	DUNCAN, LORI	1012505	2505	439.38	0.00			
3200	DUQUE-JONES, CHARLINE A	1010300	0300	1,179.41	0.00			
5381	DURAN, JAZLYN V	1015057	5057	431.93	0.00			
5193	DUREN, SAMANTHA J	1012014	2014	1,703.05	0.00			
5863	DUTTON, RACHEL N	1012017	2017	515.68	0.00			
5075	DZYAK, JAKOB A	1012013	2005	409.37	0.00			
4761	EARP, DANIEL J	1015057	5057	3,590.75	0.00			
5438	EDENS, JORDAN L	1010710	0710	1,633.76	0.00			
4210	EGGERT, CHERYL A	1010212	0213	2,165.68	0.00			
3130	EISNER, DAVID F	5103201	3702	1,719.00	0.00			
5565	EISSINGER, LAUREN E	1012014	2014	1,835.89	0.00			
4362	ELDER, BRIAN W	1013012	3012	2,742.32	0.00			
3570	ENGELS, ERIC B	2563038	3038	4,085.30	0.00			
5870	ENTNER, LORRAINE K	2503040	3012	23.22	0.00			
4936	ENTZ, MICHELLE R	1012706	2706	1,719.70	0.00			
5303	ESCALANTE, ELSIE M	1014700	4700	267.69	0.00			
4869	ESPINO, KYLE	1012012	2005	2,699.81	0.00			
4812	ESPINOZA, RAQUEL N	1010500	0500	1,540.72	0.00			
5883	ESSIG, SAMANTHA R	2545047	5047	2,010.03	0.00			
5455	ESTES, JACOB M	5103201	3702	1,938.83	0.00			
2829	ESTES, JAMES M	5203502	3502	1,970.24	0.00			
4840	ETCHEGARAY, DYLAN T	1012012	2005	2,435.04	0.00			
5322	EVANS, THOMAS G	5012525	2512	5,681.49	0.00			
4225	EVANSON, RACHAEL N	1010600	0600	1,770.87	0.00			
5879	FALL, DJIBRIL	1016200	3034	491.67	0.00			
5489	FARRIS, MITCHELL D	1012512	2512	2,461.60	0.00			
5856	FELIPE-HERNANDEZ, MIGUEL	1012014	2014	2,523.35	0.00			
4388	FELIX, RYAN J	1012705	2705	2,938.65	0.00			
2106	FELLOWS, ROBERT D	1013012	3012	443.82	0.00			

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5675	FENCL, AMANDA J	1010701	0701	1,555.65	0.00			
5050	FERRIS, HEATHER M	1011425	1425	3,646.34	0.00			
511	FISCHER, CARIN	1014700	4700	3,506.87	0.00			
4841	FOERSCHLER, CHARLENE	1012014	2005	3,441.73	0.00			
5825	FONSECA DELGADILLO, MOISE	1012012	2012	2,014.38	0.00			
5292	FOUTZ, MYLES L	1012012	2012	2,247.51	0.00			
2680	FRANZ, CHRISTINE M	1014700	4700	2,475.93	0.00			
5234	FRAZER, JACOB B	1015055	5055	332.26	0.00			
4774	FREEMAN, JEANNE M	2750600	6800	3,633.22	0.00			
5061	FREEMAN, JEFFREY A	1013012	3012	3,440.57	0.00			
4605	FREEMAN, MICHAEL P	1015055	5055	2,504.08	0.00			
5707	FRESHMAN, RAECHEL E	2756800	6800	938.32	0.00			
5389	FRIEND, MICHAEL P	1013012	3012	3,181.32	0.00			
1507	FRY, CARL V	1012014	2005	855.00	0.00			
4623	FRYER, SHANE E	7607050	3005	1,643.48	0.00			
2781	FUHRMAN, DANIEL D	1012512	2512	2,396.10	0.00			
2458	FURLONG, KENNETH T	1012004	2005	4,034.63	0.00			
5828	GAFFORD, MARY J	1012017	2017	1,590.51	0.00			
3718	GALAS, VERONICA M	2756800	6800	1,624.25	0.00			
5719	GAMER, SYDNEY L	1016800	6800	1,569.07	0.00			
4540	GANGER, PAMALA A	1010701	0701	3,008.35	0.00			
4590	GARCIA, JEREMY N	1012014	2005	2,356.48	0.00			
4696	GARCIA, MICHELE A	1010217	0217	1,403.64	0.00			
4551	GARCIA, NICOLAS R	1012512	2512	2,932.82	0.00			
3453	GARCIA GONZALEZ, MARIA LO	1012706	2706	1,964.53	0.00			
5739	GARCIA OTERO, LAURA E	1016800	6800	1,313.98	0.00			
1662	GARDNER, JASON A	1012512	2512	3,022.01	0.00			
2372	GAULT, JASON A	1012012	2005	2,984.22	0.00			
5781	GAUNT, DANIEL D	1012800	2800	2,228.16	0.00			
5079	GAVRIC, MIRJANA	1010701	0701	2,825.17	0.00			
4512	GETZ, STEVEN W	1013034	3034	1,760.67	0.00			
4414	GIBB, BRENDON M	1016853	6800	2,298.31	0.00			
5813	GIBSON, HEATH D	1015012	5012	1,104.82	0.00			
4125	GIBSON, MICHAEL D	2752005	2005	3,094.45	0.00			
5111	GIOMI, JOHN C	1010217	0217	3,001.19	0.00			
145	GIOMI, ROBERT S	1010100	0100	752.85	0.00			
5823	GOETZ, ROCKY D	1012012	2012	2,377.93	0.00			
5811	GOLSBY, MALIQ D	1015054	5054	539.83	0.00			
5104	GOMEZ, EMMA	1012520	2520	1,597.62	0.00			
5609	GOMEZ, JAYDEN O	1015060	5060	136.57	0.00			
5787	GONZALES, CHRISTOPHER A	1013012	3012	2,457.91	0.00			
5293	GOODNIGHT, DILLON M	6027505	5012	1,063.74	0.00			
5615	GOODWIN, EMILY E	1015057	5057	162.20	0.00			
2283	GOWER, MITCHELL A	1013904	3904	2,111.63	0.00			
4749	GRANATA, LIZZETH	1012011	2011	2,324.96	0.00			
4570	GRAVES, JENNIFER C	1012005	2005	1,546.60	0.00			
4697	GREB, RYAN M	1012012	2005	3,260.78	0.00			
4154	GREEN, COLE E	1012512	2512	2,957.61	0.00			
5694	GREEN, JEREMIAH A	1012012	2012	2,841.19	0.00			
5516	GREEN, KENNETH C	2752505	2545	1,698.19	0.00			
5679	GREENLAW, BRIANNA R	1013012	3012	2,609.24	0.00			
3973	GREGG, ANA C	1016800	6800	1,373.46	0.00			

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4858	GRIFFITTS, WILLIA P	1015012	5012	1,724.59	0.00			
5893	GRIGGS, VALERIE R	5700706	0705	524.45	0.00			
5502	GROTH, GARY R	2752505	2505	3,005.19	0.00			
1613	GRUNDY, TOM B	5203502	3502	3,200.72	0.00			
788	GUIMONT, ROBERT	1012800	2800	1,277.54	0.00			
4786	GUTIERREZ, JESSE J	1012705	2705	3,329.26	0.00			
836	GUTIERREZ, MARIBEL	1014300	4300	2,743.05	0.00			
5901	HAGGARD, JOHN B	2802020	2014	0.00	0.00			
3143	HALE, KELLY A	5203502	3201	3,003.75	0.00			
5793	HALE, SHANE J	2752505	2530	2,705.03	0.00			
5892	HAMMONS, GILLIAN B	2545047	5047	0.00	0.00			
5886	HARDEMAN-SWINDLE, NICOLE	1010500	0500	1,471.09	0.00			
3176	HARDGRAVE, ALBERT W	1015055	5055	1,180.06	0.00			
5592	HARDIMAN, ATHENA D	1011425	1425	430.22	0.00			
5543	HARE, COREY E	5203502	3502	1,840.06	0.00			
4804	HARJES, SHANNON P	2563038	3038	1,772.74	0.00			
1973	HARKLEROAD, JULIE C	1014700	4700	2,677.13	0.00			
2782	HARNS, CHAD	1012512	2512	2,690.03	0.00			
5784	HARRIS, CANDICE-SERREEN M	1015057	5057	430.34	0.00			
5711	HARRISON, CAROL E	2086550	2014	1,676.57	0.00			
4202	HARVEY, KANDIS A	1016800	6800	2,115.65	0.00			
5611	HARWART, DONALD A	1013012	3012	1,534.43	0.00			
5463	HASKELL, NICHOLAS S	1015055	5055	131.80	0.00			
5147	HASLEM, TRAVIS J	1010400	0400	1,743.70	0.00			
1971	HATLEY, SAMUEL I	1012011	2005	2,908.25	0.00			
226	HEATH, CATHERINE	1012004	2005	153.64	0.00			
4568	HENNEBERGER, DANIEL G	2752005	2005	2,456.09	0.00			
5299	HERBERT, JUSTIN T	5603025	3025	2,341.54	0.00			
3488	HERRING, ANNA C	1010500	0500	1,583.00	0.00			
5401	HEWLETT, KENNETH C	1012800	2800	730.38	0.00			
5300	HICKS, DWIGHT M	2563038	3038	1,444.07	0.00			
5327	HICKS, EMILY E	1010500	0500	1,438.89	0.00			
4628	HICKS, STEPHANIE A	1010600	0600	5,650.90	0.00			
1264	HIGGINS, JOLIE C	1014700	4700	2,978.67	0.00			
5153	HIGGINS, NICHOLAS B	1014700	4700	1,519.78	0.00			
4767	HILL, ANTOINETTE F	5305067	5067	338.71	0.00			
5705	HILLIS, KIANA S	1015060	5060	415.19	0.00			
5387	HILLS, KENDRA L	1016800	6800	736.93	0.00			
4447	HINOJOSA, EDGAR L	5603025	3025	1,983.38	0.00			
3319	HITCH, JOHN R	1012014	2005	3,592.46	0.00			
4419	HOELZEN, DANIELLE N	1010300	0300	1,357.87	0.00			
262	HOGEN, RORY A	5251414	3012	671.10	0.00			
3969	HOLLAND, SHELLEY L	5012525	2525	486.97	0.00			
4059	HOLLOWAY, MARGARET	1016800	6800	2,681.99	0.00			
5495	HOLM, ANDREW C	5012525	2525	3,349.33	0.00			
5848	HOLST, BAILEY J	1015057	5057	84.67	0.00			
4904	HOLT, JOY N	1016200	6200	3,084.17	0.00			
5313	HOMER, ZACHARY D	5603025	3025	1,833.99	0.00			
5354	HOPPER, ERIK A	5012525	2525	3,132.08	0.00			
5016	HORN, TIMOTHY D	1015060	5060	511.20	0.00			
2298	HORTON, JESSE C	1012512	2512	4,797.49	0.00			
2152	HORTON, MICAH S	1012512	2512	5,811.57	0.00			

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3465	HOTALING, SALVANETTE O	1016800	6800	2,828.74	0.00			
245	HOUSTON, ROBIN M	1010216	0216	117.96	0.00			
5337	HOWARD, DANIELLE A	1010212	0212	1,470.58	0.00			
358	HUCK, ELIZABETH A	1010300	0300	3,008.45	0.00			
5738	HUERTA, MARCO A JR	5012537	2537	2,150.90	0.00			
4027	HUGHES, WILLIAM A	1012706	2706	2,599.09	0.00			
3964	HUNT, BRENDA L	7607050	3005	2,068.36	0.00			
1474	HUNT, BRYON A	1012512	2512	3,760.82	0.00			
2385	INGRAM, JACK H	2563038	3038	2,240.81	0.00			
4437	INMAN, BRETTE D	1016800	6800	2,521.37	0.00			
3216	IRWIN, MARK A	5103201	3201	2,345.44	0.00			
5880	IZA, SEBASTIAN E	1015060	5060	131.94	0.00			
5869	IZQUIERDO, ROBYN E	1013012	3012	1,325.29	0.00			
2842	JACKLETT, JAMES V	5103201	3201	3,406.14	0.00			
4514	JACKSON, ERIN M	1012705	2705	2,996.63	0.00			
5801	JACKSON, TRE A	5012537	2537	603.15	0.00			
4243	JACKSON, CHRISTOPHER G	1012705	2705	2,287.98	0.00			
5269	JAMES, MARVIN R	1010400	3012	1,649.49	0.00			
1386	JENNINGS, TAMI D	1015055	5055	1,395.91	0.00			
4428	JERAULD, MICHAEL C	1012012	2005	2,634.26	0.00			
4643	JESSE, TYLER H	1013012	3012	2,793.23	0.00			
5588	JILK, JONATHAN M	2752505	2545	1,480.31	0.00			
5144	JOHANSEN, MISTY A	1012013	2005	1,330.99	0.00			
5039	JOHNSON, BENJAMIN R	1010500	0500	3,538.24	0.00			
5551	JOHNSON, MAIA	1010710	0710	2,260.64	0.00			
2623	JOHNSON, SARAH L	1012017	2017	2,138.55	0.00			
5589	JONES, CHRISTOPHER T	1013904	3904	1,504.25	0.00			
3099	JONES, DANIEL L	1012012	2005	2,502.88	0.00			
3833	JONES, DILLON C	1013904	3904	1,840.56	0.00			
5877	JONES, RICHARD A JR	1013904	3904	1,351.27	0.00			
5758	JONES, TIMOTHY K	1011425	1425	364.20	0.00			
5521	JONES, WARD S	1010100	0100	872.55	0.00			
5885	JOSEPH, JULIE N	1014700	4700	2,280.01	0.00			
4597	KAHABKA, HEATHER D	2756800	6800	1,358.04	0.00			
4094	KASTENS, DANIEL D	1015012	5012	2,327.47	0.00			
5691	KAUBLE, ANDREW K	1010710	0710	3,447.20	0.00			
5604	KAUFMAN, KHALEEL W	1015060	5060	251.30	0.00			
5527	KEENNON, DOUGLAS A	1012014	2014	2,204.47	0.00			
3518	KELLY, SHADOW L	5203502	3502	1,955.19	0.00			
3755	KEPLER, DERRICK D	2752005	2005	2,031.53	0.00			
5640	KERR, EVAN W	5103201	3201	1,516.99	0.00			
5083	KERVER, TYLER J	1015012	5012	1,442.29	0.00			
5803	KEY, MICHAEL T	5603055	3201	5,694.74	0.00			
5480	KIEL, NATALIE S	1011430	1425	956.52	0.00			
5902	KINCHELOE, CHELSEA A	2545047	5047	0.00	0.00			
5372	KINDORF, HARRY R	1015055	5055	146.84	0.00			
4522	KING, JON G	2563038	3038	2,242.04	0.00			
3560	KIPP, CHRISTINE V	7407200	7200	343.96	0.00			
4418	KIZER, JESSIE C	1012017	2017	2,476.05	0.00			
2878	KLUG, ERIC M	1015056	5056	1,868.87	0.00			
4617	KLUG, KRISTIN J	1016200	6200	1,419.36	0.00			
5114	KNIGHT, ROBERT A	5012537	2537	1,135.12	0.00			

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ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4932	KOHBARGER, WILLIAM A	1011425	1425	2,116.83	0.00			
4763	KOHLER, JESSE W	1012512	2512	2,679.83	0.00			
5128	KOVAL, ANDREW B	1013034	3034	1,805.93	0.00			
4867	KRANTZ, GREGORY A	5603055	3201	4,076.27	0.00			
5747	KUKONU, KEAOLOHINANI S	1016200	6200	204.86	0.00			
5669	KULESZA, KAREN J	1013012	3012	2,209.48	0.00			
5161	KURLAND, ANA M	1016200	6200	2,122.62	0.00			
5881	LA BELLA, JOSHUA P	1014700	4700	2,280.01	0.00			
350	LAAKER, JOHN J JR	2563038	3038	1,788.00	0.00			
5742	LABATE, JOHN A	2563038	3201	3,821.77	0.00			
4931	LACHEW, JAMES F	1012012	2005	2,448.06	0.00			
5227	LAFOLLETTE, AMBER M	1010300	0300	2,040.49	0.00			
5807	LAHAIR, KELLY J	1015012	5012	1,636.09	0.00			
4602	LAMBERT, BART A	1012800	2800	3,353.73	0.00			
5657	LAMUSAO, FRANKLIN Q	1015012	5012	1,228.61	0.00			
5439	LANE, JOANMARIE G	1012706	2706	486.84	0.00			
5762	LANE, MORIAH R	1014700	4700	1,382.09	0.00			
5476	LANGSTAFF, JOSEPH R	1015012	5012	1,117.76	0.00			
4083	LAPAILLE, RENAY D	1012706	2706	1,725.14	0.00			
5477	LARSON, CRAIG A	1013034	3034	1,995.51	0.00			
5771	LARSON, DEBORAH R	1010500	0500	433.40	0.00			
1784	LAWLOR, LINDA L	1012705	2705	3,967.61	0.00			
5045	LAZANEO, GALIN J	2563038	3201	2,196.00	0.00			
4365	LEAGUE, TYSON D	1010500	0500	3,239.28	0.00			
5664	LEBLANC, ARENE J	1015055	5055	66.87	0.00			
5159	LECK, AUSTIN M	1012512	2512	2,753.29	0.00			
5093	LEDEZMA RUBIO, AZUCENA	1016800	6800	1,572.13	0.00			
3017	LEE, KIPLAN M	1012014	2005	1,592.05	0.00			
3036	LEET, KAREN L	1013012	3012	2,817.09	0.00			
5849	LEPORE, ANTHONY R	1012014	2014	2,163.82	0.00			
5672	LEWIS, JERRED S	5053702	3038	1,393.05	0.00			
5697	LEWIS, ROBERT D	5103201	3702	1,299.07	0.00			
4684	LIEBESPECK, PATTI A	1015005	5005	2,225.80	0.00			
5815	LINDSAY, CHRISTIAN L	2752505	2545	1,258.24	0.00			
2783	LINSCOTT, JEFF F	1012512	2512	2,817.64	0.00			
3926	LIVESAY, APRIL G	1015005	5005	1,685.53	0.00			
4544	LOBATO MELGAREJO, CRISTIN	1014300	4300	1,704.42	0.00			
3512	LOCATELLI, RONALD G	1012014	2005	2,417.61	0.00			
5875	LOHMAN, KARLI S	1012013	2013	1,284.19	0.00			
952	LOPEZ, JULIO A	1014300	4300	2,936.85	0.00			
5666	LOPEZ, MARTHA	1016800	6800	1,530.29	0.00			
4408	LOTZ, CHRISTOPHER M	1012012	2012	3,192.00	0.00			
5471	LOWE, AARON B	1012512	2512	4,186.11	0.00			
2870	LOWE, CRAIG E	1012011	2011	3,780.52	0.00			
4787	LOYOLA, DANIEL A	1012012	2005	2,668.04	0.00			
3719	LOYOLA, ISRAEL S	1012012	2005	3,483.31	0.00			
5698	LUCAS, EMMA J	1015057	5057	120.19	0.00			
5852	LUCAS, KATE E	1015057	5057	215.78	0.00			
1772	LUIS, KRISTIN N	1014700	4700	4,113.81	0.00			
3549	LUTU, JAMES S	1012706	2706	1,940.75	0.00			
3682	MACAULEY, LINDA K	7407200	7200	1,486.95	0.00			
5837	MACDONALD, JENNIFER A	1010701	0701	1,351.69	0.00			

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EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
2335	MACHADO, CARON P	1010400	0400	2,006.57	0.00			
5388	MACIAS, BRANDON K	1013034	3034	1,661.89	0.00			
5053	MACIAS, CASSANDRA J	1010213	0213	1,448.68	0.00			
4555	MACIAS, EDGAR	1012705	2705	2,549.06	0.00			
5824	MACIAS, JOSE C	1012014	2014	2,510.57	0.00			
5535	MACISAAC, LISA P	1013012	3012	2,029.44	0.00			
5572	MADRID, CARLOS A	2752505	2505	4,090.24	0.00			
2226	MANDEL, HEATHER V	1010300	0300	1,866.39	0.00			
5685	MANZO, HEATHER R	1011425	1425	1,968.08	0.00			
5659	MARCH, BRADEN J	1015060	5060	311.39	0.00			
2010	MARCH, RACHEL M	1016200	6200	2,123.83	0.00			
4958	MARQUEZ-MONTALVO, RAMON M	1012011	2011	3,170.61	0.00			
1726	MARSHALL, ADA D	1015055	5055	1,500.59	0.00			
1763	MARTENSEN, MARIE E	1012011	2005	1,640.37	0.00			
3128	MARTIN, ELIZABETH A	1011425	2005	2,016.04	0.00			
5370	MARTINEZ, PATRICIA M	1012013	2013	1,355.92	0.00			
5362	MARTINOVICH, CHRISTOPHER	2503035	3012	3,032.26	0.00			
2446	MASON, CHRISTOPHER J	1012512	2512	6,966.87	0.00			
4216	MASON, JENNIFER L	5103201	3201	2,664.78	0.00			
5840	MASTERS, MADISON L	1015057	5057	54.63	0.00			
1262	MATHIESEN, BRANDON N	5203502	3502	2,748.84	0.00			
4587	MAURER, TREY U	1015060	5060	406.61	0.00			
1731	MAYS, BRIAN M	1012012	2005	0.00	0.00			
1577	MAYS III, EARL A	1012014	2014	3,754.28	0.00			
4653	MCCARTHY, MEGAN L	1010705	0705	1,986.04	0.00			
5763	MCCREARY, MEGAN A	1012014	2014	1,436.29	0.00			
5731	MCDONALD, JEREMY R	1012706	2706	1,959.80	0.00			
3577	MCDONALD, THOMAS D	1012012	2005	2,880.27	0.00			
3520	MCMAHON, ERIN M	1012011	2005	3,489.16	0.00			
5873	MCWILLIAMS, CODY J	1012515	2515	2,307.89	0.00			
4068	MEAD, GAGE M	1012012	2012	3,251.78	0.00			
4500	MELGAREJO, SUSANA E	1016853	6800	1,357.55	0.00			
5785	MELGAREJO-LARA, JESSICA	1016574	6574	1,167.24	0.00			
5307	MELHAFF, COURTNEY L	1013012	3012	1,727.10	0.00			
5838	MENDEZ VARELA, SUSANA M	1016800	6800	1,360.21	0.00			
2893	MENDOZA, BRIAN P	1012014	2005	1,957.55	0.00			
4928	MENENDEZ, ANDREW S	1015057	5057	2,003.55	0.00			
5829	MENJIVAR, MARIA E	1016853	6800	2,580.50	0.00			
1545	MERRITT, MATTHEW P	1012512	2512	9,870.87	0.00			
5511	MERRITT, NANCY L	1012505	2505	1,325.25	0.00			
5396	MESCH, TONIA L	2802020	2014	1,188.89	0.00			
5431	MESSMANN, EMILY A	1015057	5057	479.39	0.00			
4944	METZLER CURRY, LYNDY A	1010500	0500	1,984.29	0.00			
3727	MEYER, CECILIA A	5800704	0704	2,705.89	0.00			
5099	MEZA MARQUEZ, ANGEL L	1012014	2014	2,166.30	0.00			
5553	MICHAEL, CHRISTOPHER G	1015059	5059	433.40	0.00			
5274	MICHAEL, MOBBY T	1012706	2706	1,595.46	0.00			
4087	MICHAUT, DAVID M	1013012	3201	327.78	0.00			
4420	MIERAS, TAYLOR M	1012011	2005	2,729.24	0.00			
2994	MIHELIC, BRADLEY J	1012512	2512	7,251.60	0.00			
3741	MILES, SALLYANNE L	1016800	6800	685.77	0.00			
2667	MILLER, THOMAS T	1014700	4700	2,661.60	0.00			

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4312	MILLS, ALANA N	1010705	0705	2,000.76	0.00			
5792	MILLS, GAGE J	2563038	3038	528.34	0.00			
5576	MILLS, HOPE M	1010212	0212	1,137.43	0.00			
5419	MOHR, JUDITH M	1013904	3904	1,573.18	0.00			
5453	MONROY, ALEXANDER T	1012011	2011	0.00	0.00			
4950	MONTROYA III, JULIAN M	1014700	4700	1,691.00	0.00			
4702	MOORE, CORY M	5603025	3025	2,646.69	0.00			
3443	MOORE, JASON	2563038	3038	1,945.08	0.00			
5290	MOORE, MONICA R	1015055	5055	91.99	0.00			
5668	MOORE, ROD T	1010500	0500	526.49	0.00			
5773	MORA, OMAR	1015012	5012	1,120.12	0.00			
5888	MORALES, JOCELYNN	1012706	2706	2,008.66	0.00			
5420	MORELLI, ELIZABETH R	1013904	3904	699.90	0.00			
5678	MORELLI, PHILLIP L	5603025	3025	2,123.09	0.00			
4620	MORENO-BRAVO, BRYAN	5103201	3201	2,257.23	0.00			
5209	MORGAN, WALKER D	1015055	5055	266.44	0.00			
5755	MORO, MICHAEL T	1012014	2014	1,882.48	0.00			
5291	MORRILL, DOUGLAS F	1010500	0500	656.04	0.00			
5626	MORRIS, JAMES D	1013012	3012	1,298.90	0.00			
5855	MORWAY, LEIF E	1015055	5055	131.22	0.00			
5304	MOSES, SIERRA J	5103201	3201	2,137.63	0.00			
2888	MOURNIGHAN, FRANK J	1012706	2706	2,794.81	0.00			
4459	MUDGETT, ANGELA C	1012800	2800	1,794.42	0.00			
5577	MUNDY, SEAN R	1012017	2017	2,140.85	0.00			
5145	MURRAY, RAY D	5103201	3201	2,046.35	0.00			
4103	MURRY, KEVIN R	1012011	2011	2,566.12	0.00			
5796	MURUATO, AIDA A	1014700	4700	1,827.38	0.00			
3203	NAVARRO, DAVID A	1015012	5012	3,397.48	0.00			
5210	NAYLOR, JEAN-MARIE	1016200	6200	2,247.65	0.00			
3724	NEAGOS, MIHAELA	1010500	0500	2,905.56	0.00			
3639	NEDDENRIEP, DEBORAH L	7607050	3005	1,175.80	0.00			
409	NEEP, REBECCA J	1012005	2005	1,652.51	0.00			
5470	NELLIS, ROBERT C	1013012	3012	3,530.84	0.00			
5854	NERSKA, ALEXANDRA K	1015055	5055	78.88	0.00			
5400	NICHOLAS, AUSTEN R	5203502	3502	1,580.13	0.00			
4802	NICHOLAS, COURTNEY J	1013012	3012	2,458.96	0.00			
5759	NOBRIGA, DARIN A	1015056	5056	352.88	0.00			
2637	NOFTSKER, CHARLES A	2563038	3038	3,865.68	0.00			
5105	NORMAN, KELLY M	2503035	3012	3,345.51	0.00			
5142	NUNEZ, JOSE A	1012012	2012	2,392.78	0.00			
3075	NYBERG, KEVIN J	1012512	2512	4,419.77	0.00			
2784	O BRIEN, SCOTT T	1012512	2512	2,630.08	0.00			
5844	OCHOA CARRILLO, MIRELLA	2756800	6800	233.09	0.00			
3414	OKEZIE, KIMBERLY A	1014300	4300	4,425.21	0.00			
5573	OKUMA, BRANDON W	2752505	2505	2,417.10	0.00			
4340	OLSON, JASON L	1012011	2005	2,272.75	0.00			
5492	OLSON, KYLE T	5012525	2525	2,868.00	0.00			
2793	OLSON, STEVEN T	2752005	2012	3,121.82	0.00			
5481	OLVERA, CHELSEA	1015057	5057	365.71	0.00			
4747	ORAVETZ, LEE M	1016854	6800	2,018.16	0.00			
5635	ORVALD, OWEN L	1015055	5055	23.16	0.00			
4081	OSTRANDER, MARY JANE A	1016574	6800	2,818.91	0.00			

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4766	OTTO, CASEY G	1012005	2005	2,409.47	0.00			
5634	OVERLAY, CHRISTIE M	1011425	1425	1,700.37	0.00			
5140	PACHECO, CESAR R	1012012	2005	2,107.37	0.00			
3411	PALAMAR, SEAN C	1012012	2005	2,603.61	0.00			
5623	PAPKE, REBECCA K	1015057	5057	92.20	0.00			
5683	PAEDES-NIETO, ALFREDO	1012800	2800	1,182.43	0.00			
4879	PARKER, MYA A	1015057	5057	428.83	0.00			
5677	PARSONS, VICTORIA L	1016200	6200	191.20	0.00			
1524	PAULSON, NANCY M	1010600	0600	5,676.94	0.00			
3457	PECK, KENNETH S	5103201	3201	2,236.49	0.00			
3348	PEDRINI, JONATHON J	1012512	2512	5,122.79	0.00			
4558	PENDRAGON, BRUCE	1012012	2005	3,613.13	0.00			
4933	PEQUEEN, AMANDA M	5103201	3201	2,312.69	0.00			
5827	PERKINS, MARK A	1012005	2005	113.81	0.00			
5587	PETERSON, BRYCE M	1015055	5055	99.02	0.00			
4974	PETERSON, CASEY C	1012706	2706	1,763.61	0.00			
4543	PETERSON, CLAYTON T	1012512	2512	2,865.09	0.00			
5107	PETERSON, DAVID C	7407200	7200	4,278.55	0.00			
4020	PETERSON, DUSTIN J	1012512	2512	6,923.43	0.00			
5262	PETERSON, EVAN H	1015055	5055	185.30	0.00			
5466	PETERSON, KAILA N	1014700	4700	1,494.41	0.00			
3927	PETRI, TONYA J	1013012	3012	1,595.70	0.00			
3076	PETTY, CORY E	1012512	2512	2,741.39	0.00			
5119	PHAY, NICOLE D	1010216	0216	1,178.07	0.00			
4880	PHILIPPI, ALEXIS J	1010600	0600	1,035.86	0.00			
4444	PICKEL, LANE A	5203502	3502	1,645.96	0.00			
3834	PIER, CAMERON M	5103201	3702	1,784.55	0.00			
4807	PIERINI, CELESTE E	1016800	6800	376.83	0.00			
485	PIROZZI, VINCENT G	1012005	2005	466.63	0.00			
1104	PLATT, JOHN F	1013012	3012	2,226.37	0.00			
189	POPE, RICHARD D	1012012	2005	4,159.64	0.00			
5655	PORRAS, JASON M	1012705	2705	2,844.56	0.00			
5777	PORTER, ROBERT W JR	1013034	3034	1,801.39	0.00			
4518	POTTEY, STEPHEN M	1013012	3012	1,545.01	0.00			
5680	PRESSWOOD, KRISTOPHER L	1014700	4700	2,079.45	0.00			
5834	PRICE, CALEB J	5203502	3502	1,168.63	0.00			
2822	PRICE, RHONDA L	1010400	0400	1,452.02	0.00			
4209	PRICE, SHELBY L	1012515	2515	1,653.44	0.00			
5647	PRIETO, YVONNE J	1014700	4700	1,658.90	0.00			
938	PRIMKA, JAMES W	1012004	2004	4,775.92	0.00			
5850	PRIMKA, NATHAN J	1012014	2014	1,999.63	0.00			
4594	PRUYT, GARRIT S	1010500	0500	4,462.05	0.00			
2255	PULLEN, JEFF J	1012012	2005	3,309.07	0.00			
5795	QUAGGE, ALEXANDER E	1010500	0500	2,671.77	0.00			
5041	QUAGLIERI, EDMUND P	5203502	3502	4,027.32	0.00			
5579	QUINTERO, MASON R	1015012	5012	993.85	0.00			
5720	RAISOR, KELLY J	2086550	6800	678.40	0.00			
3413	RAMOS, CHRISTOPHER L	1012014	2005	2,901.78	0.00			
5500	RANDOL, DUSTIN A	1012014	2014	2,982.03	0.00			
5097	RAPP, JESSICA R	2756800	6800	1,841.03	0.00			
5364	RASOR, ANDREW J	1010300	0300	2,473.91	0.00			
4887	RATTI, ANIL K	5012525	2525	3,499.11	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916 PAY PERIOD: 08/26/2022 TO 09/08/2022
 DEDUCTION: 9999 DIRECT DEP LOC RANGE: ALL
 ORG RANGE:

CHECK DATE: 09/16/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4959	RAUB, MAKAYLA A	1012017	2005	1,610.32	0.00			
5769	REDDICK, ETHAN T	2752505	2505	1,517.89	0.00			
5247	REDDICK, LESLIE B	1015054	5060	84.67	0.00			
4397	REDWINE, NICHOLAS A	1013012	3012	2,185.39	0.00			
4535	REECE, DANIEL J	2752005	2011	2,410.58	0.00			
5776	REECE, KATHARYN E	1016852	6800	2,624.65	0.00			
2808	REED, RONALD J	1013034	3034	3,006.13	0.00			
5116	REESE, TODD E	1010500	0500	2,490.62	0.00			
5038	REGALADO, DANIEL R	1012012	2005	2,562.13	0.00			
3410	REID, JERAD M	5203502	3502	1,588.34	0.00			
5790	REID, KALEB J	1013034	3034	1,372.53	0.00			
5537	REILLY, DANA T	1013904	3904	1,992.06	0.00			
5069	RENDINELLI, MARK A	5103201	3201	968.04	0.00			
3027	RESECK, LENA E	1011425	1425	2,117.26	0.00			
5393	RESNICK, RACHELLE M	1010500	0500	2,629.43	0.00			
5406	REW, DENNIS J	5103201	3702	1,952.47	0.00			
3831	REYNA, KELLY J	5203502	3502	2,672.13	0.00			
5349	REYNA, KRISTINA L	5700706	0705	2,162.25	0.00			
5323	REYNOSO, JACK B	5012525	2525	2,219.72	0.00			
1796	RHINES, RUTH	1012005	2005	2,086.83	0.00			
5692	RICE, ANDREW W	1010710	0710	3,656.21	0.00			
5473	RICE, RANDALL C	1013012	3012	2,874.19	0.00			
5517	RICHARDS, GREGORY T	1012512	2512	209.42	0.00			
3289	RICHARDSON, NATHAN	5203502	3502	2,161.27	0.00			
3345	RIGGIN, DARIN G	1012012	2012	2,692.85	0.00			
4256	RIGGIN, KEVIN R	1012706	2706	2,191.65	0.00			
4776	RIQUX, CARI C	2756800	6800	1,845.28	0.00			
2307	RIVERA, CHRISTOPHER P	1012014	2014	3,372.32	0.00			
5405	ROBBINS, PAUL G	1012012	2012	2,399.28	0.00			
4238	ROBERTSON, ADAM C	5012525	2525	3,656.70	0.00			
5887	ROBERTSON, KELLY R	1016200	6200	1,732.12	0.00			
5248	ROBINSON, BROOKE A	1015060	5060	488.85	0.00			
5278	ROBINSON, DUSTIN M	5103201	3201	852.18	0.00			
5256	ROBINSON, GREGORY E	5012525	2525	3,129.28	0.00			
5436	RODRIGUEZ, DELIA A	1012012	2012	1,253.52	0.00			
5531	RODRIGUEZ, MARILU J	2756800	6800	751.38	0.00			
5820	ROEFER, FREDERICK A	2752505	2545	1,126.32	0.00			
5798	ROGERS, GREGORY L	1015055	5055	51.03	0.00			
5636	ROJAS PEREZ, SUMMER	1015055	5055	39.01	0.00			
5504	ROSAS, HESED S	1016800	6800	1,139.03	0.00			
5867	ROSELIUS, ERICA L	2503040	3012	272.47	0.00			
1850	ROSENKOETTER, DAVID G	1013012	3012	1,926.98	0.00			
5141	ROUTON, ROBERT F	1012014	2014	2,280.23	0.00			
4439	ROWLATT, AUBREY L	1010213	0213	2,799.24	0.00			
5642	RUGAMA MEZA, STEFANY	1016200	6200	181.65	0.00			
3146	RUIZ, HAZEL P	2756800	6800	1,687.80	0.00			
4298	RUMMEL, RODD L	2752505	2545	2,420.10	0.00			
4816	RUNDELL, RACHEL C	1015060	5060	175.23	0.00			
3934	RUSSELL, SHERI M	1010701	0701	4,845.47	0.00			
4603	RUTHERFORD, BRUCE D	5603025	3025	1,339.48	0.00			
4953	RYAN, PETER J	1012512	2512	3,022.56	0.00			
3434	RYBA, JUSTIN M	1012800	2800	2,392.48	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916

PAY PERIOD: 08/26/2022 TO 09/08/2022

CHECK DATE: 09/16/2022

DEDUCTION: 9999 DIRECT DEP

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4255	SALANOA, JAMES T	1010600	0600	2,372.28	0.00			
3994	SALOGGA, MICHAEL J	2151500	1500	2,762.70	0.00			
4962	SAMANIEGO, CHARMAINE F	1010213	0213	584.66	0.00			
5767	SANCHEZ, KRISTIN A	1015005	5005	1,072.12	0.00			
5483	SANCHEZ, PATRICIA G	1013034	3034	540.61	0.00			
5177	SANDSTROM, KASSIE B	1016200	6200	1,297.76	0.00			
5876	SANNES, AUSTIN E	1015054	3034	1,374.66	0.00			
4264	SAPOSNEK, JEREMY M	1010400	0400	2,055.64	0.00			
2785	SAUNDERS, SAMUEL B	1012512	2512	2,974.84	0.00			
5737	SAWYERS, DYLAN M	5012537	2537	1,647.81	0.00			
75	SAYLO, RAYMONT C	1012004	2005	102.43	0.00			
5766	SCANLAND, JENNIFER L	1015055	5055	64.68	0.00			
5425	SCARBROUGH, ROBERT J	1013904	3904	1,469.66	0.00			
5508	SCHAIRER, KAYLA M	1012017	2017	1,794.56	0.00			
5126	SCHAMBRA, CATHERINE G	7607050	3005	1,827.08	0.00			
5794	SHELLHAMMER, TYLER F	2752505	2512	4,263.65	0.00			
5412	SCHILLER, LINDA C	1012013	2013	400.62	0.00			
5862	SCHMELZER, ETHAN M	1015055	5055	97.67	0.00			
5818	SCHMID, ANDREW R	2752505	2545	1,125.32	0.00			
5287	SCHMIDT, NIKKI D	1010400	0400	712.41	0.00			
5805	SCHMITZ, JEFFREY D	1015055	5055	49.93	0.00			
4741	SCHRECKENGOST, BRITTANY A	1012014	2014	1,804.90	0.00			
4870	SCHRECKENGOST, LESLEY	1012705	2705	1,442.18	0.00			
5526	SCHUETTE, LISA G	1010100	0100	764.64	0.00			
5507	SCHULTZ, PAMELA B	1010500	0500	1,506.51	0.00			
3678	SCHULZ, DARREN L	1013012	3012	5,426.54	0.00			
4378	SCHULZ, RAYMOND J	5103201	3702	1,668.23	0.00			
2315	SCOTT, JEFFREY A	1012014	2014	2,568.53	0.00			
5250	SEPULVEDA LOZANO, MELANIE	1015054	5054	584.83	0.00			
5103	SERRANO, KIMBERLY K	1014700	4700	1,911.91	0.00			
4615	SEWELL, JAZMYN D	1012706	2706	2,156.43	0.00			
5404	SHADRON, BILLIE J	1014700	4700	2,631.98	0.00			
4915	SHAFFER, MICHAEL A	1013904	3025	2,414.72	0.00			
4035	SHINE, NOLAN J	1012512	2512	2,154.00	0.00			
4545	SHULL, DENISE A	5012525	2525	1,456.70	0.00			
5384	SIEVERS, CAMERON H	1012017	2017	2,722.68	0.00			
4387	SIMPSON, NICHOLAS G	1012012	2005	3,203.04	0.00			
5180	SINGH-LUEDTKE, OMATTIE	1010701	0701	2,517.68	0.00			
5835	SINGLETON, AMANDA N	1013012	3012	556.97	0.00			
4509	SMITH, KYLE A	1012014	2005	3,177.52	0.00			
2985	SMITH, MATTHEW R	1012012	2012	2,903.46	0.00			
5194	SMITH, PETER W	1010500	0500	3,276.26	0.00			
5721	SMITH, RANDY J	1010710	0710	2,676.06	0.00			
5029	SMITH, ROBERT G	1010500	0500	2,186.75	0.00			
5134	SMITH, SOMMER P	1015057	5057	264.05	0.00			
5882	SMOLENSKI, JAMES P	1012005	2005	159.33	0.00			
5314	SOLIMAN, STEFFI J	1010701	0701	1,550.28	0.00			
5639	SORENSEN, ILSE S	1015055	5055	122.58	0.00			
5761	SORHOUE, MATTHEW M	5603025	3025	1,890.72	0.00			
5645	SOULE, DEBRA J	7407254	7200	2,232.54	0.00			
5725	SOUZA, MARY E	1010217	0217	594.14	0.00			
2278	SPEEGLE, DOUGLAS E	1012014	2005	4,549.81	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

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 ORG RANGE:

CHECK DATE: 09/16/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
4983	STAFFEN, LAUREN M	2756800	6800	1,902.50	0.00			
5676	STEELE, JAKE D	2752505	2545	1,113.16	0.00			
5085	STEVENS-HUGHES, MICHAEL A	1013034	3034	1,068.14	0.00			
4410	STEVENSON, JAMIE D	1010701	0701	2,779.19	0.00			
3902	STOFFER, JENNIFER A	1012017	2014	2,873.32	0.00			
4311	STONE, JONATHAN M	1012012	2005	2,788.33	0.00			
5585	STONE, MARLINA M	1012800	2800	4,249.88	0.00			
5650	STOVALL, STEVEN M	1013904	3904	2,250.95	0.00			
4819	STUCKY, DANIEL L	1013012	3012	4,193.29	0.00			
4619	SULLIVAN, HOPE V	1011425	1425	3,009.15	0.00			
5316	SWANSON, MICHAEL L	1010710	0710	3,356.53	0.00			
4090	SWANSON, TERRANCE A	2563038	3038	2,334.65	0.00			
4422	SWIFT, HALEY C	1016200	6200	1,727.13	0.00			
5509	TANNER, LAWRENCE M	1013904	3904	1,362.85	0.00			
3246	THICKE, MICHAEL R	5203502	3502	2,563.28	0.00			
4618	THOMAS, DAVID C	1015012	5012	1,482.20	0.00			
1000	TIEARNEY, JUSTIN C	2563038	3038	2,659.99	0.00			
5751	TIEARNEY, KATIE A	1013012	3025	1,336.11	0.00			
4364	TIEARNEY, NATHAN J	5203502	3502	1,764.61	0.00			
5515	TIGNAC, JACOB W	2752505	2505	9,658.76	0.00			
2649	TINAJERO, MARTHA A	1014700	4700	1,959.54	0.00			
1551	TORRES, BRENDA L	1014700	4700	1,093.47	0.00			
5644	TORRES, FRANCISCO	2752005	2011	3,087.16	0.00			
4981	TORRES, SAMANTHA M	1012011	2005	2,582.85	0.00			
5043	TOUPS, EMILY A	1010216	0216	1,241.07	0.00			
5469	TRAPP, NATHAN P	1012014	2014	1,878.21	0.00			
5115	TREMAINE, TY W	1012512	2512	4,423.47	0.00			
5566	TRIPP, JONATHAN A	1012012	2012	2,585.69	0.00			
3461	TRIPP, KIMBERLY L	1012017	2005	2,776.68	0.00			
4108	TRIPP, NATHANIEL J	1015056	5056	66.92	0.00			
2291	TROTTER, JOE C	1012011	2011	2,702.39	0.00			
2613	TSCHETTER, MARTHA A	2752005	2005	3,148.51	0.00			
5821	TUCKER, GABRIEL C	2752505	2545	901.39	0.00			
3219	TUCKER, MORGAN H	1012012	2012	2,785.77	0.00			
5560	TULLY, ADAM Q	1010500	0500	3,070.44	0.00			
5567	TURRELL, CHRISTOPHER H	1015059	5059	395.67	0.00			
4926	TUSHBANT, JEROME S	1012004	2004	4,704.61	0.00			
5861	TUTTLE, BRIDGET B	1015055	5055	240.16	0.00			
478	TUTTLE, JEREMY J	1015055	5055	335.38	0.00			
4765	VALDES, JOSHUA O	1012014	2005	1,606.24	0.00			
5889	VALOROSI, PATRICIA L	1010500	0500	0.00	0.00			
5864	VAN UNEN, ANNETTE N	1012004	2005	498.54	0.00			
5130	VANBEUGE, BRENDON D	1012014	2005	1,216.11	0.00			
5437	VANBEUGE, JACOB D	1012014	2014	2,318.29	0.00			
5819	VASENDEN, SAMANTHA N	2752505	2545	1,085.68	0.00			
5376	VEGA, BRANDI M	1012706	2706	1,817.59	0.00			
5851	VIEIRA, LAUREN M	1012017	2017	1,580.16	0.00			
5900	VIGIL, AMARA E	1010701	0701	0.00	0.00			
4219	VIGLIETTA, ANTHONY W	1012012	2005	2,941.70	0.00			
4773	VILLAGRANA, PAOLA I	1012705	2705	2,661.92	0.00			
3643	WAKELING, EVELYN S	1014700	4700	2,069.85	0.00			
5770	WALKER, TYLER C	1015012	5012	1,218.72	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

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 ORG RANGE:

CHECK DATE: 09/16/2022

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
3572	WALL, ERIKA L	1012013	2013	2,254.09	0.00			
492	WALL, FRED	1012012	2005	4,033.12	0.00			
5735	WALLACE, MICHAEL P	5103201	3201	1,850.36	0.00			
5799	WALLS, COREY J	5103201	3201	1,895.88	0.00			
5760	WALSH, MEGAN N	1016853	6800	1,378.58	0.00			
4508	WARNER, COURTNEY E	2151500	1500	3,876.97	0.00			
3794	WARREN, TAMAR S	1010212	0212	1,740.84	0.00			
4236	WARTGOW, SANDRA M	5012525	2525	2,832.96	0.00			
5067	WASS, GRANT H	1015056	5056	441.33	0.00			
4952	WASZKIEWICZ, BRET A	5012525	2525	4,511.07	0.00			
5871	WATSON, LUCIANA V	1014700	4700	1,599.67	0.00			
5335	WEAVER, JAKOB B	1012017	2017	1,484.18	0.00			
5884	WEDDELL, JAMES H	1015059	5059	135.21	0.00			
5581	WEIDNER, AMY C	1012014	2014	1,492.56	0.00			
5708	WEISS, KEVIN B	1010710	0710	2,281.79	0.00			
4287	WENTWORTH, NICHOLAS A	1015005	5005	2,158.24	0.00			
4502	WERNETT, JAMES A	1016200	6200	1,357.82	0.00			
5599	WETHERINGTON, CHASE R	2752505	2545	1,258.24	0.00			
5802	WEXLER, STUART B	7407205	7200	2,044.70	0.00			
5833	WHALEN, CLAYTON S	1015055	5055	41.19	0.00			
4984	WHITAKER, JARED L	2545047	5047	1,509.43	0.00			
5816	WHITE, CARMEN E	1013034	3034	1,524.89	0.00			
5540	WHITE, JEANNIE M	1013034	3034	1,450.66	0.00			
5522	WHITE, MAURICE E	1010100	0100	542.54	0.00			
5135	WHITE, SARAH E	1010500	0500	2,905.58	0.00			
5346	WIELE, BRYCE C	1010400	0400	1,814.44	0.00			
4951	WIELKIE, JOHNATHAN S	5012525	2525	3,243.84	0.00			
3866	WIESE, SHAWN L	5103201	3201	3,824.14	0.00			
2663	WILDBLOOD, JASON A	1012014	2014	2,472.42	0.00			
5830	WILKINSON, MICHAEL R	1012515	2515	4,593.50	0.00			
5558	WILLIAMS, MARQUIS D	2503035	3012	2,318.74	0.00			
4744	WILLIAMSON, JENNIFER C	1012515	2515	2,754.66	0.00			
5607	WILLIARD, RIDGE L	1015060	5060	493.98	0.00			
5385	WILLIS, ROSALINDA B	1012004	2004	282.41	0.00			
4960	WILSON, DANIELLE R	1012017	2005	318.64	0.00			
5411	WILSON, HALEY M	1016200	6200	1,419.97	0.00			
4971	WISE, ALLEN W	1015056	5056	467.08	0.00			
3032	WISE, URIAH V	5203502	3502	1,708.93	0.00			
5538	WITTER, SCOTT M	5203502	3502	1,542.26	0.00			
5203	WOLZ, MADELINE E	1015055	5055	286.09	0.00			
4092	WOOD, GARY N	2563038	3038	2,286.03	0.00			
5757	WOOD, STEPHEN J	1010600	0600	2,443.22	0.00			
4432	WOODBURY, JASON D	1010500	0500	4,228.09	0.00			
5359	WURSTER, BETHANY M	1012012	2012	2,892.08	0.00			
5367	YANEZ-MONTIEL, NATHALIE M	1016800	6800	0.00	0.00			
623	YANG, WENDY E	1014700	4700	2,865.77	0.00			
2705	YASUMOTO, SYLVIA M	1010212	0212	1,550.07	0.00			
5684	YOST, JANELLE L	1010500	0500	317.11	0.00			
4601	YU, JENG DAW	1010500	0500	5,494.70	0.00			
5529	ZAMPIRRO, GRANT A	1012014	2014	1,736.55	0.00			
5275	ZAVALA, FRANK	1012706	2706	0.00	0.00			

City of Carson City

DEDUCTIONS REPORT BY TYPE: BIWEEKLY

WARRANT: 220916

PAY PERIOD: 08/26/2022 TO 09/08/2022

CHECK DATE: 09/16/2022

DEDUCTION: 9999 DIRECT DEP

LOC RANGE: ALL

ORG RANGE:

EMP #	NAME	ORG	LOC	EMPE AMT	EMPR AMT	EMPE GROSS	LIMIT TYPE	DIFFERENCE
RECORD COUNT:		770	TOTAL	1,588,891.51	0.00			
GRAND TOTAL				1,683,028.47	0.00			

** END OF REPORT - Generated by Steffi Soliman **



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a request from Robertine T Benson, Trustee of the Benson Family Trust ("Applicant") for a Historic Tax Deferment on property zoned Residential Office ("RO"), located within the Historic District at 402 S Division Street, Assessor's Parcel Number ("APN") 003-128-02. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property is eligible for the Open Space Use Assessment, commonly known as the Historic Tax Deferment, as a result of its conformance to specific standards and its historical status in Carson City. There has been a change in ownership and the owner is seeking to continue receiving the Historic Tax Deferment. The Historic Resources Commission ("HRC") recommends approval of the request.

Agenda Action: Formal Action / Motion

Time Requested: 5 minutes

Proposed Motion

I move to approve the request for a Historical Tax Deferment.

Board's Strategic Goal

Quality of Life

Previous Action

September 8, 2022 - The HRC voted 5-0, 2 absent, to recommend approval of the request.

Background/Issues & Analysis

See the September 8, 2022 report to the HRC (attached) for background information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361A.170 to 361A.250; Carson City Municipal Code ("CCMC") Chapter 18.06; and CCMC 21.02.040

Financial Information

Is there a fiscal impact? No

If yes, account name/number: Various Property Tax Revenue Accounts

Is it currently budgeted? Yes

Explanation of Fiscal Impact: The subject property is currently receiving the deferment. The request is due to a change of ownership.

Alternatives

Do not approve the request for the Historical Tax Deferment.

Attachments:

[5.A Staff Report with Supporting Material.pdf](#)

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF SEPTEMBER 8, 2022

FILE NO: HRC-2022-0308

AGENDA ITEM: 5.A

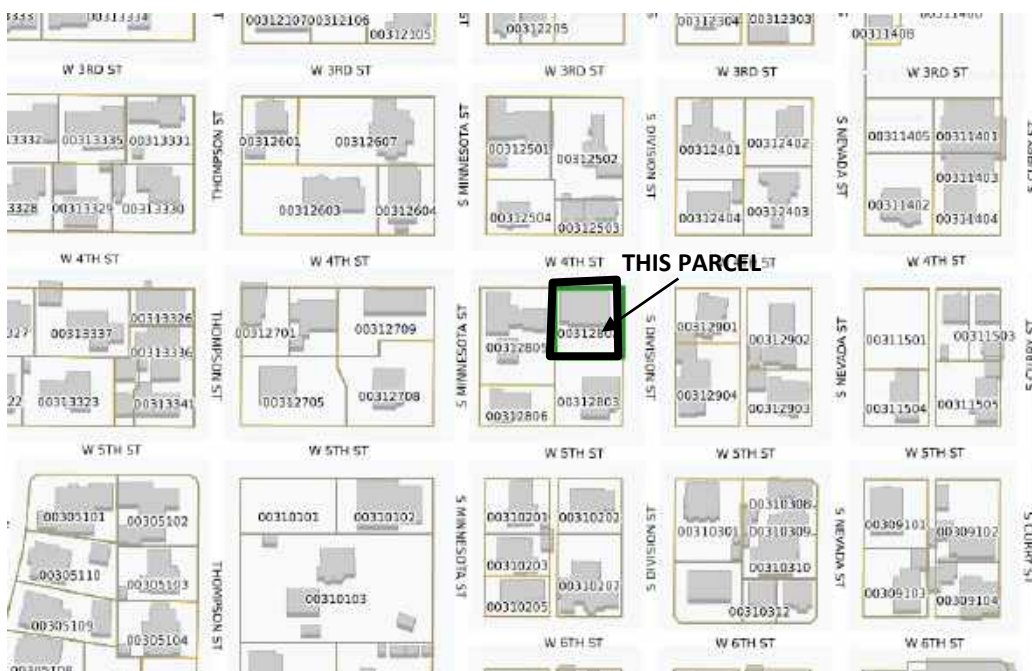
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For possible action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request by Robertine T Benson, Trustee of the Benson Family Trust (“Applicant”) for a Historic Tax Deferment on property zoned Residential Office (“RO”), located at 402 S Division Street, Assessor’s Parcel Number (“APN”) 003-128.02. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historic Tax Deferment, because of its historical status in Carson City. The Historic Resources Commission makes a recommendation to the Board of Supervisors based on the finding that the property is in general conformance with the Secretary of Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic Guidelines, and with the Historic Resources Commission Policies.

RECOMMENDATION: “I move to recommend to the Board of Supervisors approval of HRC-2022-0308, based on the finding that the property is in general conformance with the Secretary of Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic Guidelines, and with the Historic Resources Commission Policies.”

VICINITY MAP



BACKGROUND

Carson City Municipal Code (“CCMC”) 21.02 allows for an Open-Space Use Assessment. Per CCMC 21.02.020, “Open-space use means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic by the Carson City Board of Supervisors and the division of historic preservation and archeology of the state department of conservation and natural resources.”

Per CCMC 21.02.040, property designated as historic by the Carson City Board of Supervisors may be eligible for the open-space use assessment. Note that the property is already subject to the tax deferment.

As a practice, applications for Open Space Use Assessments are referred to the Historic Resource Commission, to provide a recommendation to the Board. The Historic Resources Commission, as a practice, utilizes the following four criteria in making a recommendation.

1. The property must have significance or be listed in the Carson City Historic Survey.

The subject site is listed in the Carson City Resources Inventory completed in March 1980, as well as in the 1988 update, and the Kit Carson Trail Inventory completed in 1993. Per the survey, the house was built by G.W. Ferris between 1876 and 1880 and is known as the Mattie Ferris-Schulz House. The house was purchased by Charles Matthew Schulz, married to Martha E. Ferris, in 1900. The house has important local historical associations as well as architectural significance. The structure contributes to the character of the neighborhood and reflects the practice of combining several stylistic references in a single vernacular design, as was common in Carson City.

2. The property must be in good repair and the applicant is encouraged to present photographs as evidence.

A site visit was conducted on August 31, 2022, and the site was found to be in good condition.

3. Any alteration on the property must be of compatible historical character.

The following items have been reviewed and approved by the Historic Resource Commission with respect to the subject property.

*HRC-17-031 Tax Deferment
H-82-2 Addition of dormers to the south side roof*

In approving these modifications, the HRC found the proposed modifications to be in conformance with the Secretary of the Interior Guidelines and Standards for Rehabilitation.

No exterior alterations are proposed at this time. According to the Historic Survey of 1980, the structure was built between 1876 and 1880. The structure is approximately 2,350 square feet in size with a 540 square foot attached garage. The structure is currently used as a single-family residence and the current zoning of the subject parcel is Residential Office.

4. The property must be in compliance with Historic Resources Commission guidelines.

During the site visit conducted on August 31, 2022, Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.

Of note, the property is currently subject to a deferment. The subject application is due to a change of ownership.

Attachments

Application for Open Space / Historic Use Assessment
Historic Survey Information

MEMORANDUM

TO: Heather Ferris, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: June 28, 2022
RE: Historical Site Assessment
Parcel No. 003-128-02

Enclosed you will find an application for Historical tax deferment status. This property is currently receiving the deferment; however, a deed was recorded changing the legal owner. Please see attached breakdown of valuation and proceed accordingly.

Thank you.

Kimberly Adams
Chief Deputy Assessor

THIS PAGE IS NOT RECORDED
FOR INNER OFFICE USE ONLY

APN: 003-128-02

PROPERTY LOCATION: 402 S. DIVISION ST

OWNER NAME: ROBERTINE T BENSON, TRUSTEE – BENSON FAMILY TRUST

OWNER MAILING ADDRESS: 402 S. DIVISION STREET
CARSON CITY, NV 89703

OWNER PHONE NUMBER: (775) 857-8621

OWNER EMAIL ADDRESS: gremmyle1941@gmail.com

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: JUNE 17, 2022

DATE RETURNED TO ASSESSORS OFFICE: 6/24/2022

DATE FORWARDED TO COMMUNITY DEVELOPMENT: 6/28/2022

EXISTING HISTORICAL PROPERTY: YES, THIS IS AN EXISTING HISTORIAL PROPERTY

CURRENT VALUES

ASSESSED VALUE:	<u>003-128-02</u>	TAXABLE VALUE:	<u>003-128-02</u>
LAND:	\$23,674	LAND:	\$67,640
IMPROVEMENTS:	\$17,857	IMPROVEMENTS:	\$51,020
TOTAL ASSESSED:	\$41,531	TOTAL TAXABLE:	\$118,660

ESTIMATED VALUES WITHOUT DEFERMENT FOR F/Y 2022/2023 – 2023/2024 NOT AVAILABLE AT THIS TIME

ASSESSED VALUE:	<u>003-128-02</u>	TAXABLE VALUE:	<u>003-128-02</u>
LAND:	\$31,150	LAND:	\$89,000
IMPROVEMENTS:	\$24,011	IMPROVEMENTS:	\$68,603
TOTAL ASSESSED:	\$55,161	TOTAL TAXABLE:	\$157,603

PYGAV: No change in the Prior Year Gross Assessed Value. If property remains "owner occupied" the increase in property taxes cannot increase more than 3.0 %.

IMPROVEMENTS EXCLUDED FROM DEFERMENT: NONE

DATE RECORDED: 05/10/2022

DOCUMENT NUMBER: 532400



PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

Page 1 of 2

APN: 003-128-02

Return this application to:
 Carson City Assessor's Office
 201 N. Carson St., Ste. 6
 Carson City, NV 89701

This space above for Recorder's Use Only

Application for Open Space/Historic Use Assessment

Return this application to the County Assessor's Office at the address shown above no later than June 1st. If this application is approved, it will be recorded and become a public record.

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS TO THIS APPLICATION.

Please type in the following information for each owner of record or his representative.

Owner:

Representative:

Robertine T Benson,
 Trustee
 Benson Family Trust

Address:

Address:

402 S Division Street

City, State, Zip:

City, State, Zip:

Carson City, NV 90703

This property is .1660 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.): Historical

For what reasons do you feel the above-described property should be classified as open space/historic:

HOUSE BUILT IN 1870 ACCORDING
 TO CITY RECORDS CHARLES SCHULZ
 AND MARTHA FERRIS -

Is the property available and accessible to the general public?

NO - PRIVATE RESIDENCE SCHULZ

If not, explain:

Private residence - it has been on two historic
towns

If open space real property classification is sought on the basis of the property being designated by law as historic, please answer the following questions:

- The historic name of the property is MARTHA FERRIS SCHULZ HOUSE
- The address of the property is 402 SOUTH DIVISION ST.
- The improvements were constructed in approx.. 1895. (Indicate year, estimate if unknown) 1870

Page 2 of 2

(I) (We) hereby certify that the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand that if this application is approved, this property may be subject to liens for undetermined amounts. (Each owner of record or his authorized representative must sign. Representative must indicate for whom he is signing, in what capacity and under what authority.) Please print name under each signature.

Robertine T. Benson Trustee Benson Family Trust 6/20/20
 Signature of Applicant or Agent - Address Date
ROBERTINE T. BENSON TRUSTEE BENSON FAMILY TRUST

Signature of Applicant or Agent - Address Date

Signature of Applicant or Agent - Address Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

☒ Application Received	<u>6/20/20</u> Date	<u>RB</u> Initial
☐ Property Inspected	_____ Date	_____ Initial
☐ Income Records Inspected (If applicable)	_____ Date	_____ Initial
☐ County Commission Action	_____ Date	_____ Initial
☐ Written Notice of Approval or Denial Sent to Applicant	_____ Date	_____ Initial

Reasons for Approval or Denial and Other Pertinent Comments:

Signature of Official Processing Application Title Date

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 402 South Division APN 3-128-02
2. Common Name: _____
3. Historic Name: Mattie Ferris-Schulz
4. Present Owner: Jan and Robertine Benson
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story wood frame structure expresses design derivations from essentially Gothic and Greek Revival styles. The eave returns of the gables, projecting cornice moldings, and the gabled form of the structure reflect its Greek Revival origins. The porch design and its double columned supports are Gothic Revival details. Other design elements reflect combined stylistic influences. A square bay with paneling and quoined corners projects from the east elevation below a window with decorative pediment. There is a transom window above the paneled front door and windows are double hung with two lights above two. The roof is formed of intersecting gables with a jerkin head or clipped gable facing north, and the foundation is stone.

Alterations include additions to the rear and an iron stair railing at the entry. Porch stairs may have been replaced.

A board and batten shed stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure is compatible to the surrounding neighbors in terms of scale, design, material and masonry. A vacant lot stands to the south.



Street Furniture: wire fence and gate, carriage stone, hitching post

Landscaping: bushes and various plant material, mature street trees

Architectural Evaluation: PS X NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

132

THREATS TO SITE:

None Known ☒ Private Development _____Zoning R0 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good ☒ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 20 to 25 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

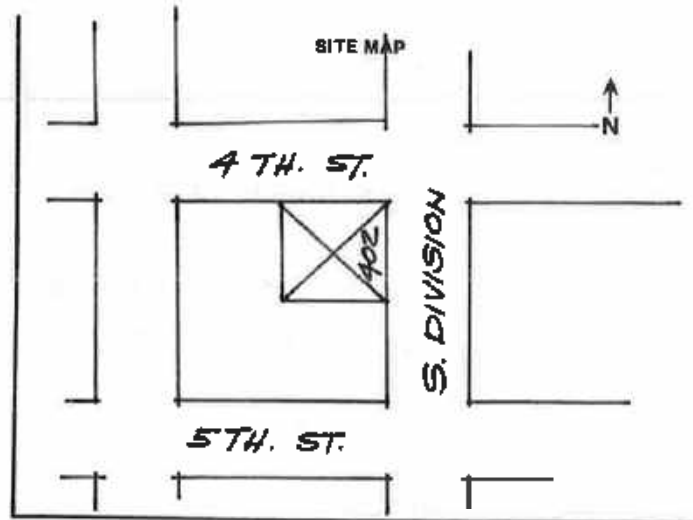
Builder (if known) _____

Date of Construction 1876-80 Estimated ☒ Factual _____ Source: _____Is Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

Built by G.W. Ferris about 1877, the structure possesses important local historical associations as well as architectural significance.

The structure is a well designed and executed architectural piece with an unusual design element in the dipped gable roof. It reflects the practice common to Carson City of combining several stylistic references into a single vernacular design. The structure is impressively sited on a generous corner lot enhanced by mature landscaping, and contributes importantly in character to its neighborhood and Preservation District #2.



SOURCES:

Noreen Humphrey - notes from Carson City Historic Tour Assessment Application

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

1. Address: 402 South Division
 2. Common Name: _____
 3. Historic Name: Mattie Ferris-Schulz
 4. Present Owner: Jan and Robertine Benson
 5. Address (if not occupant): _____
 6. Present Use: residence Original Use: residence

08 3-128-02
 BENSON, JAN C & ROBERTINE
 402 S DIVISION STREET
 CARSON CITY NV 89703

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story wood frame structure expresses design derivations from essentially Gothic and Greek Revival styles. The eave returns of the gables, projecting cornice moldings, and the gabled form of the structure reflect its Greek Revival origins. The porch design and its double columned supports are Gothic Revival details. Other design elements reflect combined stylistic influences. A square bay with paneling and quoined corners projects from the east elevation below a window with decorative pediment. There is a transom window above the paneled front door and windows are double hung with two lights above two. The roof is formed of intersecting gables with a jerkin head or clipped gable facing north, and the foundation is stone.

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The structure is compatible to the surrounding neighbors in terms of scale, design, material and masonry. A vacant lot stands to the south.



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Landscaping: bushes and various plant material, mature street trees

Architectural Evaluation: PS X NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known ☒ Private Development _____Zoning R0 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good ☒ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 20 to 25 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

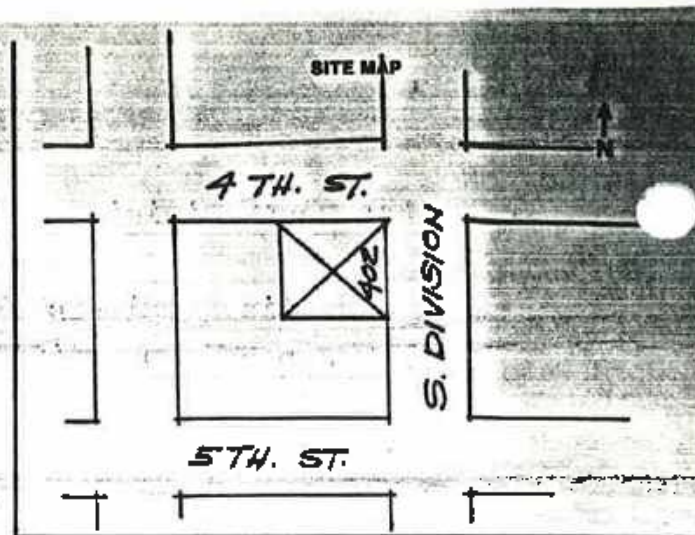
Builder (if known) _____

Date of Construction 1876-80 Estimated ☒ Factual _____ Source: _____Is Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

Built by G.W. Ferris about 1877, the structure possesses important local historical associations as well as architectural significance.

The structure is a well designed and executed architectural piece with an unusual design element in the dipped gable roof. It reflects the practice common to Carson City of combining several stylistic references into a single vernacular design. The structure is impressively sited on a generous corner lot enhanced by mature landscaping, and contributes importantly in character to its neighborhood and Preservation District #2.



SOURCES:

Noreen Humphrey - notes from Carson City Historic Tour
Assessment Application

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438

KIT CARSON TRAIL INVENTORY

NAME: MATTIE FERRIS - SCHULTZ HOUSE.

ADDRESS: 402 SOUTH DIVISION STREET.

LOCATION: . .

CONSTRUCTION DATE: ca. 1875 .

ARCHITECT: NONE KNOWN

BUILDER: NONE KNOWN.

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

Charles Matthew Schulz purchased this house in 1900. He was born in Westernheim, Wurtemberg, Germany on September 12, 1837, and was married to Martha E. Ferris on April 16, 1873, at the Ferris home. The Schulzes had four daughters: Mrs. D. Lacy of Hobart Mills, Charlotte Wagner of Wagner, South Dakota, Mrs. E. C. Peterson of Carson City and Mrs. A.A. Chrisler of Sacramento

When Charles was fourteen years old he immigrated to the United States and arrived in New York City. He later went to California by way of the Isthmus of Panama. Charles came to western Nevada in 1864, and settled in Carson Valley, where he worked for H.F. Dangberg, Sr., for a short period before getting his own ranch.

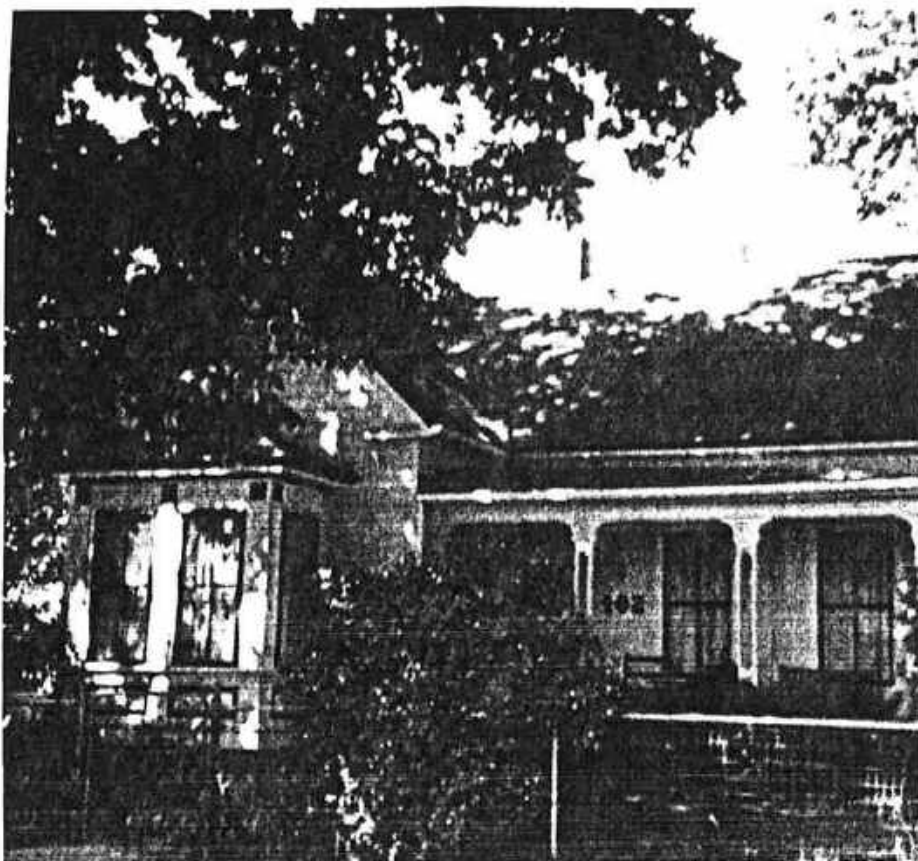
His brothers were Otto T. Schulz and Robert Schulz, Sr., both of Carson City.

Charles M. Schulz died at his home on December 18, 1923.

SOURCES OF INFORMATION:

Carson Daily Appeal, December 19, 1923.

ILLUSTRATIONS - MATTIE FERRIS - SCHULTZ HOUSE



Looking S.W.

1993.



Looking west.



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Sheri Russell, Chief Financial Officer

Agenda Title: 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 October 6, 2022, 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.

Agenda Action: Formal Action / Motion

Time Requested: Consent

Proposed Motion

I move to accept the report.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

A "Condition of the Treasury Report" is attached indicating the beginning balance, receipts, disbursements and the ending balance of each cash account for every fund in the City as of October 6, 2022.

It is important to note that there will always be timing differences with these balances - for example, while all departments take deposits to the bank on a daily basis, there is usually a delay between when the reports are prepared and when they are entered into the system.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 251.030 and 354.290

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted?

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachments:

[BOS Cash Report 10-06-2022.pdf](#)

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)

CONDITION OF THE TREASURY REPORT

CASH ACTIVITY BETWEEN 09/23/2022 & 10/06/2022

FUND	FUND NAME	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE
101	GENERAL FUND	\$18,129,669.28	\$7,015,316.53	\$2,888,974.68	\$22,256,011.13
201	AIRPORT FUND	\$0.07	\$52,342.50	\$52,342.50	\$0.07
202	COOPERATIVE EXTENSION FUND	\$266,135.20	\$21,582.22	\$0.00	\$287,717.42
208	SUPPLEMENTAL INDIGENT FUND	\$2,533,429.99	\$193,882.38	\$22,945.10	\$2,704,367.27
210	CAPITAL PROJECTS FUND	\$24,729,686.41	\$940,501.67	\$212,617.76	\$25,457,570.32
215	SENIOR CENTER FUND	\$480,044.43	\$84,297.85	\$16,113.06	\$548,229.22
225	CARSON CITY TRANSIT FUND	(\$368,552.13)	\$4,140.00	\$6,564.29	(\$370,976.42) ¹
230	LIBRARY GIFT FUND	\$103,152.46	\$881.43	\$0.00	\$104,033.89
235	LANDSCAPE MAINTENANCE FUND	\$504,456.63	\$21,303.26	\$1,298.96	\$524,460.93
236	ADMINISTRATIVE ASSESSMENT FUND	\$36,481.51	\$872.00	\$499.68	\$36,853.83
237	S. CARSON NEIGHBORHOOD IMPROV. DIST.	\$39,440.67	\$3,678.87	\$0.00	\$43,119.54
240	TRAFFIC/TRANSPORTATION FUND	\$18,969.24	\$135.00	\$0.00	\$19,104.24
245	CAMPO FUND	\$7,032.77	\$9,865.00	\$10,986.92	\$5,910.85
250	REGIONAL TRANSPORTATION FUND	\$2,838,559.20	\$416,762.47	\$165,472.16	\$3,089,849.51
253	V & T INFRASTRUCTURE FUND	\$2,552,194.44	\$166,522.75	\$86,822.92	\$2,631,894.27
254	QUALITY OF LIFE FUND	\$5,168,144.33	\$335,330.96	\$114,170.80	\$5,389,304.49
256	STREET MAINTENANCE FUND	\$1,332,894.68	\$510,153.46	\$123,079.22	\$1,719,968.92
275	GRANT FUND	\$19,551,567.31	\$32,936.71	\$282,259.76	\$19,302,244.26
280	COMMISSARY FUND	\$122,993.50	\$0.00	\$6,014.70	\$116,978.80
287	911 SURCHARGE FUND	\$1,105,847.79	\$69,691.48	\$8,576.17	\$1,166,963.10
310	INFRASTRUCTURE TAX FUND	\$1,854,315.30	\$166,517.05	\$164,287.84	\$1,856,544.51
340	EXTRAORDINARY MAINTENANCE FUND	\$11,515,924.27	\$0.00	\$3,048.11	\$11,512,876.16
350	RESIDENTIAL CONSTRUCTION TAX FUND	\$1,058,130.85	\$3,000.00	\$0.00	\$1,061,130.85
410	DEBT SERVICE FUND	\$1,379,680.21	\$657,742.34	\$0.00	\$2,037,422.55
501	AMBULANCE FUND	\$4,324,727.14	\$73,251.78	\$104,978.33	\$4,293,000.59
505	STORMWATER FUND	\$1,173,897.51	\$124,317.37	\$48,117.71	\$1,250,097.17
510	WASTEWATER FUND	\$24,580,382.54	\$2,237,064.41	\$1,794,867.49	\$25,022,579.46
520	WATER FUND	\$26,799,700.89	\$2,245,256.11	\$1,628,882.61	\$27,416,074.39
525	BUILDING PERMITS FUND	\$1,185,181.57	\$36,681.23	\$10,345.05	\$1,211,517.75
530	CEMETERY FUND	\$539,863.76	\$11,381.88	\$2,715.71	\$548,529.93
560	FLEET MANAGEMENT FUND	\$2,455,168.10	\$6.17	\$43,928.98	\$2,411,245.29
570	GROUP MEDICAL INSURANCE FUND	\$93,426.76	\$3,249.62	\$81,926.01	\$14,750.37
580	WORKERS COMPENSATION FUND	\$3,247,266.35	\$0.00	\$6,231.49	\$3,241,034.86
590	INSURANCE FUND	\$1,642,364.95	\$138.66	\$28,582.86	\$1,613,920.75
602	REDEVELOPMENT ADMINISTRATIVE FUND	\$52,465.57	\$0.00	\$6,199.16	\$46,266.41
603	REDEVELOPMENT REVOLVING FUND	\$2,628,680.84	\$0.00	\$3,845.41	\$2,624,835.43
604	REDEVELOPMENT TAX INCREMENT FUND	\$1,799,365.41	\$149,349.42	\$0.00	\$1,948,714.83
730	SCHOOL DEBT FUND	\$11,509,664.95	\$745,996.44	\$0.00	\$12,255,661.39
740	CARSON CITY TOURISM AUTHORITY	\$2,853,446.24	\$0.00	\$27,280.90	\$2,826,165.34
748	CARSON CITY SCHOOL OPERATING FUND	\$508,712.39	\$1,264,417.59	\$0.00	\$1,773,129.98
750	STATE OF NEVADA FUND	\$1,816,389.12	\$358,594.22	\$0.00	\$2,174,983.34
752	RANGE IMPROVEMENT FUND	\$131.71	\$0.00	\$0.00	\$131.71
756	EAGLE VALLEY WATER DISTRICT FUND	\$33,843.07	\$180.03	\$0.00	\$34,023.10
760	WATER SUB-CONSERVANCY FUND	\$21,266.05	\$77,549.58	\$26,969.68	\$71,845.95
765	FISH AND GAME FUND	\$7,118.06	\$0.00	\$0.00	\$7,118.06
770	FORFEITURE ACCOUNT	\$84,917.06	\$0.00	\$0.00	\$84,917.06
780	DOWNTOWN NEIGHBORHOOD IMPROV. DIST.	\$133,559.85	\$3,875.00	\$0.00	\$137,434.85
793	CONTROLLER'S TRUST FUND	\$2,976.29	\$0.00	\$0.00	\$2,976.29
850	CARSON CITY OPEB TRUST FUND	\$2,745,056.16	\$54,716.24	\$9,073.73	\$2,790,698.67
TOTAL		\$185,199,770.75	\$18,093,481.68	\$7,990,019.75	\$195,303,232.68

¹ Timing difference - awaiting grant reimbursements.



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Carol Akers, Purchasing & Contracts Administrator and Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding a determination that FW Carson Co ("FWC") is the lowest responsive and responsible bidder pursuant to Nevada Revised Statutes ("NRS") Chapter 338 and whether to award Contract No. 23300223 ("Contract") to FWC to perform the Fiscal Year ("FY") 2022 RACC Downtown Sidewalks Project ("Project") to construct sidewalks and pedestrian ramps in compliance with the Americans with Disabilities Act ("ADA") in Redevelopment Area 1 for a total amount not to exceed \$394,364.39. (Carol Akers, cakers@carson.org and Randall Rice, rrice@carson.org)

Staff Summary: This Project will improve the connectivity to community services and businesses in Redevelopment Area 1 by reconstructing deteriorated sidewalks and non-ADA compliant pedestrian ramps and constructing new sidewalks and ramps in areas without existing facilities. The solicitation for the Project included two additive alternative options where, at the City's discretion, the Project area could be expanded. Staff recommends the base bid and no additive alternatives for award. The not to exceed amount of \$394,364.39 comprises the base bid amount of \$358,513.08 plus a 10 percent contingency of \$35,851.31. The engineer's estimate for the Project was \$230,000. Funding from the FY 2022 and FY 2023 Redevelopment Revolving Fund for Sidewalk and ADA Improvements was approved by the Redevelopment Authority and the Board of Supervisors ("Board").

Agenda Action: Formal Action / Motion

Time Requested: Consent

Proposed Motion

I move to award the contract as presented.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

May 20, 2021 (Item 20A) – The Redevelopment Authority authorized \$200,000 for "Sidewalk and ADA Improvements" in the FY 2022 budget.

October 21, 2021 (Item 23A) – The Redevelopment Authority and Board authorized \$435,000 in additional sidewalk and pedestrian ramp improvements for FY 2022. Of that amount, \$105,000 was allocated for improvements in the vicinity of Stewart Street and Musser Street in Redevelopment Area 1. The remaining \$330,000 was added to the Colorado Street Pavement Project in Redevelopment Area 2.

May 19, 2022 (Item 22A) – The Redevelopment Authority authorized \$200,000 for "Sidewalk and ADA Improvements" in the FY 2023 budget.

Background/Issues & Analysis

The Project consists of the reconstruction of deteriorated and non-ADA compliant sidewalks and pedestrian ramps, as well as the construction of new sidewalks and ramps in areas without existing facilities. This Contract includes the placement of concrete (curb, gutter, sidewalk, ramps and stairs), paving, landscape buffers, striping and associated improvements. The Project area is within Redevelopment Area 1 and more specifically includes the northwest corner of the intersection of N. Stewart and E. Musser Streets, the frontage of N. Stewart between E. Musser Street and E. Proctor Street and the west side of Anderson Street between E. Caroline Street and E. Washington Street.

The solicitation for the Contract included two additive alternative bid items that would expand the Project area. Additive Alternative 1 expands to Project area to include improvements at the northwest corner of the intersection of E. Caroline Street and N. Valley Street. Additive Alternative 2 expands to Project area to include improvements at the southwest and northwest corners of the intersection of N. Stewart Street and E. Proctor Street.

A notice to contractors regarding the opportunity to bid on this Project was published in the Reno Gazette Journal and posted on the Nevada Government eMarketplace ("NGEM") on September 27, 2022. Two bids were opened at approximately 11:30 a.m. on October 11, 2022, via online Cisco Webex bid opening. Present during the bid opening were: Darcy Carpenter, SNC; Skye Colling, FW Carson Co; Brianna Greenlaw, Kate Allen and Jeff Freeman, Carson City Public Works; and Carol Akers, Carson City Purchasing and Contracts Administrator.

The City received the following bids:

Bidders	Base Bid	Add Alt 1	Add Alt 2
FW Carson Co	\$358,513.08	\$77,365.73	\$150,014.27
SNC	\$380,007.00	\$67,000.00	\$120,000.00

Staff recommends award to FW Carson Co as the lowest responsive and responsible bidder pursuant to NRS Chapter 338. Staff does not recommend exercising the option to include Additive Alternative 1 or 2 in the Contract because of budgetary limitations.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 338

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: Project# P751021003

Redevelopment Revolving Fund, Capital Improvements Account / 6037510-507010

Water Utility Fund, Capital Improvements Account / 5203505-507010

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Project# P751021003 will be reduced by a not to exceed amount of \$394,364.39. The approved funding through the Redevelopment Authority for Project# P751021003 is \$475,000. The funding from the Water Utility Fund for Project# P751021003 is \$26,767; however, this Project has not yet been set-up in the Water Fund. There is funding available in the Water Fund in undesignated Infrastructure Capital Projects for transfer once the Project is created.

Alternatives

Do not approve the contract and/or provide alternative direction to staff.

Attachments:

[23300223 Bid Tabulation_ROA.pdf](#)

[23300223 Draft Contract.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

Bid Tabulation Report from Carson City Purchasing & Contracts
775-283-7362
Carol Akers, Cakers@carson.org

Notice to Contractors Bid# 23300223 RACC Sidewalk Project

Date and Time of Opening: October 11, 2022 at 11:30am

Line #	Description	QTY	UOM	FW Carson Co		Sierra Nevada Construction, Inc.	
				Unit	Extended	Unit	Extended
1.1	Mobilization, Demobilization and Clean-Up	1	LS	\$21,179.41	\$21,179.41	\$30,921.00	\$30,921.00
1.2	Stormwater Protection	1	LS	\$4,621.89	\$4,621.89	\$2,500.00	\$2,500.00
1.3	Project Sign	2	EA	\$2,951.97	\$5,903.94	\$750.00	\$1,500.00
1.4	Clear & Grub	1	LS	\$5,311.61	\$5,311.61	\$13,000.00	\$13,000.00
1.5	Sawcut & Remove Pavement	4405	SF	\$3.84	\$16,915.20	\$4.00	\$17,620.00
1.6	Sawcut & Remove Concrete Overlaid with AC	55	SF	\$44.78	\$2,462.90	\$10.00	\$550.00
1.7	Remove Sign	1	EA	\$1,063.94	\$1,063.94	\$100.00	\$100.00
1.8	Remove PCC Curb, Gutter, & Sidewalk	2660	SF	\$4.70	\$12,502.00	\$10.00	\$26,600.00
1.9	Remove PCC Curb & Gutter	201	LF	\$22.54	\$4,530.54	\$25.00	\$5,025.00
1.10	Remove PCC Valley Gutter	94	SF	\$32.16	\$3,023.04	\$10.00	\$940.00
1.11	Remove Pedestrian Ramp	177	SF	\$14.09	\$2,493.93	\$9.00	\$1,593.00
1.12	Remove & Reinstall Bollards	2	EA	\$1,627.27	\$3,254.54	\$1,200.00	\$2,400.00
1.13	Remove & Reinstall Bike Hitch Post	1	EA	\$1,983.69	\$1,983.69	\$600.00	\$600.00
1.14	Remove & Reinstall Wheel Stops	6	EA	\$341.74	\$2,050.44	\$250.00	\$1,500.00
1.15	Remove PCC Step & Landing	36	SF	\$76.89	\$2,768.04	\$17.00	\$612.00
1.16	Remove & Reinstall Pipe Railing	1	LS	\$3,223.07	\$3,223.07	\$2,700.00	\$2,700.00
1.17	Remove Trees	1	LS	\$3,098.26	\$3,098.26	\$4,500.00	\$4,500.00
1.18	Remove & Replace Water Meter Pit	1	EA	\$5,148.29	\$5,148.29	\$5,500.00	\$5,500.00
1.19	Remove & Replace Fire Hydrant Assembly	1	EA	\$15,184.43	\$15,184.43	\$15,000.00	\$15,000.00
1.20	Remove & Replace Water Service from Meter through Main	10	LF	\$643.39	\$6,433.90	\$550.00	\$5,500.00
1.21	Remove & Replace Traffic Signal Box	1	EA	\$3,747.23	\$3,747.23	\$3,500.00	\$3,500.00
1.22	Remove & Replace Vehicle Detection Traffic Signal Box	1	EA	\$2,534.56	\$2,534.56	\$3,000.00	\$3,000.00
1.23	Modify Existing Roof Drains	1	LS	\$3,313.37	\$3,313.37	\$2,500.00	\$2,500.00
1.24	Install 4" Irrigation Conduit	230	LF	\$57.18	\$13,151.40	\$81.00	\$18,630.00
1.25	Install 4" Electrical Conduit	245	LF	\$53.43	\$13,090.35	\$75.00	\$18,375.00
1.26	Install Irrigation Pullbox	2	EA	\$3,018.64	\$6,037.28	\$2,700.00	\$5,400.00
1.27	Install Electrical Pullbox	2	EA	\$3,018.64	\$6,037.28	\$2,700.00	\$5,400.00
1.28	Construct Pedestrian Ramps	360	SF	\$22.11	\$7,959.60	\$45.00	\$16,200.00
1.29	Construct Modified PCC Driveway Apron Type 1	526	SF	\$19.51	\$10,262.26	\$31.00	\$16,306.00
1.30	Construct 6" PCC Retaining Curb	103	LF	\$44.43	\$4,576.29	\$62.00	\$6,386.00
1.31	Construct 8" PCC Retaining Curb	100	LF	\$54.10	\$5,410.00	\$64.00	\$6,400.00
1.32	Construct PCC Sidewalk	1481	SF	\$17.97	\$26,613.57	\$23.00	\$34,063.00
1.33	Construct PCC Steps/Landing	35	SF	\$103.46	\$3,621.10	\$100.00	\$3,500.00
1.34	Construct Type A Sidewalk	1159	SF	\$17.59	\$20,386.81	\$23.00	\$26,657.00
1.35	Construct PCC Type 1 Curb & Gutter	157	LF	\$67.56	\$10,606.92	\$100.00	\$15,700.00
1.36	Construct PCC Valley Gutter/Spandrel	133	SF	\$44.40	\$5,905.20	\$32.00	\$4,256.00
1.37	Construct Depressed Landscape Buffer	100	LF	\$43.86	\$4,386.00	\$25.00	\$2,500.00
1.38	Install DG in Landscape Buffer	74	SF	\$29.46	\$2,180.04	\$16.00	\$1,184.00
1.39	Install Hand Rails for Ramp	28	LF	\$457.99	\$12,823.72	\$85.00	\$2,380.00
1.40	Install Chain & Anchors	1	LS	\$2,482.98	\$2,482.98	\$2,500.00	\$2,500.00
1.41	Pavement Patch (4" AC on 8" AB)	4371	SF	\$10.63	\$46,463.73	\$9.00	\$39,339.00
1.42	Adjust Catch Basin to Finished Grade	1	EA	\$2,735.96	\$2,735.96	\$700.00	\$700.00
1.43	Adjust Water Valve to Finished Grade	2	EA	\$2,192.62	\$4,385.24	\$1,500.00	\$3,000.00
1.44	Adjust Pedestrian Push Buttons	1	LS	\$2,592.44	\$2,592.44	\$1,500.00	\$1,500.00
1.45	Cut & Blend Concrete at TS Pole Base to Grade	1	EA	\$3,276.42	\$3,276.42	\$450.00	\$450.00
1.46	Paint 24" White Crosswalk/ Stopbar Marking	80	LF	\$71.92	\$5,753.60	\$12.50	\$1,000.00
1.47	Miscellaneous Striping & Pavement Markings	1	LS	\$5,026.67	\$5,026.67	\$520.00	\$520.00
1	Schedule A: Base Bid Items	1	EA		\$358,513.08		\$380,007.00
2.1	Mobilization, Demobilization and Clean-Up	1	LS	\$13,674.01	\$13,674.01	\$2,372.00	\$2,372.00
2.2	Stormwater Protection	1	LS	\$4,991.90	\$4,991.90	\$200.00	\$200.00
2.3	Project Sign	1	EA	\$4,460.62	\$4,460.62	\$200.00	\$200.00
2.4	Sawcut Remove Pavement	1198	SF	\$7.08	\$8,481.84	\$12.00	\$14,376.00
2.5	Remove PCC Curb, Gutter, & Sidewalk	575	SF	\$9.61	\$5,525.75	\$12.00	\$6,900.00

2.6	Remove PCC Valley Gutter	54	SF	\$49.18	\$2,655.72	\$30.00	\$1,620.00
2.7	Construct Pedestrian Ramps	381	SF	\$23.72	\$9,037.32	\$40.00	\$15,240.00
2.8	Construct PCC Sidewalk	190	SF	\$29.73	\$5,648.70	\$22.00	\$4,180.00
2.9	Construct PCC Type 1 Curb Gutter	25	LF	\$166.60	\$4,165.00	\$160.00	\$4,000.00
2.10	Construct PCC Valley Gutter	58	SF	\$82.13	\$4,763.54	\$73.00	\$4,234.00
2.11	Pavement Patch (4" AC on 8" AB)	977	SF	\$14.29	\$13,961.33	\$14.00	\$13,678.00
2	Schedule B: Alternate Bid Item 1	1	EA	\$77,365.73	\$77,365.73	\$67,000.00	\$67,000.00
3.1	Mobilization, Demobilization and Clean-Up	1	LS	\$15,602.14	\$15,602.14	\$3,240.00	\$3,240.00
3.2	Stormwater Protection	1	LS	\$4,587.64	\$4,587.64	\$200.00	\$200.00
3.3	Sawcut Remove Pavement	1825	SF	\$5.89	\$10,749.25	\$8.00	\$14,600.00
3.4	Remove PCC Curb, Gutter, & Sidewalk	489	SF	\$11.59	\$5,667.51	\$10.00	\$4,890.00
3.5	Remove PCC Curb	3	LF	\$838.91	\$2,516.73	\$130.00	\$390.00
3.6	Remove PCC Valley Gutter	204	SF	\$24.39	\$4,975.56	\$13.00	\$2,652.00
3.7	Remove Pedestrian Ramp	175	SF	\$17.63	\$3,085.25	\$5.00	\$875.00
3.8	Remove Relocate Stop Sign	1	EA	\$2,284.11	\$2,284.11	\$650.00	\$650.00
3.9	Install 4" Irrigation Conduit	75	LF	\$98.56	\$7,392.00	\$75.00	\$5,625.00
3.10	Install 4" Electrical Conduit	75	LF	\$98.56	\$7,392.00	\$75.00	\$5,625.00
3.11	Install Irrigation Pullbox	1	EA	\$4,100.08	\$4,100.08	\$3,000.00	\$3,000.00
3.12	Install Electrical Pullbox	1	EA	\$4,335.91	\$4,335.91	\$3,100.00	\$3,100.00
3.13	Construct Pedestrian Ramps	502	SF	\$22.61	\$11,350.22	\$47.00	\$23,594.00
3.14	Construct PCC Sidewalk	106	SF	\$41.46	\$4,394.76	\$54.00	\$5,724.00
3.15	Construct Type 1 Curb Gutter	30	LF	\$187.17	\$5,615.10	\$138.00	\$4,140.00
3.16	Construct 6" PCC Retaining Curb	48	LF	\$95.61	\$4,589.28	\$110.00	\$5,280.00
3.17	Construct PCC Valley Gutter/Spandrel	395	SF	\$31.48	\$12,434.60	\$35.00	\$13,825.00
3.18	Pavement Patch (4" AC on 8" AB)	1691	SF	\$13.28	\$22,456.48	\$10.00	\$16,910.00
3.19	Paint 24" White Crosswalk/ Stopbar Marking	45	LF	\$109.63	\$4,933.35	\$12.00	\$540.00
3.20	Paint Parking Space Marking	28	LF	\$138.97	\$3,891.16	\$5.00	\$140.00
3.21	Replace Landscaping	1	LS	\$7,661.14	\$7,661.14	\$5,000.00	\$5,000.00
3	Schedule C: Alternate Bid Item 2			\$150,014.27	\$150,014.27	\$120,000.00	\$120,000.00

Carson City is recommending award to F.W. Carson Co. and is tentatively scheduled for approval and award at the October 20, 2022 Board of Supervisors meeting.

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

THIS CONTRACT is made and entered into this 20th day of October, 2022, by and between Carson City, a consolidated municipality, a political subdivision of the State of Nevada, hereinafter referred to as “**CITY**”, and F.W. Carson Co., hereinafter referred to as “**CONTRACTOR**”.

WITNESSETH:

WHEREAS, the Purchasing and Contracts Manager for **CITY** is authorized pursuant to Nevada Revised Statutes (hereinafter referred to as “NRS”) 338 and Carson City Purchasing Resolution #1990-R71, to approve and accept this Contract as set forth in and by the following provisions; and

WHEREAS, this Contract involves a “public work,” which pursuant to NRS 338.010(18) means any project for the new construction, repair or reconstruction of an applicable project financed in whole or in part from public money; and

WHEREAS, **CONTRACTOR’S** compensation under this agreement (does___) (does not X) utilize in whole or in part money derived from one or more federal grant funding source(s); and

WHEREAS, it is deemed necessary that the services of **CONTRACTOR** for **CONTRACT No. 23300223**, titled **RACC Downtown Sidewalks Project** (hereinafter referred to as “Contract”) are both necessary and in the best interest of **CITY**; and

NOW, THEREFORE, in consideration of the aforesaid premises, and the following terms, conditions and other valuable consideration, the parties mutually agree as follows:

1. REQUIRED APPROVAL:

This Contract shall not become effective until and unless approved by the Carson City Board of Supervisors and all required documents are received and signed by all parties.

2. SCOPE OF WORK (Incorporated Contract Documents):

2.1 The parties agree that the Scope of Work will be specifically described and hereinafter referred to as the “WORK.” This Contract incorporates the following attachments, and a **CONTRACTOR’S** attachment shall not contradict or supersede any **CITY** specifications and/or terms or conditions without written evidence of mutual assent to such change appearing in this Contract:

2.1.1 **CONTRACTOR** agrees that the Contract Documents for **Bid No.23300223** including, but not limited to, the Notice to Contractors, Table of Contents, Project Coordination, Instructions to Bidders, Contract Award Information, General Conditions, Special Conditions, Technical Specification, Prevailing Wages, Contract Drawings, and Addenda, if any, are intended to be complete and complementary and are intended to describe a complete WORK. These documents are incorporated herein by reference and made a part of this Contract. All of these documents can be viewed through the Carson City Website <https://carson.org/bids>.

2.1.2 **CONTRACTOR** additionally agrees **CONTRACTOR’S** Bid Bond, Bid Proposal, Proposal Summary, Executed Contract, Performance Bond, Labor and Material Bond, Certificate of Eligibility, Insurance Certificates, Permits, Notice of Award, Notice to Proceed and Executed Change Orders, hereinafter all referred to as Exhibit A, are incorporated herein and made a part of this Contract.

For P&C Use Only

CCBL expires	_____
NVCL expires	_____
GL expires	_____
AL expires	_____
WC expires	_____

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

3. CONTRACT TERM AND LIQUIDATED DAMAGES:

3.1 **CONTRACTOR** agrees to complete the WORK on or before the date specified in the Notice to Proceed or any executed Change Orders to the entire satisfaction of **CITY** before final payment is made, unless sooner termination by either party as specified in **Section 6** (CONTRACT TERMINATION) and the General Conditions, Section GC 3.18.

3.2 Pursuant to the provisions under Time for Completion and Liquidated Damages in the Contract Documents of said Specifications, **CONTRACTOR** will complete the WORK within the Contract time. Since **CITY** and **CONTRACTOR** agree it is difficult to ascertain the actual amount of damages incurred due to delay of the Project, it is agreed that **CITY** will be paid the liquidated damages as specified in the Contract Special Conditions for each and every calendar day of delay in the completion of the WORK, in addition to any direct charges incurred by **CITY** as a result of delay of the Project, including engineering fees and additional damages due to late construction. **CITY** also reserves the right to deduct any amounts due **CITY** from any monies earned by **CONTRACTOR** under this Contract.

3.3 That in the performance of this Contract, **CONTRACTOR** and any subcontractors, as employers, shall pay 1 ½ times an employee's regular wage rate whenever an employee who received compensation for employment at a rate less than 1 ½ time the minimum wage who works more than forty (40) hours in any scheduled work week, more than eight (8) hours in a day, unless by mutual agreement the employee works a scheduled ten (10) hours per day for four (4) calendar days within a work week. Employers should refer to NRS 608.018, NRS 338.020 and A.O. 2013-04 for further details on overtime requirements.

4. NOTICE:

4.1 Except the bid and award process where notices may be limited to postings by **CITY** on its Bid Opportunities website (www.carson.org), all notices or other communications required or permitted to be given under this Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by e-mail, by regular mail, by telephonic facsimile with simultaneous regular mail, or by certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address specified below.

4.2 Notice to **CONTRACTOR** shall be addressed to:

Troy Carson, Vice President
F.W. Carson Co.
1064 Tahoe Blvd.
Incline Village, NV 89451
775-831-5008
troy@fwcarsonco.com

4.3 Notice to **CITY** shall be addressed to:

Carson City Purchasing and Contracts Department
Carol Akers, Purchasing and Contracts Administrator
201 North Carson Street, Suite 2
Carson City, NV 89701
775-283-7362 / FAX 775-887-2286
CAkers@carson.org

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

5. COMPENSATION:

5.1 The parties agree that **CONTRACTOR** will provide the WORK specified in the Contract for the Contract Amount of Three Hundred Fifty Eight Thousand Five Hundred Thirteen Dollars and 08/100 (\$358,513.08).

5.2 **CITY** will pay **CONTRACTOR** progress payments and the final payment computed from the actual quantities of WORK performed and accepted and the materials furnished at the Unit and Lump Sum prices shown on **CONTRACTOR'S** Bid Proposal and any executed Change Orders.

5.3 Contract Amount represents full and adequate compensation for the complete WORK, and includes the furnishing of all materials, all labor, equipment, tools, transportation, services, appliances, and all expenses, direct or indirect connected with the proper execution of the WORK.

5.4 **CITY** does not agree to reimburse **CONTRACTOR** for expenses unless otherwise specified.

6. CONTRACT TERMINATION:

6.1 Termination Without Cause:

6.1.1 Any discretionary or vested right of renewal notwithstanding, this Contract may be terminated upon written notice by mutual consent of both parties or unilaterally by either party without cause.

6.1.2 **CITY** reserves the right to terminate this Contract for convenience whenever it considers termination, in its sole and unfettered discretion, to be in the public interest. In the event that the Contract is terminated in this manner, payment will be made for WORK actually completed. If termination occurs under this provision, in no event shall **CONTRACTOR** be entitled to anticipated profits on items of WORK not performed as of the effective date of the termination or compensation for any other item, including but not limited to, unabsorbed overhead. **CONTRACTOR** shall require that all subcontracts which it enters related to this Contract likewise contain a termination for convenience clause which precludes the ability of any subcontractor to make claims against **CONTRACTOR** for damages due to breach of contract, lost profit on items of WORK not performed, or unabsorbed overhead, in the event of a convenience termination.

6.2 Termination for Nonappropriation:

6.2.1 All payments and WORK provided under this Contract are contingent upon the availability of the necessary public funding, which may include various internal and external sources. In the event that Carson City does not acquire and appropriate the funding necessary to perform in accordance with the terms of the Contract, the Contract shall automatically terminate upon **CITY'S** notice to **CONTRACTOR** of such nonappropriation, and no claim or cause of action may be based upon any such nonappropriation.

6.3 Cause Termination for Default or Breach:

6.3.1 A default or breach may be declared with or without termination.

6.3.2 This Contract may be terminated by either party upon written notice of default or breach to the other party as follows:

6.3.2.1 If **CONTRACTOR** fails to provide or satisfactorily perform any of the conditions, WORK, deliverables, goods, or any services called for by this Contract within the time requirements specified in this Contract or within any granted extension of those time requirements; or

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

6.3.2.2 If any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by **CONTRACTOR** to provide the goods or WORK or any services required by this Contract is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or

6.3.2.3 If **CONTRACTOR** becomes insolvent, subject to receivership, or becomes voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; or

6.3.2.4 If **CITY** materially breaches any material duty under this Contract and any such breach impairs **CONTRACTOR'S** ability to perform; or

6.3.2.5 If it is found by **CITY** that any quid pro quo or gratuities in the form of money, services, entertainment, gifts, or otherwise were offered or given by **CONTRACTOR**, or any agent or representative of **CONTRACTOR**, to any officer or employee of **CITY** with a view toward securing a contract or securing favorable treatment with respect to awarding, extending, amending, or making any determination with respect to the performing of such contract; or

6.3.2.6 If it is found by **CITY** that **CONTRACTOR** has failed to disclose any material conflict of interest relative to the performance of this Contract.

6.3.2.7 **CITY** may terminate this Contract if **CONTRACTOR**:

6.3.2.7.1 Fails to maintain bonding, Nevada State Contractors' Board License, State Industrial Insurance requirements or insurance policies for limits as defined in this Contract; or

6.3.2.7.2 Persistently or materially refuses or fails to supply properly skilled workers or proper materials; or

6.3.2.7.3 Fails to make payment to subcontractors for materials or labor in accordance with the respective agreements between **CONTRACTOR** and the subcontractors; or

6.3.2.7.4 Disregards laws, ordinances, or rules, regulations or order of a public authority having jurisdiction; or

6.3.2.7.5 Otherwise makes a material breach of a provision of this Contract; or

6.3.2.7.6 **CONTRACTOR** fails to maintain safe working conditions.

6.3.3 When any of the Subsection 6.3.2.7.1 through 6.3.2.7.6, inclusive, cause reasons exist, and without prejudice to any other rights or remedies of **CITY**, **CITY** may terminate this Contract at any time after giving **CONTRACTOR** and **CONTRACTOR'S** Surety seven (7) calendar days written notice of default or breach and intent to terminate and **CONTRACTOR'S** subsequent failure to timely correct as provided below, and subject to any prior rights of the Surety, **CITY** may:

6.3.3.1 Take possession of the site and of all materials, equipment, tools and construction equipment and machinery thereon owned by **CONTRACTOR**;

6.3.3.2 Accept assignment of subcontractors pursuant to this Contract (Contingent Assignment of Subcontracts to Carson City if this Contract is terminated); and

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

6.3.3.3 Finish the WORK by whatever reasonable method **CITY** may deem expedient.

6.3.4 If **CITY** terminates this Contract for any of the cause reasons stated in **Section 6.3**:

6.3.4.1 **CONTRACTOR** shall not be entitled to receive further payment until the WORK is finished.

6.3.4.2 If the unpaid balance of the Contract Amount exceeds the cost of finishing the WORK including expenses made necessary thereby, such excess shall be paid to **CONTRACTOR**. If the costs of finishing the WORK exceed the unpaid balance, **CONTRACTOR** shall pay the difference to **CITY**. The amount to be paid to **CONTRACTOR** or **CITY**, as the case may be, shall survive termination of this Contract.

6.3.4.3 In the event of such cause termination, all monies due **CONTRACTOR** or retained under the terms of this Contract shall be held by **CITY**, however, such holdings will not release **CONTRACTOR** or its Sureties from liability for failure to fulfill this Contract. Any excess cost over and above the Contract Amount incurred by **CITY** arising from the termination of the operations of this Contract and the completion of the WORK by **CITY** as provided above shall be paid for by any available funds held by **CITY**. **CONTRACTOR** will be so credited with any surplus remaining after all just claims for such completion have been paid.

6.4 If at any time before completion of the WORK under this Contract, the WORK shall be stopped by an injunction of a court of competent jurisdiction or by order of any competent government authority, **CITY** may give immediate notice to **CONTRACTOR** to discontinue the WORK and terminate this Contract. **CONTRACTOR** shall discontinue the WORK in such manner, sequence, and at such times as **CITY** may direct. **CONTRACTOR** shall have no claim for damages for such discontinuance or termination, nor any claim for anticipated profits on the WORK thus dispensed with, nor for any claim for penalty, nor for any other claim such as unabsorbed overhead, except for the WORK actually performed up to the time of discontinuance, including any extra WORK ordered by **CITY** to be done.

6.5 Time to Correct (Declared Default or Breach):

6.5.1 Termination upon a declared default or breach may be exercised only after providing 7 (seven) calendar days written notice of default or breach, and the subsequent failure of the defaulting or breaching party, within five (5) calendar days of providing that default or breach notice, to provide evidence satisfactory to the aggrieved party demonstrating that the declared default or breach has been corrected. Time to correct shall run concurrently with any notice of default or breach and such time to correct is not subject to any stay with respect to the nonexistence of any Notice of Termination. Untimely correction shall not void the right to termination otherwise properly noticed unless waiver of the noticed default or breach is expressly provided in writing by the aggrieved party. There shall be no time to correct with respect to any notice of termination without cause, termination for nonappropriation or termination due to court injunction or order of a competent government authority.

6.6 Winding Up Affairs Upon Termination:

6.6.1 In the event of termination of this Contract for any reason, the parties agree that the provisions of this **Subsection 6.6** survive termination:

6.6.1.1 The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Contract. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination; and

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

6.6.1.2 **CONTRACTOR** shall satisfactorily complete WORK in progress at the agreed rate (or a pro rata basis if necessary) if so requested by **CITY**; and

6.6.1.3 **CONTRACTOR** shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so requested by **CITY**; and

6.6.1.4 **CONTRACTOR** shall preserve, protect, and promptly deliver into **CITY** possession all proprietary information in accordance with **Section 21**.

6.7 Notice of Termination:

6.7.1 Unless otherwise specified in this Contract, termination shall not be effective until seven (7) calendar days after a party has provided written notice of default or breach, or notice of without cause termination. Notice of Termination may be given at the time of notice of default or breach, or notice of without cause termination. Notice of Termination may be provided separately at any time after the running of the 7-day notice period, and such termination shall be effective on the date the Notice of Termination is provided to the party unless a specific effective date is otherwise set forth therein. Any delay in providing a Notice of Termination after the 7-day notice period has run without a timely correction by the defaulting or breaching party shall not constitute any waiver of the right to terminate under the existing notice(s).

7. **DAVIS-BACON & RELATED ACTS 29 CFR PARTS 1,3,5,6,&7 AND NRS 338.070(5):**

In the event federal grant funds are used for payment of all or part of this Contract

7.1 **CONTRACTOR** shall comply with Davis-Bacon Act and NRS 338.070(5). **CONTRACTOR** and each covered contractor or subcontractor must provide a weekly statement of wages paid to each of its employees engaged in covered WORK. The statement shall be executed by **CONTRACTOR** or subcontractor or by an authorized officer or employee of **CONTRACTOR** or subcontractor who supervised the payment of wages and shall be on the "Statement of Compliance" form. **CONTRACTOR** shall submit a Statement of Compliance that is prescribed by the Nevada Labor Commissioner or contains identical wording. Per NRS 338.070(6) the records maintained pursuant to subsection 5 must be open at all reasonable hours to the inspection of the public body (the **CITY'S** representative) awarding the contract. The **CONTRACTOR** engaged on the public work or subcontractor engaged on the public work shall ensure that a copy of each record for each calendar month is received by the public body awarding the contract (the **City**) **no later than 15 days after the end of the month**.

7.2 In the event federal funds are used for payment of all or part of this Contract, **CONTRACTOR** shall submit a Statement of Compliance form WH347 or a form with identical wording and a Statement of Compliance prescribed by the Nevada Labor Commissioner **within 7 days after the regular pay date for the pay period**. The original Statements shall be delivered to Carson City Public Works, 3505 Butti Way, Carson City, Nevada 89703, attention Davis-Bacon/Federal Funding Compliance.

7.3 CERTIFIED PAYROLLS FOR DAVIS-BACON AND PREVAILING WAGE PROJECTS:

7.3.1 The higher of the Federal or local prevailing wage rates for **CITY**, as established by the Nevada Labor Commission and the Davis-Bacon Act, shall be paid for all classifications of labor on this project WORK. Should a classification be missing from the Davis-Bacon rates the **CONTRACTOR** shall complete a request of authorization for additional classification or rate form SF1444 in its entirety and submit it to the **CITY** for approval and submission to the U.S. Department of Labor. Also, in accordance with NRS 338, the hourly and daily wage rates for the State and Davis-Bacon must be posted at the work site by **CONTRACTOR**. **CONTRACTOR** shall ensure that a copy of **CONTRACTOR'S** and subcontractor's certified payrolls for each calendar week are received by **CITY**.

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7.3.2 Per NRS 338.070(5) a **CONTRACTOR** engaged on a public work and each subcontractor engaged on the public work shall keep or cause to be kept:

(a) An accurate record showing, for each worker employed by the contractor or subcontractor in connection with the public work:

(1) The name of the worker;

(2) The occupation of the worker;

(3) The gender of the worker, if the worker voluntarily agreed to specify that information pursuant to subsection 4, or an entry indicating that the worker declined to specify such information;

(4) The ethnicity of the worker, if the worker voluntarily agreed to specify that information pursuant to subsection 4, or an entry indicating that the worker declined to specify such information;

(5) If the worker has a driver's license or identification card, an indication of the state or other jurisdiction that issued the license or card; and

(6) The actual per diem, wages and benefits paid to the worker; and

(b) An additional accurate record showing, for each worker employed by the contractor or subcontractor in connection with the public work who has a driver's license or identification card:

(1) The name of the worker;

(2) The driver's license number or identification card number of the worker; and

(3) The state or other jurisdiction that issued the license or card.

7.3.3 The original payroll records shall be certified and shall be submitted weekly to Carson City Public Works, 3505 Butti Way, Carson City, Nevada 89703, attention Davis-Bacon/Federal Funding Compliance. Submission of such certified payrolls shall be a condition precedent for processing the monthly progress payment. **CONTRACTOR**, as General Contractor, shall collect the wage reports from the subcontractors and ensure the receipt of a certified copy of each weekly payroll for submission to **CITY** as one complete package.

7.3.4 Pursuant to NRS 338.060 and 338.070, **CONTRACTOR** hereby agrees to forfeit, as a penalty to **CITY**, not less than Twenty Dollars (\$20) nor more than Fifty Dollars (\$50) for each calendar day or portion thereof that each worker employed on the Contract is paid less than the designated rate for any WORK done under the Contract, by **CONTRACTOR** or any subcontractor under him/her, or is not reported to **CITY** as required by NRS 338.070.

8. FAIR EMPLOYMENT PRACTICES:

8.1 Pursuant to NRS 338.125, Fair Employment Practices, the following provisions must be included in any contract between **CONTRACTOR** and a public body such as **CITY**:

8.1.1 *In connection with the performance of work under this Contract, CONTRACTOR agrees not to discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, sexual orientation, gender identity, or age, including, without limitation, with regard to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including without limitation, apprenticeship.*

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8.1.2 **CONTRACTOR** further agrees to insert this provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.

8.2 If the CITY was required by NRS 332.065(4) to advertise or request a proposal for this Agreement, by signing this Agreement, the **CONTRACTOR** provides a written certification that the **CONTRACTOR** is not currently engaged in, and during the Term shall not engage in, a Boycott of Israel. The term "Boycott of Israel" has the meaning ascribed to that term in Section 3 of Nevada Senate Bill 26 (2017). The **CONTRACTOR** shall be responsible for fines, penalties, and payment of any State of Nevada or federal funds that may arise (including those that the CITY pays, becomes liable to pay, or becomes liable to repay) as a direct result of the **CONTRACTOR**'s non-compliance with this Section.

9. PREFERENTIAL EMPLOYMENT:

9.1 Unless, and except if, this Contract is funded in whole or in part by federal grant funding (see 40 C.F.R. § 31.36(c) *Competition*), pursuant to NRS 338.130, in all cases where persons are employed in the construction of public works, preference must be given, the qualifications of the applicants being equal: (1) First: To persons who have been honorably discharged from the Army, Navy, Air Force, Marine Corps or Coast Guard of the United States, a reserve component thereof or the National Guard; and are citizens of the State of Nevada. (2) Second: To other citizens of the State of Nevada.

9.2 Unless, and except if, this Contract is funded in whole or in part by federal grant funding (see 40 CFR § 31.36(c) *Competition*), in connection with the performance of WORK under this Contract, **CONTRACTOR** agrees to comply with the provisions of NRS 338.130 requiring certain preferences to be given to which persons are employed in the construction of a public work. If **CONTRACTOR** fails to comply with the provisions of NRS 338.130, pursuant to the terms of NRS 338.130(3), this Contract is void, and any failure or refusal to comply with any of the provisions of this section renders this Contract void.

10. REMEDIES:

Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including, without limitation, actual damages, and to a prevailing party reasonable attorney's fees and costs. The parties agree that, in the event a lawsuit is filed and a party is awarded attorney's fees by the court, for any reason, the amount of recoverable attorney's fees shall not exceed the rate of \$125 per hour. **CITY** may set off consideration against any unpaid obligation of **CONTRACTOR** to **CITY**.

11. LIMITED LIABILITY:

CITY will not waive and intends to assert available NRS Chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. Liquidated damages shall not apply unless otherwise expressly provided for elsewhere in this Contract. Damages for any **CITY** breach shall never exceed the amount of funds appropriated for payment under this Contract, but not yet paid to **CONTRACTOR**, for the fiscal year budget in existence at the time of the breach. **CONTRACTOR'S** tort liability shall not be limited.

12. FORCE MAJEURE:

Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.

13. INDEMNIFICATION:

13.1 To the extent permitted by law, including, but not limited to, the provisions of NRS Chapter 41, each party shall indemnify, hold harmless and defend, not excluding the other's right to participate, the other party from and against all liability, claims, actions, damages, losses, and expenses, including but

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not limited to reasonable attorney's fees and costs, arising out of any alleged negligent or willful acts or omissions of the indemnifying party, its officers, employees and agents. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of the indemnity which would otherwise exist as to any party or person described in this Section.

13.2 Except as otherwise provided in **Subsection 13.4** below, the indemnifying party shall not be obligated to provide a legal defense to the indemnified party, nor reimburse the indemnified party for the same, for any period occurring before the indemnified party provides written notice of the pending claim(s) or cause(s) of action to the indemnifying party, along with:

13.2.1 a written request for a legal defense for such pending claim(s) or cause(s) of action; and

13.2.2 a detailed explanation of the basis upon which the indemnified party believes that the claim or cause of action asserted against the indemnified party implicates the culpable conduct of the indemnifying party, its officers, employees, and/or agents.

13.3 After the indemnifying party has begun to provide a legal defense for the indemnified party, the indemnifying party shall not be obligated to fund or reimburse any fees or costs provided by any additional counsel for the indemnified party, including counsel through which the indemnified party might voluntarily choose to participate in its defense of the same matter.

13.4 After the indemnifying party has begun to provide a legal defense for the indemnified party, the indemnifying party shall be obligated to reimburse the reasonable attorney's fees and costs incurred by the indemnified party during the initial thirty (30) day period of the claim or cause of action, if any, incurred by separate counsel.

14. **INDEPENDENT CONTRACTOR:**

14.1 **CONTRACTOR**, as an independent contractor, is a natural person, firm or corporation who agrees to perform WORK for a fixed price according to his or its own methods and without subjection to the supervision or control of the **CITY**, except as to the results of the WORK, and not as to the means by which the WORK are accomplished.

14.2 It is mutually agreed that **CONTRACTOR** is associated with **CITY** only for the purposes and to the extent specified in this Contract, and in respect to performance of the contracted WORK pursuant to this Contract. **CONTRACTOR** is and shall be an independent contractor and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract.

14.3 Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for **CITY** whatsoever with respect to the indebtedness, liabilities, and obligations of **CONTRACTOR** or any other party.

14.4 **CONTRACTOR**, in addition to **Section 13** (INDEMNIFICATION), shall indemnify and hold **CITY** harmless from, and defend **CITY** against, any and all losses, damages, claims, costs, penalties, liabilities, expenses arising out of or incurred in any way because of, but not limited to, **CONTRACTOR'S** obligations or legal duties regarding any taxes, fees, assessments, benefits, entitlements, notice of benefits, employee's eligibility to work, to any third party, subcontractor, employee, state, local or federal governmental entity.

14.5 Neither **CONTRACTOR** nor its employees, agents, or representatives shall be considered employees, agents, or representatives of **CITY**.

15. **INSURANCE REQUIREMENTS (GENERAL):**

15.1 NOTICE: The following general insurance requirements shall apply unless these general requirements are altered by the specific requirements set forth in CITY'S solicitation for bid document, the adopted bid or other document incorporated into this Contract by the parties. These general insurance requirements do not include terms related to bond(s) required for this Contract, which are set forth in the CITY'S solicitation and below in this Contract following the execution pages.

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15.2 **CONTRACTOR**, as an independent contractor and not an employee of **CITY**, must carry policies of insurance in amounts specified and pay all taxes and fees incident hereunto. **CITY** shall have no liability except as specifically provided in this Contract.

15.3 **CONTRACTOR** shall not commence work before: (1) **CONTRACTOR** has provided the required evidence of insurance to **CITY** Purchasing and Contracts, and (2) **CITY** has approved the insurance policies provided by **CONTRACTOR**.

15.4 Prior approval of the insurance policies by **CITY** shall be a condition precedent to any payment of consideration under this Contract and **CITY'S** approval of any changes to insurance coverage during the course of performance shall constitute an ongoing condition subsequent this Contract. Any failure of **CITY** to timely approve shall not constitute a waiver of the condition.

15.5 *Insurance Coverage (15.6 through 15.23):*

15.6 **CONTRACTOR** shall, at **CONTRACTOR'S** sole expense, procure, maintain and keep in force for the duration of this Contract the following insurance conforming to the minimum requirements specified below. Unless specifically specified herein or otherwise agreed to by **CITY**, the required insurance shall be in effect prior to the commencement of work by **CONTRACTOR** and shall continue in force as appropriate until the later of:

15.6.1 Final acceptance by **CITY** of the completion of this Contract; or

15.6.2 Such time as the insurance is no longer required by **CITY** under the terms of this Contract.

15.6.3 Any insurance or self-insurance available to **CITY** under its coverage(s) shall be in excess of and non-contributing with any insurance required from **CONTRACTOR**.

CONTRACTOR'S insurance policies shall apply on a primary basis. Until such time as the insurance is no longer required by **CITY**, **CONTRACTOR** shall provide **CITY** with renewal or replacement evidence of insurance no less than thirty (30) calendar days before the expiration or replacement of the required insurance. If at any time during the period when insurance is required by this Contract, an insurer or surety shall fail to comply with the requirements of this Contract, as soon as **CONTRACTOR** has knowledge of any such failure, **CONTRACTOR** shall immediately notify **CITY** and immediately replace such insurance or bond with an insurer meeting the requirements.

15.7 *General Insurance Requirements (15.8 through 15.23):*

15.8 **Certificate Holder:** Each certificate shall list Carson City c/o Carson City Purchasing and Contracts, 201 N. Carson Street, Suite 2, Carson City, NV 89701 as a certificate holder.

15.9 **Additional Insured:** By endorsement to the general liability insurance policy evidenced by **CONTRACTOR**, The City and County of Carson City, Nevada, its officers, employees and immune contractors shall be named as additional insureds for all liability arising from this Contract.

15.10 **Waiver of Subrogation:** Each liability insurance policy, except for professional liability, shall provide for a waiver of subrogation in favor of the City.

15.11 **Cross-Liability:** All required liability policies shall provide cross-liability coverage as would be achieved under the standard ISO separation of insureds clause.

15.12 **Deductibles and Self-Insured Retentions:** Insurance maintained by **CONTRACTOR** shall apply on a first dollar basis without application of a deductible or self-insured retention unless otherwise specifically agreed to by **CITY**. Such approval shall not relieve **CONTRACTOR** from the obligation to pay any deductible or self-insured retention. Any deductible or self-insured retention shall not exceed \$5,000.00 per occurrence, unless otherwise approved by **CITY**.

15.13 **Policy Cancellation:** Except for ten (10) calendar days notice for non-payment of premium, **CONTRACTOR** or its insurers must provide thirty (30) calendar days prior written notice to Carson City Purchasing and Contracts if any policy will be canceled, non-renewed or if required coverage and /or limits reduced or materially altered, and shall provide that notices required by this paragraph shall be sent by mail to Carson City Purchasing and Contracts, 201 N. Carson Street, Suite 2, Carson City, NV 89701.

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When available, each insurance policy shall be endorsed to provide thirty (30) days' notice of cancellation, except for ten (10) days' notice for non-payment of premium, to City.

15.14 Approved Insurer: Each insurance policy shall be issued by insurance companies authorized to do business in the State of Nevada or eligible surplus lines insurers under federal and Nevada law and having agents in Nevada upon whom service of process may be made, and currently rated by A.M. Best as "A-VII" or better.

15.15 Evidence of Insurance: Prior to commencement of work, **CONTRACTOR** must provide the following documents to Carson City Purchasing and Contracts, 201 North Carson Street, Suite 2, Carson City, NV 89701:

15.16 Certificate of Insurance: Contractor shall furnish City with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth herein. The Acord 25 Certificate of Insurance form or a form substantially similar must be submitted to Carson City Purchasing and Contracts to evidence the insurance policies and coverages required of **CONTRACTOR**.

15.17 Additional Insured Endorsement: An Additional Insured Endorsement (CG20 10 or C20 26), signed by an authorized insurance company representative, must be submitted to Carson City Purchasing and Contracts to evidence the endorsement of **CITY** as an additional insured per **Subsection 15.9** (Additional Insured).

15.18 Schedule of Underlying Insurance Policies: If Umbrella or Excess policy is evidenced to comply with minimum limits, a copy of the Underlying Schedule from the Umbrella or Excess insurance policy may be required.

15.19 Review and Approval: Documents specified above must be submitted for review and approval by **CITY** Purchasing and Contracts prior to the commencement of work by **CONTRACTOR**. Neither approval by **CITY** nor failure to disapprove the insurance furnished by **CONTRACTOR** shall relieve **CONTRACTOR** of **CONTRACTOR'S** full responsibility to provide the insurance required by this Contract. Compliance with the insurance requirements of this Contract shall not limit the liability of **CONTRACTOR** or its sub-contractors, employees or agents to **CITY** or others, and shall be in addition to and not in lieu of any other remedy available to **CITY** under this Contract or otherwise. **CITY** reserves the right to request and review a copy of any required insurance policy or endorsement to assure compliance with these requirements.

15.20 COMMERCIAL GENERAL LIABILITY INSURANCE:

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence.

15.20.1 *Minimum Limits required:*

15.20.2 Two Million Dollars (\$2,000,000.00) - General Aggregate.

15.20.3 Two Million Dollars (\$2,000,000.00) - Products & Completed Operations. Aggregate

15.20.4 One Million Dollars (\$1,000,000.00) - Each Occurrence.

15.20.5 CGL insurance shall be written on ISO occurrence form CG 00 01 04 13 (or a substitute form providing equivalent coverage) and shall cover liability arising from premises, operations, products-completed operations, personal and advertising injury, and liability assumed under an insured contract [(including the tort liability of another assumed in a business contract)].

15.20.6 City and County of Carson City, Nevada, its officers, employees and immune contractors shall be included as an insured under the CGL, using ISO additional insured endorsement CG 20 10 or CG 20 26, or a substitute providing equivalent coverage, and under the commercial umbrella, if any.

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- 15.20.7 This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to City. There shall be no endorsement or modification of the CGL to make it excess over other available insurance; alternatively, if the CGL states that it is excess or pro rata, the policy shall be endorsed to be primary with respect to the additional insured.
- 15.20.8 There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability assumed under a contract.
- 15.20.9 Contractor waives all rights against City and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the commercial general liability or commercial umbrella liability insurance maintained pursuant to this Contract. Insurer shall endorse CGL policy as required to waive subrogation against City with respect to any loss paid under the policy.
- 15.21 **BUSINESS AUTOMOBILE LIABILITY INSURANCE:**
- 15.21.1 *Minimum Limit required:*
- 15.21.2 Contractor shall maintain automobile liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident for bodily injury and property damage.
- 15.21.3 Such insurance shall cover liability arising out of owned, hired, and non-owned autos (as applicable). Coverage as required above shall be written on ISO form CA 00 01, CA 00 05, CA 00 25, or a substitute form providing equivalent liability coverage.
- 15.21.4 Contractor waives all rights against City and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the automobile liability or other liability insurance obtained by Contractor pursuant to this Contract.
- 15.22 **PROFESSIONAL LIABILITY INSURANCE (Architects, Engineers and Land Surveyors)**
- 15.22.1 *Minimum Limit required:*
- 15.22.2 CONTRACTOR shall maintain professional liability insurance applying to all activities performed under this Contract with limits not less than One Million Dollars (\$1,000,000.00) and Two Million Dollars (\$2,000,000) in the aggregate.
- 15.22.3 Retroactive date: Prior to commencement of the performance of this Contract.
- 15.22.4 CONTRACTOR will maintain professional liability insurance during the term of this Contract and for a period of three (3) years after termination of this Contract unless waived by the City. In the event of non-renewal or other lapse in coverage during the term of this Contract or the three (3) year period described above, CONTRACTOR shall purchase Extended Reporting Period coverage for claims arising out of CONTRACTOR's negligence acts, errors and omissions committed during the term of the Professional Liability Policy. The Extended Reporting Period shall continue through a minimum of three (3) years after termination date of this Contract.
- 15.22.5 A certified copy of this policy may be required.
- 15.23 **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE:**
- 15.23.1 **CONTRACTOR** shall provide workers' compensation insurance as required by NRS Chapters 616A through 616D inclusive and Employer's Liability insurance with a minimum limit not less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.
- 15.23.2 **CONTRACTOR** may, in lieu of furnishing a certificate of an insurer, provide an affidavit

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indicating that **CONTRACTOR** is a sole proprietor; that **CONTRACTOR** will not use the services of any employees in the performance of this Contract; that **CONTRACTOR** has elected to not be included in the terms, conditions, and provisions of NRS Chapters 616A-616D, inclusive; and that **CONTRACTOR** is otherwise in compliance with the terms, conditions, and provisions of NRS Chapters 616A-616D, inclusive.

15.23.3 **CONTRACTOR** waives all rights against City and its agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by the workers' compensation and employer's liability or commercial umbrella liability insurance obtained by Contractor pursuant to this Contract. Contractor shall obtain an endorsement equivalent to WC 00 03 13 to affect this waiver.

16. BUSINESS LICENSE:

16.1 **CONTRACTOR** shall not commence work before **CONTRACTOR** has provided a copy of his Carson City business license to Carson City Purchasing and Contracts.

16.2 The Carson City business license shall continue in force until the later of: (1) final acceptance by **CITY** of the completion of this Contract; or (2) such time as the Carson City business license is no longer required by **CITY** under the terms of this Contract.

17. COMPLIANCE WITH LEGAL OBLIGATIONS:

CONTRACTOR shall procure and maintain for the duration of this Contract any state, county, city, or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by **CONTRACTOR** to provide the goods or WORK or any services of this Contract. **CONTRACTOR** will be responsible to pay all government obligations, including, but not limited to, all taxes, assessments, fees, fines, judgments, premiums, permits, and licenses required or imposed by law or a court. Real property and personal property taxes are the responsibility of **CONTRACTOR** in accordance with NRS Chapter 361 generally and NRS 361.157 and 361.159, specifically regarding for profit activity. **CONTRACTOR** agrees to be responsible for payment of any such government obligations not paid by its subcontractors during performance of this Contract. **CITY** may set-off against consideration due any delinquent government obligation.

18. WAIVER OF BREACH:

Failure to declare a breach or the actual waiver of any particular breach of this Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

19. SEVERABILITY:

If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the nonenforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

20. ASSIGNMENT / DELEGATION:

To the extent that any assignment of any right under this Contract changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Contract, attempts to operate as a novation, or includes a waiver or abrogation of any defense to payment by **CITY**, such offending portion of the assignment shall be void, and shall be a breach of this Contract. **CONTRACTOR** shall neither assign, transfer nor delegate any rights, obligations or duties under this Contract without the prior written approval of **CITY**. The parties do not intend to benefit any third party beneficiary regarding their respective performance under this Contract.

21. CITY OWNERSHIP OF PROPRIETARY INFORMATION:

21.1 Any files, reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer programs, computer codes, and computer records (which are intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by **CONTRACTOR** (or its subcontractors) in performance of its

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obligations under this Contract shall be the exclusive property of **CITY** and all such materials shall be delivered into **CITY** possession by **CONTRACTOR** upon completion, termination, or cancellation of this Contract. **CONTRACTOR** shall not use, willingly allow, or cause to have such materials used for any purpose other than performance of **CONTRACTOR'S** obligations under this Contract without the prior written consent of **CITY**. Notwithstanding the foregoing, **CITY** shall have no proprietary interest in any materials licensed for use by **CITY** that are subject to patent, trademark or copyright protection.

21.2 **CITY** shall be permitted to retain copies, including reproducible copies, of **CONTRACTOR'S** drawings, specifications, and other documents for information and reference in connection with this Contract.

21.3 **CONTRACTOR'S** drawings, specifications and other documents shall not be used by **CITY** or others without expressed permission of **CONTRACTOR**.

22. PUBLIC RECORDS:

Pursuant to NRS 239.010, information or documents received from **CONTRACTOR** may be open to public inspection and copying. **CITY** will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests. **CONTRACTOR** may clearly label specific parts of an individual document as a "trade secret" or "confidential" in accordance with NRS 332.061, provided that **CONTRACTOR** thereby agrees to indemnify and defend **CITY** for honoring such a designation. The failure to so label any document that is released by **CITY** shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

23. CONFIDENTIALITY:

CONTRACTOR shall keep confidential all information, in whatever form, produced, prepared, observed or received by **CONTRACTOR** to the extent that such information is confidential by law or otherwise required by this Contract.

24. FEDERAL FUNDING:

24.1 *In the event federal grant funds are used for payment of all or part of this Contract:*

24.1.1 **CONTRACTOR** certifies, by signing this Contract, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency. This certification is made pursuant to the regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67, § 67.510, as published as pt. VII of the May 26, 1988, Federal Register (pp. 19160-19211), and any relevant program-specific regulations. This provision shall be required of every subcontractor receiving any payment in whole or in part from federal funds.

24.1.2 **CONTRACTOR** and its subcontractors must be registered in the US Government System for Award Management (SAM) for verification on projects with federal funding.

24.1.3 **CONTRACTOR** and its subcontractors shall comply with all terms, conditions, and requirements of the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted thereunder contained in 28 C.F.R. 26.101-36.999, inclusive, and any relevant program-specific regulations.

24.1.4 **CONTRACTOR** and its subcontractors shall comply with the requirements of the Civil Rights Act of 1964, as amended, the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and Executive Order 11478 (July 21, 2014) and shall not discriminate against any employee or offeror for employment because of race, national origin, creed, color, sex, sexual orientation, gender identity, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions).

24.14.1 If and when applicable to the particular federal funding and the Scope of Work under this Contract, **CONTRACTOR** and its subcontractors shall comply with: American Iron and Steel (AIS) provisions of P.L. 113-

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76, Consolidated Appropriations Act, 2014, Section 1605 – Buy American (100% Domestic Content of iron, steel and manufactured goods); Federal Highway Administration (FHWA) 23 U.S.C. § 313 – Buy America, 23 C.F.R. §635.410 (100% Domestic Content of steel, iron and manufactured products); Federal Transit Administration (FTA) 49 U.S.C. § 5323(j), 49 C.F.R. Part 661 – Buy America Requirements (See 60% Domestic Content for buses and other Rolling Stock).

25. **LOBBYING:**

25.1 The parties agree, whether expressly prohibited by federal law, or otherwise, that no funding associated with this Contract will be used for any purpose associated with or related to lobbying or influencing or attempting to lobby or influence for any purpose the following:

25.1.1 Any federal, state, county or local agency, legislature, commission, council or board;

25.1.2 Any federal, state, county or local legislator, commission member, council member, board member, or other elected official; or

25.1.3 Any officer or employee of any federal, state, county or local agency; legislature, commission, council or board.

26. **GENERAL WARRANTY:**

CONTRACTOR warrants that it will perform all WORK required hereunder in accordance with the prevailing standard of care by exercising the skill and care normally required of individuals performing the same or similar WORK, under the same or similar circumstances, in the State of Nevada.

27. **PROPER AUTHORITY:**

The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract. **CONTRACTOR** acknowledges that this Contract is effective only after approval by the Carson City Board of Supervisors and only for the period of time specified in this Contract. Any WORK performed by **CONTRACTOR** before this Contract is effective or after it ceases to be effective is performed at the sole risk of **CONTRACTOR**.

28. **ALTERNATIVE DISPUTE RESOLUTION (Public Work):**

If the WORK under this Contract involves a “public work” as defined under NRS 338.010(18), then pursuant to NRS 338.150, a public body charged with the drafting of specifications for a public work shall include in the specifications a clause requiring the use of a method of alternative dispute resolution (“ADR”) before initiation of a judicial action if a dispute arising between the public body and the **CONTRACTOR** engaged on the public work cannot otherwise be settled. Therefore, unless ADR is otherwise provided for by the parties in any other incorporated attachment to this Contract, in the event that a dispute arising between **CITY** and **CONTRACTOR** regarding that public work cannot otherwise be settled, **CITY** and **CONTRACTOR** agree that, before judicial action may be initiated, **CITY** and **CONTRACTOR** will submit the dispute to non-binding mediation. **CITY** shall present **CONTRACTOR** with a list of three potential mediators. **CONTRACTOR** shall select one person to serve as the mediator from the list of potential mediators presented by **CITY**. The person selected as mediator shall determine the rules governing the mediation.

29. **GOVERNING LAW / JURISDICTION:**

This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada, without giving effect to any principle of conflict-of-law that would require the application of the law of any other jurisdiction. **CONTRACTOR** consents and agrees to the jurisdiction of the courts of the State of Nevada located in Carson City, Nevada for enforcement of this Contract.

30. **ENTIRE CONTRACT AND MODIFICATION:**

This Contract and its integrated attachment(s) constitute the entire Contract of the parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other Contracts that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistent with the terms

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto and approved by the Carson City Board of Supervisors. Conflicts in language between this Contract and any other agreement between **CITY** and **CONTRACTOR** on this same matter shall be construed consistent with the terms of this Contract. The parties agree that each has had their respective counsel review this Contract which shall be construed as if it was jointly drafted.

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

31. ACKNOWLEDGMENT AND EXECUTION:

This Contract may be executed in counterparts. The parties hereto have caused this Contract to be signed and intend to be legally bound thereby as follows:

AND ALL SUPPLEMENTAL AGREEMENTS AMENDING OR EXTENDING THE WORK CONTEMPLATED.

ACKNOWLEDGMENT AND EXECUTION:

In witness whereof, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby.

CITY

Executive Office
Purchasing and Contracts Department
201 North Carson Street, Suite 2
Carson City, Nevada 89701
Telephone: 775-283-7362
Fax: 775-887-2286
CAkers@carson.org

CITY'S LEGAL COUNSEL

Carson City District Attorney
I have reviewed this Contract and approve
as to its legal form.

By: _____
Sheri Russell, Chief Financial Officer

Dated _____

By: _____
Deputy District Attorney

Dated _____

**CONTRACTOR will not be given authorization
to begin work until this Contract has been
signed by Purchasing and Contracts**

BY: Carol Akers
Purchasing & Contracts Administrator

By: _____

Dated _____

Project# P751021003
Account # 6037510-507010
5203505-507010

PROJECT CONTACT PERSON:

Brianna Greenlaw, Project Manager
Telephone: 775-283-7083

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

Undersigned deposes and says under penalty of perjury: That he/she is **CONTRACTOR** or authorized agent of **CONTRACTOR**; that he/she has read the foregoing Contract; and that he/she understands the terms, conditions and requirements thereof.

CONTRACTOR

BY: Troy Carson

TITLE: President

FIRM: F.W. Carson Co.

CARSON CITY BUSINESS LICENSE #: BL-006992

NEVADA CONTRACTORS LICENSE #: 0044726

Address: 1064 Tahoe Blvd.

City: Incline Village

State: NV

Zip Code: 89451

Telephone: 775-831-5008

E-mail Address: troy@fwcarsonco.com

(Signature of Contractor)

DATED _____

STATE OF _____)

)ss

County of _____)

Signed and sworn (or affirmed before me on this _____ day of _____, 20____.

(Signature of Notary)

(Notary Stamp)

CONSTRUCTION INDEPENDENT CONTRACTOR AGREEMENT

Contract No: 23300223

Title: RACC Downtown Sidewalks Project

CONTRACT ACCEPTANCE AND EXECUTION:

The Board of Supervisors for Carson City, Nevada at their publicly noticed meeting of October 20, 2022, approved the acceptance of the attached Contract hereinbefore identified as **CONTRACT No. 23300223** and titled **RACC Downtown Sidewalks Project**. Further, the Board of Supervisors authorizes the Mayor of Carson City, Nevada to sign this document and record the signature for the execution of this Contract in accordance with the action taken.

CARSON CITY, NEVADA

LORI BAGWELL, MAYOR

DATED this 20th day of October 2022.

ATTEST:

AUBREY ROWLATT, CLERK-RECORDER

DATED this 20th day of October 2022.

PERFORMANCE BOND

Doc. No. 2151
(Rev. 11-17-99)

Bond #: _____

KNOW ALL MEN BY THESE PRESENTS, that I/we _____ as Principal, hereinafter called CONTRACTOR, and

_____ a corporation duly organized under the laws of _____, as Surety, hereinafter called the Surety, are held and firmly bound unto Carson City, Nevada a consolidated municipality of the State of Nevada, hereinafter called CITY, for the sum of \$ _____ (state sum in Words) _____ for the payment whereof CONTRACTOR and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, CONTRACTOR has by written agreement dated _____, entered into a contract with CITY for **BID# 23300223** and titled **RACC Downtown Sidewalks Project** in accordance with drawings and specifications prepared by CITY and which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly and faithfully perform said Contract then this obligation shall be null and void; otherwise it shall remain in full force and effect. The Surety hereby waives notice of any alteration or extension of time made by CITY and its obligation is not affected by any such alteration or extension provided the same is within the scope of the Contract. Whenever CONTRACTOR shall be, and is declared by CITY to be in default under the Contract, CITY having performed CITY'S obligations thereunder, the Surety may promptly remedy the default or shall promptly:

- 1) Complete the Contract in accordance with its terms and conditions; or
- 2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by CITY and the Surety jointly of the lowest responsive, responsible bidder, arrange for a contract between such bidder and CITY, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract price, but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract price", as used in this paragraph, shall mean the total amount payable by CITY to CONTRACTOR under the Contract and any amendments thereto, less the amount properly paid by CITY to CONTRACTOR. No right of action shall accrue on this bond to or for the use of any person or corporation other than CITY or successors of CITY.

PERFORMANCE BOND

Continued for **BID# 23300223** and titled **RACC Downtown Sidewalks Project**

BY:	(Signature of Principal) L.S.
TITLE:	
FIRM:	
Address:	
City, State, Zip:	
Phone:	
Printed Name of Principal:	
Attest By:	(Signature of Notary)
Subscribed and Sworn before me this day of ,20____	

CLAIMS UNDER THIS BOND MAY BE ADDRESSED TO:

Name of Surety:	
Address:	
City:	
State/Zip Code:	
Name:	
Title:	
Telephone:	
Surety's Acknowledgment:	
By:	

NOTICE:

No substitution or revision to this bond form will be accepted. Sureties must be authorized to do business in and have an agent for service of process in the State of Nevada. Certified copy of Power of Attorney must be attached.

LABOR AND MATERIAL PAYMENT BOND

Bond #: _____

Doc. No. 2152
(Rev. 11-17-99)

KNOW ALL MEN BY THESE PRESENTS, that I/we _____
_____ as Principal, hereinafter called

CONTRACTOR, and

_____ a
corporation duly organized under the laws of the State of Nevada, as Surety, hereinafter called the Surety, are
held and firmly bound unto Carson City, Nevada a consolidated municipality of the State of Nevada, hereinafter
called CITY, for the \$ _____ Dollars (state sum in words) _____

_____ for
the payment whereof CONTRACTOR and Surety bind themselves, their heirs, executors, administrators,
successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, CONTRACTOR has by written agreement dated _____ entered into a contract with
CITY for **BID# 23300223** and titled **RACC Downtown Sidewalks Project** in accordance with drawings and
specifications prepared by CITY and which contract is by reference made a part hereof, and is hereinafter
referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if
CONTRACTOR shall promptly make payment to all claimants as hereinafter defined, for all labor and material
used or reasonably required for use in the performance of the Contract, then this obligation shall be void;
otherwise it shall remain in full force and effect, subject, however, to the following conditions:

- 1) A claimant is defined as one having a direct contract with CONTRACTOR or with a Subcontractor of the Principal for labor, material, or both, used or reasonably required for use in the performance of the Contract, labor and material being construed to include that part of water, gas, power, light, heat, oil, gasoline, telephone service, or rental of equipment directly applicable to the Contract.
- 2) The above-named Principal and Surety hereby jointly and severally agree with CITY that every claimant as herein defined, who has not been paid in full before the expiration of a period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed, or materials were furnished by such claimant, may sue on this bond for the use of such claimant, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon. CITY shall not be liable for the payment of any costs or expenses of any such suit.
- 3) No suit or action shall be commenced hereunder by any claimant:
 - a) Unless claimant, other than one having a direct contract with CONTRACTOR, shall have given written notice to any two of the following: CONTRACTOR, CITY, or the Surety above named, within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be personally served or served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the Principal at any place the Principal maintains an office or conducts its business.
 - b) After the expiration of one (1) year following the date on which the last of the labor was performed or material was supplied by the party bringing suit.
 - c) Other than in a court of competent jurisdiction for the county or district in which the construction Contract was to be performed.

LABOR AND MATERIAL PAYMENT BOND

Continued for **BID# 23300223** and titled **RACC Downtown Sidewalks Project**

- 4) The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of mechanics' liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond.

BY:	(signature of Principal) L.S.
TITLE:	
FIRM:	
Address:	
City, State, Zip:	
Phone:	
Printed Name of Principal:	
Attest by:	(signature of notary)
Subscribed and Sworn before me this day of , 20__	

CLAIMS UNDER THIS BOND MAY BE ADDRESSED TO:

Name of Surety:	
Address:	
City:	
State/Zip Code:	
Name:	
Title:	
Telephone:	
Surety's Acknowledgment:	
By:	

NOTICE:

No substitution or revision to this bond form will be accepted. Sureties must be authorized to do business in and have an agent for service of process in the State of Nevada. Certified copy of Power of Attorney must be attached.

CITY OF CARSON CITY, NEVADA – BID BOND

KNOW ALL MEN BY THESE PRESENTS: That we the undersigned F.W. Carson Co., as "Principal," and The Ohio Casualty Insurance Company, as "Surety," are hereby held and firmly bound unto the City of Carson City, Nevada, as "Obligee," in the penal sum of Ten Percent of Total Amount Bid dollars (\$ 10% of Bid) for the payment of which, well and truly to be made, the Principal and Surety bind themselves, their heirs, executors, and administrators, successors and assigns, jointly and severally, by this instrument. The condition of the obligation of this bid bond is as follows:

WHEREAS, NRS 332.105 authorizes local governments to require bid bonds to insure execution and proper performance of the Contract and the Bonding Company has an "A" or better rating with Moody's or A.M. Best and T-Listed with the U.S. Treasury Department;

AND, WHEREAS, the Principal has submitted a bid for Bid # 23300223, PWP # CC-2023-048, for the Project Title: RACC Downtown Sidewalk Project.

NOW, THEREFORE,

- (a) If said Bid shall be rejected; or
- (b) If said Bid shall be accepted and the Principal shall execute and deliver the contract in the bid documents ("Contract") to Oblige in accordance with the terms of the bid documents, and give such bond or bonds as may be specified in the bid or contract documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or
- (c) If the Principal shall pay to the Oblige the full amount of the bid bond as a penalty irrespective of the Oblige's actual damages in the event of the failure of the Principal to enter into such Contract and give such bond or bonds,

then, this obligation shall be null and void. Otherwise it shall remain in full force and effect, it being expressly understood and agreed that the liability of the Surety (but not of the Principal) for any and all claims hereunder shall, in no event, exceed the penal amount of the obligation as herein stated.

The Surety, for the consideration for which this bond was executed, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Oblige may accept such bid, and hereby waives notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and the Surety has caused their seal to be hereto affixed and these present to be signed by their proper officers.

Signed, Sealed and dated: October 7, 2022

F.W. Carson Co.
Principal
By: [Signature]
The Ohio Casualty Insurance Company
Surety
By: [Signature]
Alexis Estrada, Attorney-In-Fact

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On October 7, 2022 before me, K. Hanley, Notary Public
(insert name and title of the officer)

personally appeared Alexis Estrada,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8208535-977442

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Alexis Estrada, Curtis A. Bowden, Dona Lisa Buschmann, Edward D. Johnson, J. Buschmann, Julie A. Shiroma, K. Hanley, Kathy Rangel, Lisa Wilson, Maggie Bender-Johnson, Robert D. Laux

all of the city of Roseville state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 2nd day of August, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 2nd day of August, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1128044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 7th day of October, 2022.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary



23300223 (PWP# CC-2023-048) Addendum 1

FW Carson Co

FW Carson Co

Supplier Response

Event Information

Number: 23300223 (PWP# CC-2023-048) Addendum 1
Title: RACC Downtown Sidewalks Project
Type: Invitation for Bid
Issue Date: 9/27/2022
Deadline: 10/11/2022 11:00 AM (PT)
Notes: **The project includes sidewalk and ADA improvements in Redevelopment Area #1. Project areas include the NW corner of N. Stewart and E. Musser St, extending down the frontages of N. Stewart and E. Musser Streets, as well as the west side of Anderson St. between E. Caroline St. and E. Washington St. Two bid alternates are also included in the project. The bid alternates include ADA improvements at the intersection of N. Stewart St. and E. Proctor St. as well as at the NW corner of E. Caroline St. and N. Valley St. Bids must be submitted in accordance with the bid documents, drawings and plans, specifications and special conditions related hereto.**

Project # P751021003
PWP# CC-2023-048

Engineers Estimate: \$230,000

This Project is deemed a **Horizontal** Construction Project.

Contact Information

Contact: Carol Akers, Purchasing & Contracts Administrator
Address: Suite 2
City Hall - Executive Office
201 North Carson Street, Suite 2

Carson City, NV 89701
Phone: 1 (775) 283-7362
Fax: 1 (775) 887-2286
Email: cakers@carson.org

Exhibit A

FW Carson Co Information

Contact: Andy Good
 Address: 1064 Tahoe Blvd
 Incline Village, NV 89451
 Phone: (775) 831-5008
 Email: agood@fwcarsonco.com

By submitting your response, you certify that you are authorized to represent and bind your company.

Matt Mangalin

Signature

Submitted at 10/11/2022 10:48:11 AM (PT)

mmangalin@fwcarsonco.com

Email

Requested Attachments

Bid Bond Form

RACC Downtown Sidewalk Project - Bid Bond.pdf

This document is required at time of bid submission. You can download this document from the "Attachments" Tab.

Vendor Information Form

RACC Vendor Information.docx

This document is required at time of bid submission. You can download this document from the "Attachments" Tab.

References

FWC Reference Projects.docx

This is required at time of bid submission. Refer to Attributes for information needed.

5% Subcontractor Information

RACC 5% list.pdf

This document is required at time of bid submission. You can download this document from the "Attachments" Tab.

1% Subcontractor Information

RACC 1% list.pdf

Required 2 hours after bid opening. This form can be located in the "Attachments section of this bid"

Email to CAkers@carson.org

Debarment & Safety Form

RACC Debarment.pdf

This document is required at time of bid submission. You can download this document from the "Attachments" Tab.

Certification of Auth & Understanding

RACC Cert of Authorization and Understanding.pdf

This document is required at time of bid submission from the General Contractor. You can download this document from the "Attachments" Tab.

Conflict of Interest

RACC Conflict of Interest .pdf

This document is required at time of bid submission from the General Contractor. You can download this document from the "Attachments" Tab.

Local Preference Affidavit

RACC Local Preference Affidavit.pdf

This document is required at time of bid submission. You can download this document from the "Attachments" Tab.(If Applicable)

Certificate of Eligibility (NRS 338.147 & 338.1389)

NV State Contractors Board Certificate of Eligibility exp. 7.31.23.pdf

Required Certificate from General at time of bid (If Applicable)

1 Contractor's License

Carson City has determined that the responsive bidder must possess a minimum of a Class A with appropriate sub-classifications or subcontractors. All Contractors license shall be in good standing and issued by the Nevada State Contractor's Board at the time of the bid.

☒ Acknowledged (Acknowledged)

2 A Copy of Contractor's Certificate of Eligibility

A copy of Contractor's Certificate of eligibility issued by the State of Nevada Contractors' Board as proof of Bidder's compliance with the provisions of N.R.S. 338.147 must be submitted with his/her bid for the preference to be considered.

This Statute does not apply to projects expected to cost less than \$250,000.

☒ Acknowledged (Acknowledged)

3 Substitutions

No substitution or revision to this Bid Proposal form will be accepted. Carson City will reject any Bid that is received that has changes or alterations to this document.

☒ Acknowledged (Acknowledged)

4 Acknowledgement of Addendums

Bidder acknowledges receipt of _____ Addendums.

1

5 References

Submit **(In Response Attachments)** at least (3) contracts of a similar nature performed by your firm in the last (3) years. If NONE, use your Company's letterhead (and submit with your bid proposal) to list what your qualifications are for this contract. Carson City reserves the right to contact and verify, with any and all references listed, the quality of and the degree of satisfaction for such performance.

Information to be included:

1. Company Name
2. Mailing Address
2. Telephone Number
4. E-Mail
5. Project Title
6. Amount of Contract
7. Scope of Work

☒ Acknowledged (Acknowledged)

6 Prevailing Wages (State/Local)

The successful bidder will be required to provide the current Prevailing Wages used in preparation of their bid within 24 hours of bid submission. The bidder is responsible to verify with the Labor Commissioner if any addendums have been issued. **(Email to Cakers@carson.org)**

☒ Acknowledged (Acknowledged)

7 Required Documents

Exhibit A

Acknowledgement of Required Documents:

Bid Bond-Due at Bid Submission

Vendor Information-Due at Bid Submission

References-Due at Bid Submission

5%-Sub-Contractor Information-Due at Bid Submission

1%-Sub-Contractor Information-Due by the (3) three lowest bidders (2) two hours after bid opening (**Email to Cakers@carson.org**)

Debarment & Safety Form-Due at Bid Submission

Cert of Authorization & Understanding-Due from General at Bid Submission/Sub-Contractors first week of work

Conflict of Interest-Due from General at Bid Submission/Sub-Contractors first week of work

Local Preference Affidavit-Due at time of Bid Submission (If applicable)

Certificate of Eligibility-(NRS 338.14 & 338.1389-Due from General at Bid Submission (If applicable)

Project Workforce Checklist-Due from Lowest Bid-General Contractor & Sub-Contractors 24 hours from bid opening (**Email to Cakers@carson.org**)

Prevailing Wage Determination(State)-Due from General Contractor 24 hours after bid opening (**Email to Cakers@carson.org**)

Sub Contractor Monthly Payment Form-Due with each pay application submitted

Project Sign-Acknowledgement for the requirement of a Project Sign on project.

☒ Acknowledged (Acknowledged)

Apprentices-NRS 338.01165; SB 207 (2019)

As of January 1, 2020, NRS 338.01165 requires all contractors employing workers on certain public works projects to utilize apprentices for portions of the work. One or more apprentices must be used for at least 10% of the total hours on vertical construction and 3% of the total hours for horizontal construction. These percentages apply to the total hours of labor worked for each apprenticed craft or type of work to be performed on the public work for which more than three workers are employed. Under NRS Chapter 338, this project is a public work that requires the use of apprentices. All contractors must comply with NRS 338.01165 for this project, unless a modification, waiver, or exemption applies.

The Nevada Labor Commissioner has prepared forms for use in complying with the apprenticeship requirements. The following forms are available on the Labor Commissioner's website at: http://labor.nv.gov/Apprenticeship_Utilization_Act/Apprenticeship_Utilization_Act/

- **Apprenticeship Utilization Request Form**
Titled "Request For Apprentice Availability On A Public Work"
- **Apprenticeship Utilization Waiver Request Form**
Titled: "Apprenticeship Utilization Act Waiver Request"
- **Apprenticeship Agreement Form**
Titled: "Apprentice Agreement"
- ***Sample* Project Workforce Checklist**
Titled: "Project Workforce Checklist"

NO APPRENTICESHIP DOCUMENTS ARE REQUIRED TO BE SUBMITTED WITH A CONTRACTOR'S BID.

After the bids are opened, the apparent successful bidder must provide the Project Workforce Checklist to the City within 24 hours after bid opening along with the subcontractor list, that indicates expected classification of workers on the project and the determination as to whether or not apprentices may be required. A PROJECT WORKFORCE CHECKLIST MUST BE COMPLETED BY THE CONTRACTOR AND BY EACH SUBCONTRACTOR. (Email to Cakers@carson.org)

After the bid is awarded a pre-construction meeting will be held to set up the construction schedule. When working dates are known and if apprentices are required by NRS 338.01165, the Apprenticeship Utilization Request Form should be submitted to the necessary Registered Apprenticeship Programs to request apprentices for the project.

Waiver requests may be submitted to the City at any time, due to NRS 338.01165(10)(d) (1) (no apprentices available from apprenticeship programs within Carson City's jurisdiction) (2) (required to perform uniquely complex or hazardous tasks on the public work that require the skill and expertise of a greater percentage of the journeymen) or (3) (apprentices requested from an apprenticeship program have been denied or not approved within 5 business days). The waiver requests should be submitted to the City as soon as the need for a waiver is known. Along with the waiver request, the contractor and any subcontractors must provide to the City all required documentation to support the waiver request.

Upon receipt of any waiver requests, the City will forward the materials to the Nevada Labor Commissioner for consideration and possible approval. Upon receipt of that determination, the City will communicate the results back to the Contractor as soon as possible.

IF NO WAIVER OR MODIFICATION IS OBTAINED, THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE APPRENTICESHIP REQUIREMENTS OF NRS 338.01165.

☒ Acknowledged (Acknowledged)

9 Acknowledgement & Execution of Bid Proposal**Exhibit A**

I the Bidder, do depose and say: That I am the Bidder or authorized agent of the Bidder; and that I have read and agree to abide by this Bid which includes, but is not limited to the following documents: Instructions to Bidders, Bid Bond, Proposal Summary, Contract Award Instructions and Information, Sample Contract, Sample Performance Bond, Sample Labor and Material Payment Bond, General Conditions, Special Conditions, Standard Specifications, Technical Specifications, Geotechnical Report (if any), Contract Drawings, Permits (if any), and any addenda issued and understands the terms, conditions, and requirements thereof; that if his/her bid is accepted that he/she agrees to furnish and deliver all materials except those specified to be furnished by the City (Owner) and to do and perform all work for said project, together with incidental items necessary to complete the work to be constructed in accordance with the Contract Documents, Contract Drawings, and Specifications annexed hereto.

☒ Acknowledged (Acknowledged)**Bid Lines****1 Package Header**

Schedule A: Base Bid Items

Quantity: 1 UOM: EA Total: \$358,513.08**Package Items****1.1 Mobilization, Demobilization and Clean-Up**Quantity: 1 UOM: LS Unit Price: \$21,179.41 Total: \$21,179.41**1.2 Stormwater Protection**Quantity: 1 UOM: LS Unit Price: \$4,621.89 Total: \$4,621.89**1.3 Project Sign**Quantity: 2 UOM: EA Unit Price: \$2,951.97 Total: \$5,903.94**1.4 Clear & Grub**Quantity: 1 UOM: LS Unit Price: \$5,311.61 Total: \$5,311.61**1.5 Sawcut & Remove Pavement**Quantity: 4405 UOM: SF Unit Price: \$3.84 Total: \$16,915.20**1.6 Sawcut & Remove Concrete Overlaid with AC**Quantity: 55 UOM: SF Unit Price: \$44.78 Total: \$2,462.90**1.7 Remove Sign**Quantity: 1 UOM: EA Unit Price: \$1,063.94 Total: \$1,063.94**1.8 Remove PCC Curb, Gutter, & Sidewalk**Quantity: 2660 UOM: SF Unit Price: \$4.70 Total: \$12,502.00**1.9 Remove PCC Curb & Gutter**Quantity: 201 UOM: LF Unit Price: \$22.54 Total: \$4,530.54**1.10 Remove PCC Valley Gutter**Quantity: 94 UOM: SF Unit Price: \$32.16 Total: \$3,023.04**1.11 Remove Pedestrian Ramp**Quantity: 177 UOM: SF Unit Price: \$14.09 Total: \$2,493.93**1.12 Remove & Reinstall Bollards**Quantity: 2 UOM: EA Unit Price: \$1,627.27 Total: \$3,254.54

1.13 Remove & Reinstall Bike Hitch Post

Quantity: 1 UOM: EA Unit Price: \$1,983.69 Total: \$1,983.69

1.14 Remove & Reinstall Wheel Stops

Quantity: 6 UOM: EA Unit Price: \$341.74 Total: \$2,050.44

1.15 Remove PCC Step & Landing

Quantity: 36 UOM: SF Unit Price: \$76.89 Total: \$2,768.04

1.16 Remove & Reinstall Pipe Railing

Quantity: 1 UOM: LS Unit Price: \$3,223.07 Total: \$3,223.07

1.17 Remove Trees

Quantity: 1 UOM: LS Unit Price: \$3,098.26 Total: \$3,098.26

1.18 Remove & Replace Water Meter Pit

Quantity: 1 UOM: EA Unit Price: \$5,148.29 Total: \$5,148.29

1.19 Remove & Replace Fire Hydrant Assembly

Quantity: 1 UOM: EA Unit Price: \$15,184.43 Total: \$15,184.43

1.20 Remove & Replace Water Service from Meter through Main

Quantity: 10 UOM: LF Unit Price: \$643.39 Total: \$6,433.90

1.21 Remove & Replace Traffic Signal Box

Quantity: 1 UOM: EA Unit Price: \$3,747.23 Total: \$3,747.23

1.22 Remove & Replace Vehicle Detection Traffic Signal Box

Quantity: 1 UOM: EA Unit Price: \$2,534.56 Total: \$2,534.56

1.23 Modify Existing Roof Drains

Quantity: 1 UOM: LS Unit Price: \$3,313.37 Total: \$3,313.37

1.24 Install 4" Irrigation Conduit

Quantity: 230 UOM: LF Unit Price: \$57.18 Total: \$13,151.40

1.25 Install 4" Electrical Conduit

Quantity: 245 UOM: LF Unit Price: \$53.43 Total: \$13,090.35

1.26 Install Irrigation Pullbox

Quantity: 2 UOM: EA Unit Price: \$3,018.64 Total: \$6,037.28

1.27 Install Electrical Pullbox

Quantity: 2 UOM: EA Unit Price: \$3,018.64 Total: \$6,037.28

1.28 Construct Pedestrian Ramps

Quantity: 360 UOM: SF Unit Price: \$22.11 Total: \$7,959.60

1.29 Construct Modified PCC Driveway Apron Type 1

Quantity: 526 UOM: SF Unit Price: \$19.51 Total: \$10,262.26

1.30 Construct 6" PCC Retaining Curb

Quantity: 103 UOM: LF Unit Price: \$44.43 Total: \$4,576.29

1.31 Construct 8" PCC Retaining Curb

Quantity: 100 UOM: LF Unit Price: \$54.10 Total: \$5,410.00

1.32 Construct PCC Sidewalk

Quantity: 1481 UOM: SF Unit Price: \$17.97 Total: \$26,613.57

1.33 Construct PCC Steps/Landing

Quantity: 35 UOM: SF Unit Price: \$103.46 Total: \$3,621.10

1.34 Construct Type A Sidewalk

Quantity: 1159 UOM: SF Unit Price: \$17.59 Total: \$20,386.81

1.35 Construct PCC Type 1 Curb & Gutter

Quantity: 157 UOM: LF Unit Price: \$67.56 Total: \$10,606.92

1.36 Construct PCC Valley Gutter/Spandrel

Quantity: 133 UOM: SF Unit Price: \$44.40 Total: \$5,905.20

1.37 Construct Depressed Landscape Buffer

Quantity: 100 UOM: LF Unit Price: \$43.86 Total: \$4,386.00

1.38 Install DG in Landscape Buffer

Quantity: 74 UOM: SF Unit Price: \$29.46 Total: \$2,180.04

1.39 Install Hand Rails for Ramp

Quantity: 28 UOM: LF Unit Price: \$457.99 Total: \$12,823.72

1.40 Install Chain & Anchors

Quantity: 1 UOM: LS Unit Price: \$2,482.98 Total: \$2,482.98

1.41 Pavement Patch (4" AC on 8" AB)

Quantity: 4371 UOM: SF Unit Price: \$10.63 Total: \$46,463.73

1.42 Adjust Catch Basin to Finished Grade

Quantity: 1 UOM: EA Unit Price: \$2,735.96 Total: \$2,735.96

1.43 Adjust Water Valve to Finished Grade

Quantity: 2 UOM: EA Unit Price: \$2,192.62 Total: \$4,385.24

1.44 Adjust Pedestrian Push Buttons

Quantity: 1 UOM: LS Unit Price: \$2,592.44 Total: \$2,592.44

1.45 Cut & Blend Concrete at TS Pole Base to Grade

Quantity: 1 UOM: EA Unit Price: \$3,276.42 Total: \$3,276.42

1.46 Paint 24" White Crosswalk/ Stopbar Marking

Quantity: 80 UOM: LF Unit Price: \$71.92 Total: \$5,753.60

1.47 Miscellaneous Striping & Pavement Markings

Quantity: 1 UOM: LS Unit Price: \$5,026.67 Total: \$5,026.67

2 Package Header

Schedule B: Alternate Bid Item 1

Quantity: 1 UOM: EA Total: \$77,365.73

Package Items**2.1 Mobilization, Demobilization and Clean-Up**

Quantity: 1 UOM: LS Unit Price: \$13,674.01 Total: \$13,674.01

2.2 Stormwater Protection

Quantity: 1 UOM: LS Unit Price: \$4,991.90 Total: \$4,991.90

2.3 Project Sign

Quantity: 1 UOM: EA Unit Price: \$4,460.62 Total: \$4,460.62

2.4 Sawcut & Remove Pavement

Quantity: 1198 UOM: SF Unit Price: \$7.08 Total: \$8,481.84

2.5 Remove PCC Curb, Gutter, & Sidewalk

Quantity: 575 UOM: SF Unit Price: \$9.61 Total: \$5,525.75

2.6 Remove PCC Valley Gutter

Quantity: 54 UOM: SF Unit Price: \$49.18 Total: \$2,655.72

2.7 Construct Pedestrian Ramps

Quantity: 381 UOM: SF Unit Price: \$23.72 Total: \$9,037.32

2.8 Construct PCC Sidewalk

Quantity: 190 UOM: SF Unit Price: \$29.73 Total: \$5,648.70

2.9 Construct PCC Type 1 Curb & Gutter

Quantity: 25 UOM: LF Unit Price: \$166.60 Total: \$4,165.00

2.10 Construct PCC Valley Gutter

Quantity: 58 UOM: SF Unit Price: \$82.13 Total: \$4,763.54

2.11 Pavement Patch (4" AC on 8" AB)

Quantity: 977 UOM: SF Unit Price: \$14.29 Total: \$13,961.33

3 Package Header

Schedule C: Alternate Bid Item 2

Quantity: 1 UOM: EA Total: \$150,014.27

Package Items**3.1 Mobilization, Demobilization and Clean-Up**

Quantity: 1 UOM: LS Unit Price: \$15,602.14 Total: \$15,602.14

3.2 Stormwater Protection

Quantity: 1 UOM: LS Unit Price: \$4,587.64 Total: \$4,587.64

3.3 Sawcut & Remove Pavement

Quantity: 1825 UOM: SF Unit Price: \$5.89 Total: \$10,749.25

3.4 Remove PCC Curb, Gutter, & Sidewalk

Quantity: 489 UOM: SF Unit Price: \$11.59 Total: \$5,667.51

3.5 Remove PCC Curb

Quantity: 3 UOM: LF Unit Price: \$838.91 Total: \$2,516.73

3.6 Remove PCC Valley Gutter

Quantity: 204 UOM: SF Unit Price: \$24.39 Total: \$4,975.56

3.7 Remove Pedestrian Ramp

Quantity: 175 UOM: SF Unit Price: \$17.63 Total: \$3,085.25

3.8 Remove & Relocate Stop Sign

Quantity: 1 UOM: EA Unit Price: \$2,284.11 Total: \$2,284.11

3.9 Install 4" Irrigation Conduit

Quantity: 75 UOM: LF Unit Price: \$98.56 Total: \$7,392.00

3.10 Install 4" Electrical Conduit

Quantity: 75 UOM: LF Unit Price: \$98.56 Total: \$7,392.00

3.11 Install Irrigation Pullbox

Quantity: 1 UOM: EA Unit Price: \$4,100.08 Total: \$4,100.08

3.12 Install Electrical Pullbox

Quantity: 1 UOM: EA Unit Price: \$4,335.91 Total: \$4,335.91

3.13 Construct Pedestrian Ramps

Quantity: 502 UOM: SF Unit Price: \$22.61 Total: \$11,350.22

3.14 Construct PCC Sidewalk

Quantity: 106 UOM: SF Unit Price: \$41.46 Total: \$4,394.76

3.15 Construct Type 1 Curb & Gutter

Quantity: 30 UOM: LF Unit Price: \$187.17 Total: \$5,615.10

3.16 Construct 6" PCC Retaining Curb

Quantity: 48 UOM: LF Unit Price: \$95.61 Total: \$4,589.28

3.17 Construct PCC Valley Gutter/Spandrel

Quantity: 395 UOM: SF Unit Price: \$31.48 Total: \$12,434.60

3.18 Pavement Patch (4" AC on 8" AB)

Quantity: 1691 UOM: SF Unit Price: \$13.28 Total: \$22,456.48

3.19 Paint 24" White Crosswalk/ Stopbar Marking

Quantity: 45 UOM: LF Unit Price: \$109.63 Total: \$4,933.35

3.20 Paint Parking Space Marking

Quantity: 28 UOM: LF Unit Price: \$138.97 Total: \$3,891.16

3.21 Replace Landscaping

Quantity: 1 UOM: LS Unit Price: \$7,661.14 Total: \$7,661.14

Response Total: \$585,893.08

Vendor Information

Vendor Information:	
Company Name: F. W. Carson Co.	Federal ID No: 88-0268421 UEI/DUNS #: 806598082
Mailing Address: 1064 Tahoe Blvd.	City, State, Zip Code: Incline Village, NV 89451
Telephone Number: 775-831-5008	Email: troy@fwcarsonco.com

Contact Person/Title:	
Name: Troy Carson	Title: Vice President
Mailing Address: 1064 Tahoe Blvd.	City, State, Zip Code: Incline Village, NV 89451
Telephone Number: 775-831-5008	Email: troy@fwcarsonco.com

Licensing Information:	
Nevada State Contractor's License Number: 44726	
License Classification(s): A - General Engineering	Date Issued: 7-1-1997
Limitation(s) of License: Unlimited	Date of Expiration: 7-31-2024
Name of Licensee: F. W. Carson Col	
Carson City Business License Number:	
BL-006992-2022	

Name of Licensee: F. W. Carson Co.		
Disclosures of Principals:		
Individual and/or Partnership:		
(1) Owner Name: Barbara Carson		
Address: 1064 Tahoe Blvd.		
City: Incline Village	State: NV	Zip Code: 89451
Telephone: 775-831-5008	Email: Barbara@fwcarsonco.com	
(2) Owner Name:		
Address:		
City:	State:	Zip Code:
Telephone:	Email:	
(1) Other Title: Vice President		
Name: Troy Carson		
(2) Other Title: Vice President		
Name: Rian Carson		



Reference - Major Projects

2016-2022

Oak Angle, LLC (Lumberyard) – Private Sector

1054 Tahoe Blvd. Incline Village, NV 89451

Sub to RJ Dailey : Aaron Ackerman - (831) 809-4922

Project Manager: Skye Colling / Project Foreman: Richard Cox

Superintendent: Carl Walker

Scope: Demolition, grading, utilities, excavation, paving, BMPs, rock retaining wall, shoring

Current Contract \$1,994,450.00

Start Date: 5/13/22 (pause for winter 10/15/22-5/1/22) Estimated Finish Date: Summer 2023

Indigo Violet / Oak Angle, LLC – Private Sector

949 Lakeshore Blvd., Incline Village, NV 89451

Sub to RJ Dailey : Aaron Ackerman - (831) 809-4922

Project Manager: Matt Mangalin / Superintendent: Carl Walker

Scope: Building demolition, excavation, shoring, structural excavation, BMPs

Current Contract \$1,454,910.00 Start Date: 4/13/22 Estimated Finish Date: 11/2022

Valley Road Multi-Family – Private Sector

0 Valley Road Reno, NV 89512

Sub to Plenum Builders: Tom Stoddard (775) 842-7314

Project Manager: Kyle LaFave / Project Foremen: Chris Hamlin / Rigo Barajas / Rich Cox

Superintendent: Carl Walker

Scope: Temp BMP's, demolition, earthwork, structural excavation, base & vapor barrier under the SOG, underground utilities, base under site concrete & asphalt, and asphalt paving.

Current Contract \$2,148,067.00 Start Date 3/1/22 Finish Date: Projected – 3/1/23



Lake Tahoe Community College Remodel - Efficiency / Science Modernization – Private Sector

One College Drive South Lake Tahoe, CA

Sub to Bobo Construction: Chris Bobo (916) 383-7777

Project Manager: Matt Mangalin / Foreman: Chris Hamlin

Superintendent: Carl Walker

Scope: Temp BMP's, demolition, earthwork, excavation for site walls, base under concrete & asphalt and asphalt paving.

Current Contract: \$935,130.00 Start Date: 4/25/2022 Projected Finish Date: 8/2022

Alpine Meadows Mid Station – Private Sector

Owner: Palisades Tahoe (formerly Squaw Valley-Alpine Meadows)

1960 Squaw Valley Rd., Olympic Valley, CA 96146

Subcontractor to Plenum Builders: Tom Stoddard (775) 842-7314

Project Manager: Kyle LaFave / Project Foreman: Rigo Barajas

Superintendent: Carl Walker

Scope: Temp BMP's, tree stump removal, earthwork, underground utilities, base under the slab on grade, permanent BMP's and rock excavation

Final Contract: \$1,918,451.00 Start Date: 7/23/21 Finish Date: Projected - October 2022

Squaw Valley Base Station – Private Sector

Owner: Palisades Tahoe (formerly Squaw Valley-Alpine Meadows)

1960 Squaw Valley Rd., Olympic Valley, CA 96146

Subcontractor to Plenum Builders: Tom Stoddard (775) 842-7314

Project Manager: Kyle LaFave / Project Foreman: Rigo Barajas

Superintendent: Carl Walker

Scope: Temp. BMP's, earthwork, underground utilities, retaining wall excavation, base under the site concrete & pavers, base under the asphalt paving, asphalt paving & drip lines

Final Contract: \$1,936,115.50 Start Date: 8/9/21 Finish Date: Projected - October 2022



Lake Tahoe Schools Gate & Fence Replacement Project – Private Sector

Owner: Lake Tahoe School Point of Contact : Bob Graves (775)548-6182

995 Tahoe Blvd., Incline Village, NV

Project Manager: Matt Mangalin / Project Foreman: Carl Walker

Scope: Temp BMP's, demolition, structural excavation, concrete sidewalk & curb, automatic gate & fence and asphalt paving and striping

Current Contract \$727,544.53

Mountain Golf Course Cart Path Improvements – Public Sector

Owner: Incline Village General Improvement District

893 Southwood Blvd. Incline Village, NV 89451

Project Manager – Troy Carson / Project Foreman: Rodney Murray

Scope: Reconstruction of an existing asphalt cart path.

Final Contract: \$414,918.00 Start Date: 9/21/21 Finish Date: 11/3/21

Legacy Trail – Brockway Road Multi-Use Trail Connector – Public Sector

Owner: Town of Truckee, CA – Point of Contact: Jessica Thompson – (530)582-2938

10183 Truckee Airport Road Truckee, CA 96161

Project Manager: Kaveh Mansoor / Project Foreman: Chris Hamlin / Super: Doug Whipple

Scope: Construction of an asphalt paved multi-use trail including grading, storm drain improvements, rock & concrete retaining walls, sidewalks, railings and striping & signage

Final Contract \$ 2,370,784.14 Start Date:6/7/21 Finish Date: 11/4/21

Mammoth Elementary School Addition/Modernization - Public Sector

Owner: Mammoth Unified School District

1500 Meridian Blvd. Mammoth Lakes, CA 93546

Subcontractor to SierraCon – Josh Merkow jmerkow@sierracon.biz (530) 307-8898

Project Manager: Andy Good / Project Foremen: Chris Hamlin, Rodney Murray & Rigo Barajas

Superintendent: Troy Carson

Scope: Earthwork for a new addition, including site utilities, base & paving

Final Contract \$ 2,122,219.00 Start Date: 5/19/20 Finish Date: Substantial Completion 8/31/21



Mammoth Middle School Classroom Addition – Public Sector

Owner: Mammoth Unified School District

1600 Meridian Blvd. Mammoth Lakes, CA 93546

Subcontractor to SierraCon – Bridgette Toy btoy@sierracon.biz (650)576-1114

Project Manager: Andy Good / Project Foremen: Rodney Murray & Rigo Barajas

Superintendent: Troy Carson

Scope: BMP's, site demolition, excavation / backfill, aggregate base, vapor barrier, underground utilities and asphalt paving & base

Final Contract \$293,444.00 Start Date: 6/21/21 Finish Date: Substantial Completion 8/31/21

Fleur du Lac Waterline Repair – Private Sector

Owner: Fleur du Lac – Point of Contact: John Jackson (775)690-7789

4000 West Lake Blvd., Homewood, CA

Project Manager: Matt Mangalin, Todd Carson / Project Foreman: Sam Hall

Superintendent: Troy Carson

Scope: Water line replacement for (6) units including horizontal boring for (3)

Final Contract \$ 99,729.50 Start Date: 4/28/21 Finish Date: 5/18/21

Nevada SR-88 Box Culvert Project – Public Sector

Owner: Douglas County Public Works

P.O. Box 218 Minden, NV 89423

Contact: Reid Kaiser, P.E., Transportation Manager (775) 337-4704 / (775) 229-5509 reid.kaiser@hdrinc.com

Project Manager: Kyle LaFave / Traffic Control Construction Manager: Matt Mangalin

Project Foremen: Chris Hamlin, Rodney Murray, Rigo Barajas

Construction Manager: Doug Whipple / Superintendent: Troy Carson

Scope: Installation of 4 cell 14' x 6' x 76' precast box culvert, construction of a new flow channel, utility relocation, headwall construction, dewatering, 165 feet of pavement repair, grading, paving, SWPPPs, traffic control

Final Contract \$1,006,770.44 Start Date: 4/5/21 Finish Date: 6/4/21



580 Edgewood Pump House

Owner: The Cherif A. Bondjakdji Trust

580 Edgewood Dr. Stateline, NV 89449

Sub to Covenant Builders – Scott Hamann – covenantbuilders1@hotmail.com – (775) 741-1892

Project Manager/Superintendent: Troy Carson / Project Foremen: Sean Quinn

Scope: Temp BMP's, tree removal, grading, partial utilities, base under the curb & gutter, curb & gutter, gravel cap and rock walls

Final Contract \$343,003

Start Date: 4/27/21 Finish Date: 6/29/21

Hyatt Regency Lake Tahoe Outdoor Grill Project – Private Sector

Owner: Hyatt Equities

Owner: Hyatt Equities

998 Lakeshore Blvd. Incline Village, NV

Sub to SierraCon - Josh Merkow jmerkow@sierracon.biz (530) 307-8898

Project Manager: Andy Good / Project Foreman: Rigo Barajas / Superintendent: Troy Carson

Scope: Demolition, earthwork, underground utilities, structural excavation and base prep

Final Contract \$531,757.00 Start Date: 4/26/21 (no work in winter) Finish Date: 5/31/22

Hyatt Regency Lake Tahoe – Electrical Trench & Backfill / Lone Eagle & Cottages BMP Retrofit Private Sector

Owner: Hyatt Equities

998 Lakeshore Blvd. Incline Village, NV

Sub to SierraCon - Josh Merkow jmerkow@sierracon.biz (530) 307-8898

Project Manager: Andy Good / Project Foreman: Chris Hamlin / Superintendent: Troy Carson

Scope: Electrical excavation and backfill

Final Contract \$719,884.00

Start Date: 5/10/19 Finish Date: 10/31/19



Squaw Creek Townhomes – Phase 2A Infrastructure - Private Sector

Owner: Squaw Creek Associates, LLC.

400 Squaw Creek Road Olympic Valley, CA

Contact person: Kaveh Mansoor - kaveh@spectrum-cm.com – (530) 386-6349

Project Managers: Andy Good/Kyle LaFave Project Foreman: Rigoberto Barajas

Superintendent: Troy Carson

Scope: Realigning the service road for future townhomes including pavement removal, water, sewer, electrical & communication facilities, storm drain, temporary BMPs, concrete headwall, site grading, rockery wall, concrete curb, asphalt paving, striping, site restoration and temporary erosion control

Final Contract \$3,461,636.00

Start Date: 5/14/19 Finish Date: 5/2020

580 Edgewood Dr. Phase 1 - Caretakers Quarters - Private Sector

Owner: The Cherif A. Bondjadj Trust

580 Edgewood Dr. Stateline, NV

Sub to Clark & Sullivan – Jarrett Rosenau – Jarrett@clarksullivan.com – (775) 355-8500

Project Manager: Andy Good / Project Foreman: Chris Hamlin / Superintendent: Troy Carson

Scope: Install underground booster pump, fire service connection, PI & FDC, asphalt paving at the Caretaker's Quarters and from Sta.0+00 – 6+92 and grading at the USFS road

Final Contract \$309,945.00

Start Date: 6/7/19 Finish Date: 11/16/19

Sierra Star – Sitework - Private Sector

Owner: Tower, LLC

1135 Lakeshore Blvd. Incline Village, NV 89451

Sub to Crestwood Con. – Robert Ellis – Robert@crestwoodconstruction.com (916) 367-1336

Project Manager: Andy Good / Project Foreman: Chris Hamlin / Superintendent: Troy Carson

Scope: Cut & cap utilities including street cut permit. Landscape T&M and utilities to main house

Final Contract \$1,246,284.06

Start Date: 4/23/18 Finish Date: 10/6/19



580 Edgewood Dr. Phase 1c.2, 1d.4-1e - 2018 - Private Sector

Owner: The Cherif A. Bondjakdji Trust

580 Edgewood Dr. Stateline, NV

Sub to Clark & Sullivan – Jarrett Rosenau – Jarrett@clarksullivan.com – (775) 355-8500

Project Manager: Andy Good / Project Foreman: Chris Hamlin / Superintendant: Troy Carson

Scope: Underground utilities, base under concrete and asphalt paving & slurry seal

Final Contract \$879,748.00 Start Date: 6/11/18 Finish Date: 10/5/18

580 Edgewood Dr. Phase 1c.1, 1d.1-d3 (partial) - 2017 - Private Sector

Owner: The Cherif A. Bondjakdji Trust

580 Edgewood Dr. Stateline, NV

Sub to Clark & Sullivan – Jarrett Rosenau – Jarrett@clarksullivan.com – (775) 355-8500

Project Manager: Andy Good / Project Foreman: George Shaw / Superintendant: Troy Carson

Scope: SWPPP Maintenance, earthwork, demo, sewer (to Sta. 9+00), rip rap, rock walls & utilities (Hubbard to Edgewood).

Final Contract \$604,073.00 Start Date: 7/10/17 Finish Date: 10/13/17

Donner Trail Elementary School - Public Sector

Owner: Tahoe Truckee Unified School District

52755 Donner Pass Rd. Truckee, CA

Sub to Reyman Brothers – Liz Callender – ecallender@reymanbrothers.com (775) 356-0150

Project Manager: Andy Good / Project Foreman: Chris Hamlin / Superintendant: Troy Carson

Scope: BMPs, demolition, earthwork, underground utilities, structural excavation, base under the slab on grade, site concrete and base & paving.

Final Contract \$232,474.50 Start Date: 6/29/17 Finish Date: 4/5/18



Rideout Elementary School – Tahoe Lake Interim Housing - Public Sector

Owner: Truckee Tahoe Unified School District

740 Timberland Lane Tahoe City, CA

Sub to Allegro General Contractors – Bill Roberts – allegro@tellis.net (530) 546-9344

Project Manager: Andy Good / Project Foreman: Todd Carson / Superintendant: Troy Carson

Scope: BMPs, demolition, earthwork / grading, base pads, structural excavation, base under the site concrete, base under the asphalt paving, asphalt paving, seal coat, permanent BMPs and gas trenching.

Final Contract \$280,917.50

Start Date: 4/27/17 Finish Date: 8/6/17

IVGID Public Works Storage Building - Public Sector

Owner: Incline Village General Improvement District

893 Southwood Blvd. Incline Village, NV 89451

Sub to Geney / Gassiot – Mari Tilzey - mari@geneygassiot.com (775) 747-2200

Project Manager: Andy Good / Project Foreman: Chris Hamlin / Superintendant: Troy Carson

Scope: Mobilization, BMPs, demolition, earthwork, underground utilities, structural excavation, base under the slab on grade, base under the site concrete, boulder barriers, excavate & backfill for oil tank and re-vegetation.

Final Contract \$509,399.72

Start Date: 6/5/17 Finish Date: 5/9/18

TMWA Chalk Bluff Storage Pond - Public Sector

Owner: Truckee Meadows Water Authority

P.O. Box 30013 Reno, NV 89520

General - Superintendant: Troy Carson troy@fwcarsonco.com (530) 214-6273

Scope: Construction of a new storage pond

Final Contract \$404,252.95

Start Date: 10/12/16 Finish Date: 12/14/16

Squaw Valley Community Park Pickleball Courts - Public Sector

Owner: Placer County

100 Squaw Valley Road Olympic Valley, CA

General - Superintendant: Troy Carson troy@fwcarsonco.com (530) 214-6273

Scope: Construct three (3) new Pickleball courts

Final Contract \$232,681.00

Start Date: 7/11/16 Finish Date: 8/23/16

BIDDER SUBCONTRACTOR INFORMATION
(For subcontractors exceeding five percent (5%) of the bid amount)

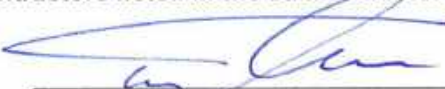
Contract No.: _____ Contractor: F.W. Carson Co.
Project No(s): PWP-CC-2023-048 Address: 1044 Tahoe Blvd.
Total Bid Amount \$ 585,893.08 Incline Village, NV 89451

This information must be submitted with your bid proposal. The bidder shall enter "NONE" under "SUBCONTRACTOR NAME" if not using subcontractors exceeding 5% of the bid amount. Per NRS 338.141 Prime Contractor to list itself on Subcontractor's list if to perform any of the work.

SUBCONTRACTOR NAME AND ADDRESS AND DUNS NUMBER	PHONE NO.	PROPOSAL (BID) LINE ITEM NO(S).*	NEVADA CONTRACTOR LICENSE # (IF APPLICABLE)	LICENSE LIMIT (IF APPLICABLE)	DESCRIPTION OF WORK OR SERVICES TO BE SUBCONTRACTED
F.W. Carson Co. ~~Durham~~ 806598082 1044 Tahoe Blvd. Incline Village, NV 89451	775- 831-5008	Schedule A 1.1 - 1.47	44726	Unlimited	All other work complete other than specifically listed herein
		Schedule B 2.1 - 2.11			
		Schedule C 3.1 - 3.21			

The undersigned affirms all work, other than that being performed by the subcontractors listed in the subcontractor reports submitted for this contract, will be performed by the Prime Contractor listed above.

* Please list all items (attach a separate sheet if necessary). Do not enter "multiple" or "various."


Contractor's Signature
Date 10/10/22
Telephone No. 775-831-5008

BIDDER SUBCONTRACTOR INFORMATION

(For subcontractors exceeding one percent (1%) of bid amount or \$50,000, whichever is greater)

Contract No.:

Contractor: F.W. Carson Co.Project No(s): PWP# CC-2023-048
RACC Downtown SidewalksAddress: 1064 Tahoe Blvd.Incline Village, NV 89451

Bid Amount \$ _____

This information must be submitted by the three (3) lowest bidders **no later than 2 hours after the bid opening time**. The bidder shall enter "NONE" under "SUBCONTRACTOR NAME" if not using subcontractors exceeding 1% of the bid amount. Per NRS 338.141 Prime Contractor to list itself on Subcontractor's list if to perform any of the work.

SUBCONTRACTOR NAME AND ADDRESS AND UEI NUMBER	SUBCONTRACTOR PHONE NO.	PROPOSAL (Bid) LINE ITEM NO(S).*	NEVADA CONTRACTOR LICENSE # (IF APPLICABLE)	LICENSE LIMIT (IF APPLICABLE)	DESCRIPTION OF WORK OR SERVICES TO BE SUBCONTRACTED
F.W. Carson Co. 1064 Tahoe Blvd. Incline Village, NV 89451	775-831- 5008		447261	Unlimited	All work not otherwise specified herein

* Please list all items (attach a separate sheet if necessary). Do not enter "multiple" or "various."


 Contractor's Signature

10/10/22
 Date
Telephone No. 775-831-5008

*****Email to Cakers@carson.org

Certification of Authorization and Understanding

Project Name: RACC Downtown Sidewalks

Project Number: PWP# CC-2023-048

This is to certify that the principals, and the authorized payroll officer certify the following person(s) is designated as the payroll officer for the undersigned and is authorized to sign the Statement of Compliance which will accompany each weekly certified payroll report for this project.

Cathy Rhalsa

Payroll Officer (Name)

Cathy

Payroll Officer (Signature)

F.W. Carson Co.

(Name of Contractor/Subcontractor)

By [Signature]

(Owner's Signature)

VP

(Title)

NV# 44726

(Contractor/Subcontractor License Number)

10/10/22

(Date)

Conflict of Interest Disclosure Form

Date: 10/10/22

Project: PWP# CC-2023-048

Title: RACC Downtown Sidewalks

Name: Troy Carson

Position: Vice President

Please describe below any relationships, transactions, positions you hold (volunteer or otherwise), or circumstances that you believe could contribute to a conflict of interest:



I have no conflict of interest to report.



I have the following conflict of interest to report (please specify other nonprofit and for-profit boards you (and your spouse) sit on, any for-profit businesses for which you or an immediate family member are an officer or director, or a majority shareholder, and the name of your employer and any businesses you or a family member own:

I hereby certify that the information set forth above is true and complete to the best of my knowledge.

Signature:

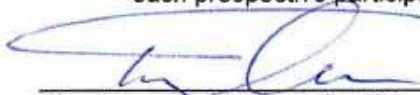


Date: 10/10/22

DEBARMENT AND SAFETY FORM

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS PRIMARY COVERED TRANSACTIONS

1. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal, State or Local department or agency.
 - b) Have not within a three-year period preceding this bid been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - d) Have not within a three-year period preceding this bid had one or more public transactions (Federal, State or Local) terminated for cause or default.
2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this bid.


 Signature of Authorized Certifying Official
Troy Carson
 Printed Name

Vice President

Title
 10/10/22
 Date

I am unable to certify to the above statement. My explanation is attached.

 Signature

 Date

BIDDER'S SAFETY INFORMATION

Bidder's Safety Factors:

Year	"E-Mod" Factor ¹	OSHA Incident Rate ²
2021	.85	16.0
2020	.87	14.4

¹ E-Mod (Experience Modification) Factors are issued by the Employer's Insurance Company of Nevada.

² OSHA Incident Rate is the number of OSHA Recordable Accidents per 100 employees and is calculated as the number of accidents divided by 208,000.

BID PROPOSAL

Local Preference Affidavit

(This form is required to receive a preference in bidding)

I, Troy Carson, on behalf of the Contractor, F.W. Carson Co., swear and affirm that in order to be in compliance with NRS 338.147 and NRS 338.1389 and be eligible to receive a preference in bidding on:

Bid No. PWP# CC-2023-048

Project Name: RACC Downtown Sidewalks Project

certify that the following requirement will be adhered to, documented, and attained on completion of the contract. Upon submission of this affidavit on behalf of

I recognize and accept that failure to comply with any requirements is a material breach of the contract and entitles the City to damages. In addition, the Contractor may lose their preference designation and/or lose their ability to bid on public works for one year, pursuant to NRS 338.147 and NRS 338.1389:

1. The Contractor shall ensure that 50 percent of the workers employed on the job possess a Nevada driver's license or identification card;
2. The Contractor shall ensure all vehicles used primarily for the public work will be registered and (where applicable) partially apportioned to Nevada;
3. The Contractor shall ensure at least 50 percent of the design professionals who work on the project (including sub-contractors) have a Nevada driver's license or identification card.
4. The Contractor shall ensure payroll records related to this project are maintained and available within the State of Nevada.

***Note that specific sections of NRS 338 detailing the continued procedures associated with the use of the "bidder's preference" have been amended by the passage of Assembly Bill 172 effective 7/1/13, requiring this affidavit and subsequent record keeping and reporting by the General Contractor using the preference program and awarded this project. These requirements are not applicable to Contractors who do not use the "Bidder's Preference" eligibility certificate in their bid.**

By: Troy Carson

Title: Vice President

Signature: 

Date: 10/10/22



NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150
8400 WEST SUNSET ROAD, SUITE 150, LAS VEGAS, NEVADA, 89113, (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110

CERTIFICATE OF ELIGIBILITY PER NRS 338.147 and NRS 338.1389

CERTIFICATE NUMBER: **BPC-03-01-02-0240**

F W CARSON CO (HEREIN THE "GENERAL CONTRACTOR") NEVADA STATE CONTRACTORS' LICENSE NUMBER: **0044726** ORIGINAL ISSUE DATE: **07/01/1997** BUSINESS TYPE: **CORPORATION** CLASSIFICATION: **A-GENERAL ENGINEERING** MONETARY LICENSE LIMIT: **UNLIMITED** STATUS: **ACTIVE**, IS HEREBY ISSUED THIS CERTIFICATE BY THE NEVADA STATE CONTRACTORS' BOARD, BASED UPON THE INFORMATION CONTAINED IN THE STATEMENT OF COMPLIANCE WITH NEVADA REVISED STATUTES (NRS) 338.147 AND NRS 338.1389 AND THE AFFIDAVIT OF CERTIFIED PUBLIC ACCOUNTANT SUBMITTED TO THE NEVADA STATE CONTRACTORS BOARD AS PROOF OF CONTRACTOR'S COMPLIANCE WITH THE PROVISIONS OF NRS 338.147 AND NRS 338.1389. IN ACCORDANCE WITH THE PROVISIONS OF NRS 338.147(3), THE ABOVE-NAMED GENERAL CONTRACTOR AND A CERTIFIED PUBLIC ACCOUNTANT HAVE SUBMITTED FULLY EXECUTED AND NOTARIZED SWORN AFFIDAVITS AS PROOF OF PREFERENTIAL BIDDER STATUS, UNDER PENALTY OF PERJURY, CERTIFYING THAT THE GENERAL CONTRACTOR IS QUALIFIED TO RECEIVE A PREFERENCE IN BIDDING AS SET FORTH IN NRS 338.147 AND NRS 338.1389 AND OTHER MATTERS RELATING THERETO.

THIS CERTIFICATE OF ELIGIBILITY IS ISSUED ON **AUGUST 1, 2022** AND EXPIRES ON **JULY 31, 2023**, UNLESS SOONER REVOKED OR SUSPENDED BY THE NEVADA STATE CONTRACTORS BOARD.



Nancy Mathias

NANCY MATHIAS, LICENSING ADMINISTRATOR
FOR MARGI A. GREIN, EXECUTIVE OFFICER

8/4/2022
DATE

The Nevada State Contractors Board assumes no liability or responsibility for the accuracy or validity of the information contained in the Contractors Statement of Compliance or the Affidavit of Certified Public Accountant as Proof of Contractors Compliance with the Provisions of NRS 338.147 and NRS 338.1389. The above-named General Contractor shall bear the responsibility to ascertain the accuracy and validity of the affidavits provided to support the issuance of this certificate.



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Andrew Rasor, Carson City Treasurer

Agenda Title: For Possible Action: Discussion and possible action regarding the Treasurer's monthly statement of all money on deposit, outstanding checks and cash on hand for September 2022 submitted per Nevada Revised Statutes ("NRS") 354.280. (Andrew Rasor, arasor@carson.org)

Staff Summary: NRS 354.280 requires the Treasurer to keep a record of the source and amount of all receipts, apportionments to, payments from and balances in all funds and to submit to the Board of Supervisors each month a statement containing that information for the previous month. The Treasurer must report the balance in each county, state and special fund, together with a statement of all money on deposit, outstanding checks against that money and cash on hand.

Agenda Action: Formal Action / Motion

Time Requested: Consent

Proposed Motion

I move to accept the report.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

The monthly statement of the Treasurer is attached, containing a summary of all receipts, apportionments to, payments from and balances in all funds and separate accounts for the month of September 2022, as required by NRS 354.280. Detailed information is available at the Treasurer's Office or the Carson City Finance Department. It is important to note that there will always be timing differences with these balances. For example, while all departments submit deposits to the bank on a daily basis, there is usually a delay between when the reports are prepared and when they are entered into the system.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 354.280

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted?

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachments:

[BOS Monthly Report September 2022.pdf](#)

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)



CARSON CITY NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

October 7, 2022

Carson City Board of Supervisors
201 N. Carson Street, Suite 2
Carson City, Nevada 89701

Re: Nevada Revised Statute 354.280

Monthly Statement of Carson City Treasurer: month ending September 30, 2022

Dear Mayor Bagwell, Supervisor Griomi, Supervisor White, Supervisor Jones, and Supervisor Schuetz,

Pursuant to Nevada Revised Statutes 354.280, I hereby submit this summary record to you of the source and amount of all receipts, apportionments to, payments from, and balances in all funds and separate accounts for the Consolidated Municipality of Carson City:

CASH ON DEPOSIT	OUTSTANDING CHECKS	BOOK BALANCE
\$ 12,625,640.74	\$2,751,865.11	\$9,873,775.63

INVESTMENTS (Reported at Market Value)	
LOCAL GOVERNMENT INVESTMENT POOL	\$ 35,095,906.86
GPA/ ZION'S BANK	\$ 75,322,260.05
FTIN/ ZION'S BANK	\$ 64,684,979.39

UNAPPORTIONED FUNDS		
SECURED	UNSECURED	TOTAL
\$4,370,820.54	\$413,730.70	\$4,784,551.24

Please note that this report does not reflect timing differences which are comprised of cash deposits in transit, unsettled credit card transactions, and direct deposits such as amounts due from the State of Nevada which have not posted yet to our general ledger. Should you need more detailed information about these funds, please contact the Office of the Treasurer or the Carson City Finance Department, and we will make this information available to you.

Sincerely,

Andrew Rasor, Treasurer
Consolidated Municipality of Carson City

OFFICE OF THE TREASURER
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Nancy Paulson, City Manager

Agenda Title: For Possible Action: Discussion and possible action regarding the nomination of Robert Johnston for reappointment to serve on the Board of Directors of the Nevada Clean Energy Fund ("NCEF") for a three-year term ending on October 31, 2025. (Nancy Paulson, npaulson@carson.org)

Staff Summary: One of NCEF's nine board members is appointed by the Governor from a list of the nominees submitted by the boards of county commissioners of the counties in Nevada outside of Clark and Washoe Counties. Mr. Johnston's current term is set to end on October 31, 2022, and he has requested nomination for another term.

Agenda Action: Formal Action / Motion

Time Requested: 5 Minutes

Proposed Motion

I move to nominate Robert Johnston to serve as a director for the Nevada Clean Energy Fund.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 701B

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

Do not approve the nomination and/or provide alternative direction.

Attachments:

[NCEF Board Nomination Request Carson City 2022 \(002\).pdf](#)

[Nevada Clean Energy Board Nominee letter 2022.pdf](#)

[Nevada Clean Energy Fund NRS 701B.docx](#)

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)



September 15, 2022

Mayor Bagwell and the Carson City Board of Supervisors
201 N. Carson Street, Suite 2
Carson City, NV 89701
(775) 887-2100

Dear Mayor Bagwell and the Carson City Board of Supervisors,

I write to request your assistance in the nomination of potential board members for the Nevada Clean Energy Fund (NCEF). NCEF was established in 2017 by Nevada statute, [NRS 701B](#), as a nonprofit organization to accelerate financing for clean energy projects in a way that improves the quality of life of Nevadans, reduces energy costs, creates jobs, and addresses climate change.

In accordance with state statute, one of NCEF's nine Board members is appointed by the Governor from among a list of nominees submitted by the boards of county commissioners of the counties in this State outside of Clark and Washoe Counties. This Board seat will become vacant on October 31, 2022, and we request nominations from Nevada's rural counties by Monday October 3, 2022. Please address nominations to Governor Sisolak and e-mail them to me at kirsten@nevadacef.org.

Appointed Board members serve for a period of three years and can be reappointed for additional terms. Additional responsibilities of the Board can be found in the [state statute](#) that created NCEF. NCEF's bylaws also require the Board of Directors to meet on a quarterly basis.

Please note that Robert Johnston (e-mail: rgtaj@icloud.com; phone: 775-671-2614), who was previously nominated by the Carson City Board of Supervisors, currently occupies this Board seat. His term expires on October 31, 2022 and it is my understanding that he is open to being re-nominated for another term.

As additional background, NCEF provides low-cost loans and technical assistance to residents, contractors, small businesses, multi-family housing, schools, local governments, and other stakeholders across the state to help them access clean energy opportunities such as electric vehicles, building electrification, energy efficiency, renewable energy, and energy storage. NCEF operates as the state's green bank, which is an institutional model that has been successfully implemented in over a dozen US states to accelerate clean energy growth and tackle climate change, with a particular focus on underserved communities. In January 2022, NCEF appointed me as its inaugural Executive Director, and I am working with NCEF's Board of Directors to launch NCEF's programs, including accessing funds from the Infrastructure Investment and Jobs Act and the Inflation Reduction Act.

Should you have any questions about NCEF or need assistance in this process, please do not hesitate to reach out to me at kirsten@nevadacef.org or (775) 737-0975.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Stasio". The signature is fluid and cursive, with a large "K" and a stylized "S" for the last name.

Kirsten Stasio
Executive Director, Nevada Clean Energy Fund



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

October 20, 2022

Via email to: kirsten@nevadacef.org

The Honorable Steve Sisolak
Governor of Nevada
101 North Carson Street
Carson City, NV 89701

Re: Nomination for the Board of Directors for the Nevada Clean Energy Fund

Dear Governor Sisolak:

The Carson City Board of Supervisors is in receipt of the letter from Kirsten Stasio, Executive Director of the Nevada Clean Energy Fund ("NCEF"), regarding a nomination from the Carson City Board of Supervisors for the Director on the Board of Directors of the NCEF representing counties in the State of Nevada outside of Clark and Washoe Counties. At its October 20, 2022 meeting, the Carson City Board of Supervisors considered a nomination and is pleased to nominate Robert Johnston for reappointment to serve on the Board of Directors of the NCEF for a three-year term ending on October 31, 2025.

Sincerely,

Lori Bagwell
Mayor

Cc: Robert Johnston (rgtaj@icloud.com)

Lori Bagwell, Mayor
201 N. Carson Street, Suite 2 • Carson City, Nevada 89701
(775) 887-2100 • Fax: (775) 887-2286
E-mail: lbagwell@carson.org

NEVADA CLEAN ENERGY FUND

NRS 701B.930 Legislative findings and declarations. The Legislature hereby finds and declares that it is in the interest of this State to establish and support in this State an independent corporation for public benefit, the Nevada Clean Energy Fund, for the purposes of:

1. Promoting investments in qualified clean energy projects;
2. Increasing significantly the pace and amount of investments in qualified clean energy projects at the state and local levels;
3. Improving the standard of living of the residents of this State by promoting the more efficient and lower cost development of qualified clean energy projects and providing financing for qualified clean energy projects that will create high-paying, long-term jobs;
4. Fostering the development and consistent application of transparent underwriting standards, standard contractual terms, and measurement and verification protocols for qualified clean energy projects;
5. Promoting the creation of performance data that enables effective underwriting, risk management and pro forma modeling of financial performance of qualified clean energy projects to support primary financing markets and to stimulate the development of secondary investment markets for qualified clean energy projects; and
6. Achieving a level of financing support for qualified clean energy projects necessary to help abate climate change by increasing zero- or low-carbon electricity generation and transportation capabilities, realize energy efficiency potential in existing infrastructure, ease the economic effects of transitioning from a carbon-based economy to a clean-energy economy, achieve job creation through the construction and operation of qualified clean energy projects and complement and supplement other clean energy and energy efficiency programs and initiatives in this State.

(Added to NRS by [2017, 2534](#))

NRS 701B.935 Definitions. As used in [NRS 701B.930](#) to [701B.995](#), inclusive, unless the context otherwise requires, the words and terms defined in [NRS 701B.940](#) to [701B.980](#), inclusive, have the meanings ascribed to them in those sections.

(Added to NRS by [2017, 2535](#))

NRS 701B.940 “Alternative fuel vehicle project” defined. “Alternative fuel vehicle project” means any project, technology, product, service, function or measure, or an aggregation thereof, which supports the development and deployment of alternative fuels used for electricity generation, alternative fuel vehicles and related infrastructure, including, without limitation, infrastructure for electric vehicle charging stations. The term does not include any technology that involves the combustion of fossil fuels, including, without limitation, petroleum and petroleum products.

(Added to NRS by [2017, 2535](#))

NRS 701B.945 “Board” defined. “Board” means the Board of Directors of the Nevada Clean Energy Fund.

(Added to NRS by [2017, 2535](#))

NRS 701B.950 “Demand response project” defined. “Demand response project” means any project, technology, product, service, function or measure, or an aggregation thereof, that changes the usage of electricity by retail customers in this State from the normal consumption patterns in response to:

1. Changes in the price of electricity over time; or
2. Incentive payments designed to induce lower electricity use at times of high market prices or when system reliability is jeopardized.

(Added to NRS by [2017, 2535](#))

NRS 701B.955 “Energy efficiency project” defined. “Energy efficiency project” means any project, technology, product, service, function or measure, or an aggregation thereof, that:

1. Results in the reduction of energy use required to achieve the same level of service or output obtained before the application of such project, technology, product, service, function or measure, or aggregation thereof; or
2. Substantially reduces greenhouse gas emissions relative to emissions that would have produced before the application of such project, technology, product, service, function or measure, or aggregation thereof.

(Added to NRS by [2017, 2535](#))

NRS 701B.960 “Nevada Clean Energy Fund” or “Fund” defined. “Nevada Clean Energy Fund” or “Fund” means the independent, nonprofit corporation established pursuant to [NRS 701B.985](#) to provide money to promote investments in and increase significantly the pace and amount of investment in qualified clean energy projects in this State and to carry out the provisions of [NRS 701B.930](#) to [701B.995](#), inclusive.

(Added to NRS by [2017, 2536](#))

NRS 701B.965 “Qualified clean energy project” defined. “Qualified clean energy project” means any alternative fuel vehicle project, demand response project, energy efficiency project, renewable energy project or system efficiency project.

(Added to NRS by [2017, 2536](#))

NRS 701B.970 “Renewable energy” defined. “Renewable energy” means energy produced by:

1. Solar resources;
2. Wind resources;
3. Geothermal resources;
4. Nonhazardous, organic biomass;
5. Anaerobic digestion of organic waste streams;
6. Small-scale, advanced hydropower;
7. Tidal currents;
8. Fuel cells using renewable resources; and
9. Any other source that naturally replenishes over a human, rather than geological, time frame and that is ultimately derived from solar, water or wind resources.

(Added to NRS by [2017, 2536](#))

NRS 701B.975 “Renewable energy project” defined. “Renewable energy project” means the development, construction, deployment, alteration or repair of any project, technology, product, service, function or measure, or an aggregation thereof, that generates electric power from renewable energy.

(Added to NRS by [2017, 2536](#))

NRS 701B.980 “System efficiency project” defined. “System efficiency project” means the development, construction, deployment, alteration or repair of any distributed generation system, energy storage system, smart grid technology, advanced battery system, microgrid system, fuel cell system or combined heat and power systems.

(Added to NRS by [2017, 2536](#))

NRS 701B.985 Creation. The Director of the Office of Energy shall cause to be formed in this State an independent, nonprofit corporation recognized as exempt from federal income taxation for the public benefit named the “Nevada Clean Energy Fund,” the general purpose of which is to carry out the provisions of [NRS 701B.930](#) to [701B.995](#), inclusive.

(Added to NRS by [2017, 2536](#))

NRS 701B.990 Board of Directors: Creation; appointment; qualifications; terms; election of Chair; meetings; quorum; adoption of rules; allowances and expenses of members.

1. There is hereby created the Board of Directors of the Nevada Clean Energy Fund, consisting of the following nine members:

- (a) The Director of the Office of Energy;
- (b) The Executive Director of the Office of Economic Development or his or her designee;
- (c) The Real Estate Administrator of the Department of Business and Industry or his or her designee;
- (d) The Commissioner of Financial Institutions or his or her designee;
- (e) One member appointed by the Governor from among a list of nominees submitted by the State Contractors’ Board;
- (f) One member appointed by the Governor from among a list of nominees submitted by labor organizations in this State;
- (g) One member appointed by the Governor from among a list of nominees submitted by the board of county commissioners of the county in this State with the largest population;
- (h) One member appointed by the Governor from among a list of nominees submitted by the board of county commissioners of the county in this State with the second largest population; and

(i) One member appointed by the Governor from among a list of nominees submitted by the boards of county commissioners of the counties in this State not described in paragraph (g) or (h).

2. The members appointed to the Board pursuant to paragraphs (e) to (i), inclusive, of subsection 1 should have expertise in matters relating to renewable energy, economic development, banking, law, finance or other matters relevant to the work of the Board. When appointing a member to the Board, consideration must be given to whether the members appointed to the Board reflect the ethnic and geographical diversity of this State.

3. The term of each member of the Board appointed pursuant to paragraphs (e) to (i), inclusive, of subsection 1 is 3 years. A member may be reappointed for additional terms of 3 years in the same manner as the original appointment. A vacancy occurring in the membership of the Board must be filled in the same manner as the original appointment.

4. The Board shall annually elect a Chair from among its members.

5. The Board shall meet regularly at least semiannually and may meet at other times upon the call of the Chair. Any five members of the Committee constitute a quorum for the purpose of voting. A majority vote of the quorum is required to take action with respect to any matter.

6. The Board shall adopt rules for its own management and government.

7. While engaged in the business of the Board, each member of the Board is entitled to receive the per diem allowance and travel expenses provided for state officers and employees generally.

(Added to NRS by [2017, 2536](#))

NRS 701B.995 Duties of Board; availability of additional money; authority of Fund.

1. To carry out the provisions of [NRS 701B.930](#) to [701B.995](#), inclusive, the Board shall:

(a) Annually develop and adopt a work program to serve and support the deployment of qualified clean energy projects in this State, including, without limitation, projects benefitting single-family and multi-family residential property, commercial, industrial, educational and governmental property and hospitals and nonprofit property and any other projects which advance the purposes of [NRS 701B.930](#) to [701B.995](#), inclusive;

(b) Develop rules, policies and procedures which specify the eligibility of borrowers and any other terms or conditions of the financial support to be provided by the Nevada Clean Energy Fund before financing support is provided for any qualified clean energy project;

(c) Develop and offer a range of financing structures, forms and techniques for qualified clean energy projects, including, without limitation, loans, credit enhancements, guarantees, warehousing, securitization, and other financial products and structures;

(d) Leverage private investment in qualified clean energy projects through financing mechanisms that support, enhance and complement private investment;

(e) Develop consumer protection standards to be enforced on all investments to ensure the Nevada Clean Energy Fund and its partners are lending in a responsible and transparent manner that is in the financial interests of the borrowers;

(f) Assess reasonable fees for the financing support and risk management activities provided by the Nevada Clean Energy Fund in amounts sufficient to cover the reasonable costs of the Fund;

(g) Collect and make available to the public in a centralized database on an Internet website maintained by the Nevada Clean Energy Fund information regarding rates, terms and conditions of all financing support transactions, unless the disclosure of such information includes a trade secret, confidential commercial information or confidential financial information;

(h) Work with market and program participants to provide information regarding best practices for overseeing qualified clean energy projects and information regarding other appropriate consumer protections;

(i) Prepare an annual report for the public on the financing activities of the Nevada Clean Energy Fund; and

(j) Undertake such other activities as are necessary to carry out the provisions of [NRS 701B.930](#) to [701B.995](#), inclusive.

2. In addition to any money available through gifts, grants, donations or legislative appropriation to carry out the purposes of [NRS 701B.930](#) to [701B.995](#), inclusive, the Board shall identify any other sources of money which may, in the opinion of the Board, be used to provide money for the Fund.

3. The Fund may:

(a) Sue and be sued.

(b) Have a seal.

(c) Acquire real or personal property or any interest therein, by gift, purchase, foreclosure, deed in lieu of foreclosure, lease, option or otherwise.

(d) Prepare and enter into agreements with the Federal Government for the acceptance of grants of money for the purposes of [NRS 701B.930](#) to [701B.995](#), inclusive.

(e) Enter into agreements or cooperate with third parties to provide for enhanced leveraging of money of the Fund, additional financing mechanisms or any other program or combination of programs for the purpose of expanding the scope of financial assistance available from the Fund.

(f) Bind the Fund and the Board to terms of any agreements entered into pursuant to [NRS 701B.930](#) to [701B.995](#), inclusive.

(g) Apply for and accept gifts, grants and donations from any source for the purpose of carrying out the provisions of [NRS 701B.930](#) to [701B.995](#), inclusive.

(Added to NRS by [2017, 2537](#))



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Nancy Paulson, City Manager

Agenda Title: For Possible Action: Discussion and possible action: (1) regarding a business impact statement concerning a proposed ordinance repealing the Carson City building permit enterprise fund advisory committee; and (2) to introduce, on first reading, a proposed ordinance repealing the Carson City building permit enterprise fund advisory committee. (Nancy Paulson, npaulson@carson.org)

Staff Summary: This item is for the first reading of a proposed ordinance which, if enacted, will repeal the Carson City building permit enterprise fund advisory committee ("Advisory Committee"). NRS 237.080 requires a business impact statement to be prepared whenever an ordinance by the adoption of which the governing body of a local government exercises legislative powers. The business impact statement finds that the proposed ordinance will not impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business.

Agenda Action: Ordinance - First Reading

Time Requested: 5 Minutes

Proposed Motion

I move to approve the business impact statement as presented and introduce, on first reading, Bill No.

Board's Strategic Goal

Efficient Government

Previous Action

March 6, 2008 (Item 8) - the Board of Supervisors ("Board") adopted Bill No. 104, Ordinance No. 2008-5, which created the Advisory Committee.

Background/Issues & Analysis

Carson City maintains an enterprise fund which was created pursuant to NRS 354.612 "exclusively for building permit fees, fees imposed for the issuance of barricade permits and fees imposed for encroachment permits. The purpose of the enterprise fund is to recover the costs of operating the activity for which the fund was created, including overhead." Carson City Municipal Code ("CCMC") 2.42.020. Under certain circumstances, Nevada law requires a local government that establishes an enterprise fund to also create an advisory committee to review the operations of, and make recommendations relating to, the enterprise fund.

On March 6, 2008, the Board adopted Bill No. 104, Ordinance No. 2008-5, which created the Advisory Committee. However, upon a recent review of the City's boards, commissions and committees, it was determined that the Advisory Committee discontinued meetings several years ago and currently has no membership. After reviewing the relevant provisions of state law and consultation with the Nevada Department of Taxation, it was further determined that Carson City is not under a legal obligation to maintain the Advisory

Committee. Correspondence between the District Attorney's Office and the Department of Taxation discussing this legal determination is attached to this staff report as supporting material.

Because Carson City has no legal duty to maintain the Advisory Committee and also because the Advisory Committee ceased to operate several years ago and has no current membership, those provisions of CCMC governing the Advisory Committee are obsolete. This proposed ordinance is intended to repeal CCMC Chapter 2.42, thereby removing the obsolete provisions relating to the Advisory Committee.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 237 and 244; Article 2 of the Carson City Charter

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

1. Do not accept the business impact statement, modify the business impact statement and/or provide alternative direction.
2. Do not introduce the ordinance on first reading, modify the ordinance and/or provide alternative direction.

Attachments:

[BIS - Enterprise Fund Advisory Committee Repeal.pdf](#)

[Ordinance_Enterprise_Fund_Advisory_Committee_Repeal_First_Reading.pdf](#)

[Supporting material_enterprise fund advisory comm repeal.pdf](#)

[Supporting material_enterprise fund advisory comm original ordinance enactment.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)



BUSINESS IMPACT STATEMENT

This Business Impact Statement was prepared in accordance with the provisions of NRS (Nevada Revised Statutes) 237.030 to 237.150, inclusive, as a statutory prerequisite to the adoption of any rule***, as that term is defined in NRS 237.060, by the Carson City Board of Supervisors.

*** A "rule" may include an ordinance, or an action taken by the Board, that imposes, increases or changes the basis for the calculation of a fee which is paid in whole or in substantial part by businesses. A "rule" **does not** include actions that impose, increase or change the basis for the calculation of: (1) special assessments imposed pursuant to NRS chapter 271; (2) impact fees imposed pursuant to NRS chapter 278B; (3) fees for remediation imposed pursuant to NRS chapter 540A; (4) taxes ad valorem; (5) sales and use taxes; or (6) a fee that has been negotiated pursuant to a contract between a business and Carson City. A "rule" also **does not** include: an action taken by the Board that approves, amends or augments the annual budget of Carson City; an ordinance adopted by the Board pursuant to a provision of NRS chapter 271, 271A, 278, 278A, 278B or 350; an ordinance adopted or action taken by the Board that authorizes or relates to the issuance of bonds or other evidence of debt of Carson City; or any rule for which Carson City does not have the authority to consider less stringent alternatives, including, for example, a rule that Carson City is required to adopt pursuant to a federal or state statute or regulation or to a contract into which Carson City has entered.

ORDINANCE OR ACTION PROPOSED FOR ADOPTION

AN ORDINANCE RELATING TO ADMINISTRATION; REPEALING THE CARSON CITY BUILDING PERMIT ENTERPRISE FUND ADVISORY COMMITTEE; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

1. *The manner in which notice was provided to the applicable trade associations and officers of businesses likely to be affected by the proposed ordinance or action, and a summary of any data, arguments or comments received from those recipients:*

a. Notice

N/A. There are no trade associations or officers of businesses likely to be affected by the ordinance and therefore no person to whom a notice is required to be given.

b. Summary of comments

N/A

2. *The estimated economic effect of the proposed ordinance or rule on businesses, including both adverse and beneficial effects, and both direct and indirect effects:*

a. Adverse effects:

N/A

b. Beneficial effects:

N/A

c. Direct effects:

N/A

d. Indirect effects:

N/A

3. *The methods considered by the Carson City Board of Supervisors to reduce the impact of the proposed ordinance or action on businesses and whether any of those methods were used:*

N/A

4. *Estimate of the annual cost to Carson City for enforcement of the proposed ordinance or action:*

N/A

5. *The total annual amount of money expected to be collected as a result of the new fee or increase in fee proposed by the ordinance or action, and the manner in which the money will be used:*

N/A

6. *The proposed ordinance or action [] DOES [X] DOES NOT include any provisions which duplicate or are more stringent than Federal, State or local standards regulating the same activity.*

7. *The reasons for the conclusions regarding the impact of the proposed ordinance or action:*

N/A

8. *Based on the information considered, it has been determined that this proposed ordinance or rule:*

☐ DOES ☒ DOES NOT impose a direct and significant economic burden upon a business.

☐ DOES ☒ DOES NOT directly restrict the formation, operation or expansion of a business.

Pursuant to NRS 237.090(3), this Business Impact Statement was prepared and made available for public inspection by the City Manager at the time the agenda notice on which the proposed ordinance or rule described in this statement is included was posted.

Pursuant to NRS 237.090(2), I, Nancy Paulson, the City Manager of Carson City, hereby certify that to the best of my knowledge and belief the information contained herein was properly prepared and is accurate.

Nancy Paulson
Signature

10/10/2022
Date

Nancy Paulson
Printed Name

SUMMARY: An ordinance repealing the Carson City building permit enterprise fund advisory committee.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE RELATING TO ADMINISTRATION; REPEALING THE CARSON CITY BUILDING PERMIT ENTERPRISE FUND ADVISORY COMMITTEE; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 2 (ADMINISTRATION AND PERSONNEL), Chapter 2.42 (CARSON CITY BUILDING PERMIT ENTERPRISE FUND ADVISORY COMMITTEE) is hereby repealed with reservation of the chapter as follows:

Chapter 2.42 – [~~CARSON CITY BUILDING PERMIT ENTERPRISE FUND ADVISORY COMMITTEE~~] Reserved.

(Editor’s note: Ord. No. 2022- , § I, adopted on 2022, repealed Chapter 2.42 – CARSON CITY BUILDING PERMIT ENTERPRISE FUND ADVISORY COMMITTEE)

SECTION II:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

SECTION III:

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year 2022.

PROPOSED on _____, 2022.

PROPOSED by Supervisor _____.

PASSED on _____, 2022.

VOTE: AYES: SUPERVISORS: _____

NAYS: SUPERVISORS: _____

ABSENT: SUPERVISORS: _____

LORI BAGWELL
Mayor

ATTEST:

AUBREY ROWLATT
Carson City Clerk-Recorder

TEXT OF REPEALED SECTIONS

Chapter 2.42 [~~CARSON CITY BUILDING PERMIT ENTERPRISE FUND ADVISORY COMMITTEE~~]

~~[2.42.010 Definitions.~~

~~As used in this section:~~

~~"Barricade permit" means the official document issued by the city engineer which authorizes the placement of barricade appurtenances or structures within a public right of way.~~

~~"Building permit" means the official document or certificate issued by the Carson City chief building official which authorizes the construction of a structure.~~

~~"Encroachment permit" means the official document issued by the city engineer which authorizes construction activity within a public right of way.~~

~~"Operating cost" means the amount paid by the city for supplies, services, salaries, wages and employee benefits to provide the services associated with issuing building permits.~~

~~2.42.020 Purpose.~~

~~Carson City has created an enterprise fund pursuant to NRS 354.612 exclusively for building permit fees, fees imposed for the issuance of barricade permits and fees imposed for encroachment permits. The purpose of the enterprise fund is to recover the costs of operating the~~

activity for which the fund was created, including overhead. There is hereby established pursuant to NRS 354.59893 et seq. an advisory committee to be known as the Carson City building permit enterprise fund advisory committee.

~~2.42.030 Organization.~~

- ~~1. This committee shall consist of five members who shall be appointed by the board.~~
- ~~2. The committee shall be composed of:~~
 - ~~a. 1 member who shall be a representative of the residential construction industry;~~
 - ~~b. 1 member who shall be a representative of the commercial development industry;~~
 - ~~c. 1 member who shall be a representative of the construction industry;~~
 - ~~d. The Carson City finance director; and~~
 - ~~e. The Carson City chief building official.~~

~~2.42.040 Membership requirements.~~

~~The 3 representative members of the Carson City building permit fund advisory committee shall be qualified electors of Carson City. Applicants who are members of the Builders Association of Western Nevada and/or the Carson city chamber of commerce shall be given preference provided all other qualifications are equal.~~

~~2.42.050 Term of office.~~

- ~~1. All terms will be for 4 years except that the Carson City staff member positions shall be for as long as they hold said positions.~~
- ~~2. Members whose terms have expired shall continue to serve until their successors have been appointed.~~
- ~~3. Terms of office shall commence and end on January 1st.~~

~~2.42.060 Meetings and officers—Legislative procedure—Removal of member—No compensation.~~

- ~~1. The committee shall establish by laws setting the frequency and dates of meetings.~~
- ~~2. The committee shall meet in regular session and shall elect from their members a chairman and a vice chairman at the first regular meeting conducted each calendar year. Officers shall hold office for 1 calendar year or until their successors are named.~~
- ~~3. The city shall provide a secretary for each and every meeting of the committee.~~
- ~~4. The committee shall by recorded vote, adopt rules and regulations for governing procedure and shall adopt appropriate by laws by which to be governed.~~
- ~~5. A majority shall constitute a quorum.~~
- ~~6. The committee members shall receive no compensation.~~

~~2.42.070 Removal for cause.~~

~~Upon recommendation of the committee, the board may remove for cause any commissioner for:~~

- ~~1. Dereliction of duty;~~
- ~~2. Nonparticipation;~~
- ~~3. Poor attendance;~~
- ~~4. For any other reason shown as just cause.~~

~~2.42.080 Duties and responsibilities.~~

- ~~1. The committee shall act in advisory capacity to the board.~~
- ~~2. The committee may issue opinions and recommendations to the board concerning, without limitation:~~
 - ~~a. The adequacy of the fees that the city charges for barricade permits, encroachment permits and building permits;~~
 - ~~b. The financial objectives and annual budget of the program for the issuance of barricade permits, encroachment permits and building permits; and~~
 - ~~c. Any other relevant issue related to the operation of the enterprise fund.~~

~~2.42.090 Severability.~~

~~If any of the provisions of this chapter or the application thereof to any person or circumstances is held invalid, such invalidity shall not impair the other provisions of this chapter. To this end the provisions of this chapter are declared to be severable.]~~

J. Daniel Yu

From: Melissa Flatley <mflatley@tax.state.nv.us>
Sent: Thursday, April 21, 2022 5:27 PM
To: J. Daniel Yu
Subject: RE: Question re: Carson City enterprise fund advisory committee (NRS Chapter 354)

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dan,

That is an accurate review and representation of the Department's interpretation. Thanks for reaching out and I'm available for additional questions.

Melissa Flatley, Esq.
Chief Deputy Executive Director
Department of Taxation
P: 775-684-2176

From: J. Daniel Yu <JDYu@carson.org>
Sent: Wednesday, April 13, 2022 6:07 PM
To: Melissa Flatley <mflatley@tax.state.nv.us>
Subject: Question re: Carson City enterprise fund advisory committee (NRS Chapter 354)

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Melissa,

Thank you again for the phone call yesterday. To recap:

1. Carson City currently has an enterprise fund which was created pursuant to NRS 354.612 "exclusively for building permit fees, fees imposed for the issuance of barricade permits and fees imposed for encroachment permits. The purpose of the enterprise fund is to recover the costs of operating the activity for which the fund was created, including overhead." Carson City Municipal Code ("CCMC") 2.42.020.
2. NRS 354.59893 requires each local government that creates an enterprise fund pursuant to NRS 354.59891 to establish an advisory committee to review the operations of, and make recommendations relating to, the enterprise fund.
3. NRS 354.59891 establishes various provisions: (1) restricting increases to a building permit basis except as otherwise authorized by statutory formula; (2) authorizing the Nevada Tax Commission to exempt a local government from the restriction upon application by the local government under certain circumstances, including the local government's creation of an enterprise fund pursuant to NRS 354.612.

4. Based on information provided to my office, Carson City has never applied to the Nevada Tax Commission for an exemption from the building permit basis set forth in NRS 354.59891.

It is my understanding that in light of the foregoing and pursuant to our discussion yesterday, it is the position of your office that Carson City is not required by statute to establish an advisory committee to review the operations of, and make recommendations relating to, its enterprise fund which was created under NRS 354.612 because Carson City has never applied for or otherwise obtained an exemption from the building permit basis.

As the Chief Deputy Executive Director for the Nevada Department of Taxation, can you confirm if my understanding is correct?

As always, your assistance is very much appreciated.

Thank you,

Dan

J. Daniel Yu
Assistant District Attorney & Chief of Staff
Office of the District Attorney | Carson City
885 East Musser Street, Suite 2030
Carson City, Nevada 89701
Phone: (775) 887-2070
Fax: (775) 887-2129

jdYu@carson.org



This message, together with any attachment(s), is intended only for the addressee(s) and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, I did not intend to waive and do not waive any privilege or the confidentiality of the message and any attachment(s), and you are hereby notified that any dissemination of this communication is strictly prohibited. If you receive this communication in error, please notify me immediately by email at JDYu@carson.org and delete the message and any attachment(s) from your computer and network. Thank you.

Item # 8

**Carson City
Agenda Report**

Date Submitted: February 25, 2008

Agenda Date Requested: March 6, 2008

Time Requested: 5 Minutes

To: Mayor and Supervisors

From: Development Services

Subject Title: Action to adopt Bill No. 104, on second reading, an ordinance amending the Carson City Municipal Code, Title 2, Administration and Personnel, by adding Chapter 2.42, Carson City Building Permit Enterprise Fund Advisory Committee, and adding Section 2.42.010, Definitions, Section 2.42.020, Purpose, Section 2.42.030, Organization, Section 2.42.040, Membership requirements, Section 2.42.050, Term of office, Section 2.42.060, Meetings and officers – Legislative procedure – Removal of commissioner – No compensation, Section 2.42.070, Removal for cause, Section 2.42.080, Duties and responsibilities, Section 2.42.090, Severability, and other matters properly relating thereto.

Staff Summary: Approval if this ordinance will establish the Building Permit Enterprise Fund Advisory Committee which is the outgrowth of the One-Stop Committee that was established several years ago through the City Manager's Office. The Committee will be comprised of 5 members; one member who shall be a representative of the residential construction industry; one member who shall be a representative of the commercial development industry; one member who shall be a representative of the construction industry; the Carson City Finance Director; and the Carson City Chief Building Official.

Type of Action Requested: (check one)

☐ Resolution

☒ Ordinance

☐ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: I move to adopt Bill No. 104, on second reading, Ordinance No. _____, an ordinance amending the Carson City Municipal Code, Title 2, Administration and Personnel, by adding Chapter 2.42, Carson City Building Permit Enterprise Fund Advisory Committee, and adding Section 2.42.010, Definitions, Section 2.42.020, Purpose, Section 2.42.030, Organization, Section 2.42.040, Membership requirements, Section 2.42.050, Term of office, Section 2.42.060, Meetings and officers – Legislative procedure – Removal of commissioner – No compensation, Section 2.42.070, Removal for cause, Section 2.42.080, Duties and responsibilities, Section 2.42.090, Severability, and other matters properly relating thereto.

Explanation for Recommended Board Action: See Staff Summary.

Applicable Statue, Code, Policy, Rule or Regulation: NRS 354.59893

Fiscal Impact: Minor impact due to providing staff support to the Committee

Explanation of Impact: See above

Funding Source: Building Division Enterprise Fund

Alternatives: Abolish the Building Enterprise Fund and do not form the committee.

Supporting Material: Draft Ordinance

Prepared By: Lawrence A. Werner, P.E., P.L.S., City Manager

Reviewed By:

Melanie R. Bostea
(District Attorney)
Will Alsom
(Finance Director)

Date: 2-26-08

Date: 2-26-08

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

Ordinance No. _____

Bill No. 104

AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 2, ADMINISTRATION AND PERSONNEL, BY ADDING CHAPTER 2.42, CARSON CITY BUILDING PERMIT ENTERPRISE FUND ADVISORY COMMITTEE, AND ADDING SECTION 2.42.010, DEFINITIONS, SECTION 2.42.020, PURPOSE, SECTION 2.42.030, ORGANIZATION, SECTION 2.42.040, MEMBERSHIP REQUIREMENTS, SECTION 2.42.050, TERM OF OFFICE, SECTION 2.42.060, MEETINGS AND OFFICERS – LEGISLATIVE PROCEDURE – REMOVAL OF COMMISSIONER – NO COMPENSATION, SECTION 2.42.070, REMOVAL FOR CAUSE, SECTION 2.42.080, DUTIES AND RESPONSIBILITIES, SECTION 2.42.090, SEVERABILITY, AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

Section I: Chapter 2.42 of the Carson City Municipal Code is hereby added to Title 2 as follows:

2.42.010 Definitions

2.42.020 Purpose

2.42.030 Organization.

2.42.040 Membership requirements.

2.42.050 Term of office.

2.42.060 Meetings and officers—Legislative procedure—Removal of commissioner—No compensation.

2.42.070 Removal for cause.

2.42.080 Duties and responsibilities.

2.42.090 Severability.

Section II: Chapter 2.42.010 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.010 Definitions.

As used in this section:

1. "Barricade permit" means the official document issued by the City Engineer which authorizes the placement of barricade appurtenances or structures within a public right-of-way.
2. "Building permit" means the official document or certificate issued by the Carson City Chief Building Official which authorizes the construction of a structure.
3. "Encroachment permit" means the official document issued by the City Engineer which authorizes construction activity within a public right-of-way.
4. "Operating cost" means the amount paid by the City for supplies, services, salaries, wages and employee benefits to provide the services associated with issuing building permits.

Section III: Chapter 2.42.020 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.020 Purpose

1. Carson City has created an enterprise fund pursuant to NRS 354.612 exclusively for building permit fees, fees imposed for the issuance of barricade permits and fees imposed for encroachment permits. The purpose of the enterprise fund is to recover the costs of operating the activity for which the fund was created, including overhead.
2. There is hereby established pursuant to NRS 354.59893 et seq. an advisory committee to be known as the Carson City Building Permit Enterprise Fund Advisory Committee.

Section IV: Chapter 2.42.030 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.030 Organization.

1. This committee shall consist of five members who shall be appointed by the board.

2. The committee shall be composed of:
 - a) One member who shall be a representative of the residential construction industry;
 - b) One member who shall be a representative of the commercial development industry;
 - c) One member who shall be a representative of the construction industry;
 - d) The Carson City Finance Director; and
 - e) The Carson City Chief Building Official.

Section V: Chapter 2.42.040 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.040 Membership requirements.

The three representative members of the Carson City Building Permit Fund Advisory Committee shall be qualified electors of Carson City. Applicants who are members of the Builders Association of Western Nevada and/or the Carson City Chamber of Commerce shall be given preference provided all other qualifications are equal.

Section VI: Chapter 2.42.050 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.050 Term of office.

1. All terms will be for four (4) years except that the Carson City staff member positions shall be for as long as they hold said positions.
2. Members whose terms have expired shall continue to serve until their successors have been appointed.
3. Terms of office shall commence and end on January 1st.

Section VII: Chapter 2.42.060 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.060 Meetings and officers—Legislative procedure—Removal of member—No compensation.

1. The committee shall establish by-laws setting the frequency and dates of meetings.
2. The committee shall meet in regular session and shall elect from their members a chairman and a vice- chairman at the first regular meeting

conducted each calendar year. Officers shall hold office for one calendar year or until their successors are named.

3. The city shall provide a secretary for each and every meeting of the committee.
4. The committee shall by recorded vote, adopt rules and regulations for governing procedure and shall adopt appropriate by-laws by which to be governed.
5. A majority shall constitute a quorum.
6. The committee members shall receive no compensation.

Section VIII: Chapter 2.42.070 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.070 Removal for cause.

Upon recommendation of the committee, the board may remove for cause any commissioner for

1. Dereliction of duty, or
2. Nonparticipation, or
3. Poor attendance, or
4. For any other reason shown as just cause.

Section IX: Chapter 2.42.080 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.080 Duties and responsibilities.

1. The committee shall act in advisory capacity to the board.
2. The committee may issue opinions and recommendations to the board concerning, without limitation:
 - a) The adequacy of the fees that the City charges for barricade permits, encroachment permits and building permits.
 - b) The financial objectives and annual budget of the program for the issuance of barricade permits, encroachment permits and building permits; and

c) Any other relevant issue related to the operation of the enterprise fund.

Section X: Chapter 2.42.090 of the Carson City Municipal Code is hereby added to Chapter 42 of Title 2 as follows:

2.42.090 Severability.

If any of the provisions of this chapter or the application thereof to any person or circumstances is held invalid, such invalidity shall not impair the other provisions of this chapter. To this end the provisions of this chapter are declared to be severable.

Section XI:

That no other provisions of Title 2 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2008

PROPOSED by Supervisor _____

PASSED on _____, 2008

VOTES: AYES: Supervisors _____

NAYES: Supervisors _____

ABSENT: Supervisors _____

Marv Texeira, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____
day of the month of _____ of the year 2008.



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Nancy Paulson, City Manager

Agenda Title: For Possible Action: Discussion and possible action: (1) regarding a business impact statement concerning a proposed ordinance repealing various provisions relating to the Shade Tree Council; and (2) to introduce, on first reading, a proposed ordinance repealing various provisions relating to the Shade Tree Council. (Nancy Paulson, npaulson@carson.org)

Staff Summary: The Shade Tree Council was previously repealed by ordinance after the adoption of Ordinance No. 2021-6 on April 15, 2021. This item is for the first reading of a proposed ordinance which, if enacted, will repeal remaining provisions of the Carson City Municipal Code ("CCMC") which reference the Shade Tree Council and also make various other conforming and clerical changes. NRS 237.080 requires a business impact statement to be prepared whenever an ordinance by the adoption of which the governing body of a local government exercises legislative powers. The business impact statement finds that the proposed ordinance will not impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business.

Agenda Action: Ordinance - First Reading

Time Requested: 5 Minutes

Proposed Motion

I move to approve the business impact statement as presented and introduce, on first reading, Bill No. _____.

Board's Strategic Goal

Efficient Government

Previous Action

April 15, 2021 (Item 26A) - The Board of Supervisors ("Board") voted unanimously to adopt Ordinance No. 2021-6 on second reading.

March 18, 2021 (Item 17D) - The Board voted unanimously to introduce Ordinance No. 2021-6 on first reading.

January 19, 2017 (Item 12A) - The Board voted unanimously to accept the recommendation of the Shade Tree Council.

December 7, 2015 - The Shade Tree Council voted unanimously to recommend to the Board discontinuation of the Shade Tree Council.

Background/Issues & Analysis

The Shade Tree Council was created by the enactment of Ordinance No. 1993-23 in 1993 for the purpose of advising the Board on matters concerning the development, maintenance, management and promotion of a

safe, healthy and attractive urban forest in Carson City. At its December 7, 2015 meeting, the Shade Tree Council discussed the difficulty in filling seats on the advisory body due to a lack of interest from members of the community and the fact that much of the purpose of the Shade Tree Council was already being met by the Carson City Department of Parks and Recreation ("Parks Department"). As a result of this discussion, the Shade Tree Council voted unanimously to recommend to the Board discontinuation of the Shade Tree Council and to incorporate the purpose, mission and vision of the Council into the functions of the Parks Department. At its January 19, 2017 meeting, the Board voted unanimously to accept the recommendation.

Both the Parks Department and the Carson City Department of Public Works employ arborists as City staff who guide plan review, maintenance and other matters related to urban forestry in Carson City. In addition, other Parks Department staff and volunteers - park rangers, Americorps VISTA members and Open Space personnel - have assumed the community education component of urban forestry management. Furthermore, Carson City has been designated a Tree City USA which was made possible due to the City's comprehensive approach to addressing tree safety, reforestation, managing disease or decay and maintaining tree inventory. In summary, the functions of the Shade Tree Council had become obsolete with City staff assuming responsibility for proper urban forestry in Carson City.

On April 15, 2021, the Board unanimously adopted Ordinance No. 2021-6 on second reading to repeal chapter 2.18 of CCMC, which previously set forth provisions creating the Shade Tree Council.

Upon recent review of CCMC, however, it was discovered that some provisions in chapter 13.04 of CCMC which reference the Shade Tree Council and should have also been repealed or amended with Ordinance No. 2021-6 were overlooked, due in part to certain limitations in the use of cross-referencing tools in the electronic version of CCMC during the initial review process.

This ordinance proposes to repeal the remaining CCMC references to the Shade Tree Council, which no longer exists. The ordinance also proposes to make various conforming changes and clerical revisions for clarity and consistency with current ordinance drafting style and convention. Substantively, the following should be noted:

1. Section II of the ordinance revises the existing language in CCMC 13.04.070 to authorize the Board, upon its own motion or upon the recommendation of the Director of the Parks Department to designate a tree as a landmark tree instead of upon recommendation by the Shade Tree Council. With the repeal of the Shade Tree Council, the Director of the Parks Department also assumes the duty to maintain an accurate list of the landmark tree designations.
2. Section III of the ordinance revises the existing language in CCMC 13.04.090, which establishes proper pruning standards, by removing a reference to the Shade Tree Council but also providing a definition for "tree topping" for clarity.
3. Section V of the ordinance repeals in its entirety CCMC 13.04.180, which establishes provisions for appeals and hearings relating to the suspension, revocation or denial of a business license held by a person who unlawfully conducts business activities involving trees. The existing internal reference to CCMC 13.04.050 is inaccurate and CCMC 13.04.180 is more properly repealed as a redundant provision because provisions for business license appeals and hearings are already established in CCMC 4.04.175 and 4.04.210.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapters 237 and 244; Article 2 of the Carson City Charter

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

1. Do not accept the business impact statement, modify the business impact statement and/or provide alternative direction.
2. Do not introduce the ordinance on first reading, modify the ordinance and/or provide alternative direction.

Attachments:

[BIS - Remaining Shade Tree Council provisions Repeal.pdf](#)

[Ordinance_remaining Shade Tree Council provisions Repeal_First Reading.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)



BUSINESS IMPACT STATEMENT

This Business Impact Statement was prepared in accordance with the provisions of NRS (Nevada Revised Statutes) 237.030 to 237.150, inclusive, as a statutory prerequisite to the adoption of any rule***, as that term is defined in NRS 237.060, by the Carson City Board of Supervisors.

*** A "rule" may include an ordinance, or an action taken by the Board, that imposes, increases or changes the basis for the calculation of a fee which is paid in whole or in substantial part by businesses. A "rule" **does not** include actions that impose, increase or change the basis for the calculation of: (1) special assessments imposed pursuant to NRS chapter 271; (2) impact fees imposed pursuant to NRS chapter 278B; (3) fees for remediation imposed pursuant to NRS chapter 540A; (4) taxes ad valorem; (5) sales and use taxes; or (6) a fee that has been negotiated pursuant to a contract between a business and Carson City. A "rule" also **does not** include: an action taken by the Board that approves, amends or augments the annual budget of Carson City; an ordinance adopted by the Board pursuant to a provision of NRS chapter 271, 271A, 278, 278A, 278B or 350; an ordinance adopted or action taken by the Board that authorizes or relates to the issuance of bonds or other evidence of debt of Carson City; or any rule for which Carson City does not have the authority to consider less stringent alternatives, including, for example, a rule that Carson City is required to adopt pursuant to a federal or state statute or regulation or to a contract into which Carson City has entered.

ORDINANCE OR ACTION PROPOSED FOR ADOPTION

AN ORDINANCE RELATING TO ADMINISTRATION; REPEALING VARIOUS PROVISIONS RELATING TO THE SHADE TREE COUNCIL; REVISING PROVISIONS GOVERNING THE PRUNING OF TREES IN CARSON CITY; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

1. *The manner in which notice was provided to the applicable trade associations and officers of businesses likely to be affected by the proposed ordinance or action, and a summary of any data, arguments or comments received from those recipients:*

a. Notice

N/A. There are no trade associations or officers of businesses likely to be affected by the ordinance and therefore no person to whom a notice is required to be given.

b. Summary of comments

N/A

2. *The estimated economic effect of the proposed ordinance or rule on businesses,*

including both adverse and beneficial effects, and both direct and indirect effects:

a. Adverse effects:

N/A

b. Beneficial effects:

N/A

c. Direct effects:

N/A

d. Indirect effects:

N/A

3. *The methods considered by the Carson City Board of Supervisors to reduce the impact of the proposed ordinance or action on businesses and whether any of those methods were used:*

N/A

4. *Estimate of the annual cost to Carson City for enforcement of the proposed ordinance or action:*

N/A

5. *The total annual amount of money expected to be collected as a result of the new fee or increase in fee proposed by the ordinance or action, and the manner in which the money will be used:*

N/A

6. *The proposed ordinance or action [] DOES [X] DOES NOT include any provisions which duplicate or are more stringent than Federal, State or local standards regulating the same activity.*

7. *The reasons for the conclusions regarding the impact of the proposed ordinance or action:*

N/A

8. *Based on the information considered, it has been determined that this proposed ordinance or rule:*

☐ DOES ☒ DOES NOT impose a direct and significant economic burden upon a business.

☐ DOES ☒ DOES NOT directly restrict the formation, operation or expansion of a business.

Pursuant to NRS 237.090(3), this Business Impact Statement was prepared and made available for public inspection by the City Manager at the time the agenda notice on which the proposed ordinance or rule described in this statement is included was posted.

Pursuant to NRS 237.090(2), I, Nancy Paulson, the City Manager of Carson City, hereby certify that to the best of my knowledge and belief the information contained herein was properly prepared and is accurate.

Nancy Paulson
Signature

10/10/2022
Date

Nancy Paulson
Printed Name

SUMMARY: An ordinance repealing various provisions relating to the Shade Tree Council.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE RELATING TO ADMINISTRATION; REPEALING VARIOUS PROVISIONS RELATING TO THE SHADE TREE COUNCIL; REVISING PROVISIONS GOVERNING THE PRUNING OF TREES IN CARSON CITY; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 13 (PARKS AND RECREATION), Chapter 13.04 (TREES), Section 13.04.010 (Findings) is hereby amended (**bold, underlined** text is added, ~~[stricken]~~ text is deleted) as follows:

13.04.010 – ~~[Findings.]~~ Findings and Declaration. (NRS 244.1945)

~~[Whereas the board of supervisors created the Carson City shade tree council on January 16, 1992 to advise the board on matters pertaining to the community forest, the council has developed certain findings which the board adopts as a preamble to this chapter:~~

1. ~~That trees]~~ **The Board of Supervisors hereby finds and declares that:**

1. Trees in public places provide **various** benefits to the residents of Carson City, including , **without limitation,** natural beauty in developed neighborhoods, outdoor shelter from sun and wind, conservation of soil and energy, desirable ~~[habitat]~~ **habitats** for wildlife and ~~[natural cleaning of the air.]~~ **improvement in air quality.**

2. ~~[That costs]~~ **The cost** of maintaining tree cover ~~[are]~~ **is** exceeded by ~~[these]~~ **the** benefits to the community and ~~[that]~~ **therefore** new developments must ~~[come into being by adapting and conforming]~~ **adapt and conform** to the presence of existing trees on development sites.

3. ~~[That present policies on roadway development within Carson City contain no provisions for the planting and maintenance of street trees and that the citizens of this community desire to have trees in parkway plantings and bordering streets.~~

4. ~~That the]~~ **The** adoption of certain landscape design, planting and maintenance standards will assure the long-term viability of the community forest.

SECTION II:

That Title 13 (PARKS AND RECREATION), Chapter 13.04 (TREES), Section 13.04.070 (Designation of landmark trees) is hereby amended (**bold, underlined** text is added, ~~[stricken]~~ text is deleted) as follows:

13.04.070 – Designation of landmark trees. (NRS 244.1945)

The ~~[shade tree council shall recommend that the board of supervisors designate qualifying trees as landmark trees. The council will]~~ **Board of Supervisors may, upon its own motion or upon the recommendation of the Director, designate any tree in Carson City as a landmark tree. The Director shall** maintain an accurate list of the ~~[trees so designated by the board.]~~ **designations made pursuant to this section.**

SECTION III:

That Title 13 (PARKS AND RECREATION), Chapter 13.04 (TREES), Section 13.04.090 (Pruning) is hereby amended (**bold, underlined** text is added, ~~[stricken]~~ text is deleted) as follows:

13.04.090 - Pruning. (NRS 244.1945)

1. ~~[No trees]~~ **A tree that is located** on land **which is** owned or maintained by ~~[the city shall be]~~ **Carson City must not be** pruned in a manner that impairs the health of the tree.

2. ~~[All]~~ **Any** pruning **that is** performed on ~~[trees]~~ **a tree that is** located on land **which is** owned or maintained by ~~[the city shall]~~ **Carson City must be done** be in accordance with **applicable** pruning standards published by the **Western Chapter of the** International Society of **Arboriculture.** ~~[Arboriculture, Western Chapter.]~~

3. All ~~[pruned]~~ tree material ~~[shall]~~ **that is produced as the result of pruning must** be removed and controlled to prevent damage to the **property on which the tree is located and any** surrounding plant material . ~~[and property.]~~

4. Except as **otherwise** provided ~~[by]~~ **in** subsection 5 ~~[of this section,]~~ , tree topping of any tree **that is located** on land **which is** owned or maintained by ~~[the city shall be]~~ **Carson City is** unlawful.

5. ~~[Trees]~~ **Pruning of a tree that is** severely damaged ~~[by storms or other causes or trees]~~ **or is located** under **a** utility ~~[wires]~~ **wire** or other ~~[obstructions where other]~~ **obstruction in a manner such that proper** pruning practices are ~~[impractical]~~ **impracticable or commercially unreasonable** may be ~~[exempted]~~ **exempt** from this section at the discretion of the ~~[city department responsible for maintaining the trees, after consultation with the shade tree council.]~~ **Director.**

6. **As used in this section, “tree topping” means the practice of indiscriminate removal of large branches or limbs from the crown of a mature tree that tends to result in disease or decay of the tree.**

SECTION IV:

That Title 13 (PARKS AND RECREATION), Chapter 13.04 (TREES), Section 13.04.100 (Tree selection) is hereby repealed.

13.04.100 –~~[Tree selection.]~~ **Reserved.**

(Editor’s note: Ord. No. 2022- , § IV, adopted on 2022, repealed CCMC 13.04.100 – Tree selection.)

SECTION V:

That Title 13 (PARKS AND RECREATION), Chapter 13.04 (TREES), Section 13.04.180 (Appeals and hearings) is hereby repealed.

13.04.180 –~~[Appeals and hearings.]~~ Reserved.

(Editor's note: Ord. No. 2022- , § V, adopted on 2022, repealed CCMC 13.04.180 – Appeals and hearings.)

SECTION VI:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

SECTION VII:

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year 2022.

PROPOSED on _____, 2022.

PROPOSED by Supervisor _____.

PASSED on _____, 2022.

VOTE: AYES: SUPERVISORS: _____

NAYS: SUPERVISORS: _____

ABSENT: SUPERVISORS: _____

LORI BAGWELL

Mayor

ATTEST:

AUBREY ROWLATT
Carson City Clerk-Recorder

TEXT OF REPEALED SECTIONS

13.04.100 – [~~Tree selection.~~

~~1. The shade tree council shall develop and maintain and may from time to time amend a list of desirable trees for planting along streets in three (3) size classes: small, medium and large. The purpose of the list is to promote a diverse planting of tree species in order to minimize the impact of tree diseases.~~

~~2. The shade tree council shall develop and maintain and may amend from time to time a list of undesirable trees.~~

~~3. Copies of the lists of desirable and undesirable trees shall be maintained at the department of community development and shall be made available to the public.]~~

13.04.180 – [~~Appeals and hearings.~~

~~1. In the event of any suspension, revocation or denial of a business license by the city pursuant to Section 13.04.050, the aggrieved party shall have the right to appeal such suspension or revocation to the board of supervisors. Any such appeal must be submitted in writing to the board within thirty (30) days after the date of suspension or revocation of the license and include:~~

~~a. A statement outlining the interest of each aggrieved party;~~

~~b. A statement of the action(s) being appealed together with any material facts in support of his or her position; and~~

~~c. The signatures of all parties and date.~~

~~2. The aggrieved party may request that the shade tree council review the decision of the city and make its recommendation to the board of supervisors. If so requested, a hearing by the shade tree council shall be held at its next regular meeting or a special meeting within fifteen (15) days from the date the appeal is filed with the city. The shade tree council shall recommend to either accept, overrule or otherwise modify any order of the city suspending or revoking the license.~~

~~3. For the purposes of considering such a request, the shade tree council may, by a majority vote, on its own motion, or shall, if so requested by the licensee, augment its membership by not more than two (2) certified arborists or graduate foresters who shall have voting privileges at the hearing.~~

~~4. The shade tree council shall expeditiously notify the city in writing of its recommendation, which shall include:~~

~~a. Findings of facts;~~

~~b. Recommendations to the board; and~~

~~c. The signature of the chairperson and date.]~~



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Carol Akers, Purchasing & Contracts Administrator and Nancy Paulson, City Manager

Agenda Title: For Possible Action: Discussion and possible action regarding Conflict Counsel Attorney Services Contract No. 20300003-B for the provision of conflict counsel services in the First Judicial District Court and the Carson City Justice/Municipal Court and for services to assign indigent defense cases to conflict counsel or private attorneys under Carson City's Indigent Defense Plan ("Plan") from November 1, 2022 through June 30, 2023 in the amount of \$14,583.34 per month for conflict counsel services and an additional \$13,350, for case assignment services on an hourly basis, not to exceed 12 hours per week, for a total not to exceed amount of \$130,016.72, to be awarded to one of the following attorneys: Maria E. Pence or John George. (Carol Akers, cakers@carson.org and Nancy Paulson, npaulson@carson.org)

Staff Summary: Carson City previously contracted with Walter B. Fey to provide conflict counsel services to indigent defendants. Mr. Fey recently resigned, effective September 30, 2022. Carson City advertised the position and received letters of interest and resumes from two applicants. The Board of Supervisors ("Board") may award the contract to any applicant who submitted a letter of interest. Staff recommends awarding the contract to Maria E. Pence.

Agenda Action: Formal Action / Motion

Time Requested: 15 minutes

Proposed Motion

I move to award the contract as presented to Maria E. Pence [or another applicant at the discretion of the Board].

Board's Strategic Goal

Efficient Government

Previous Action

June 4, 2020 (Item 10B) - The Board approved Contract No. 20300003 with Walter B. Fey.

Background/Issues & Analysis

Carson City contracts with three conflict counsel to provide indigent defense services in the First Judicial District Court and the Carson City Justice/Municipal Court. Mr. Fey, one of the attorneys providing these services, tendered his resignation effective September 30, 2022. Due to the nature of Mr. Fey's cases and clients, it is imperative to have as little lapse as possible in the representation of his former clients.

Pursuant to the Plan, the Board is required to select the conflict counsel. An announcement soliciting letters of interest for the contract was published in the Nevada Appeal and the Reno Gazette Journal and circulated to the Washoe County Bar Association and the First Judicial District Bar Association. Letters of interest and resumes were received from, Maria E. Pence, Esq., and John George, Esq. The judges of the First Judicial District and

the Carson City Justice/Municipal Court recommend Maria E. Pence, Esq., to the Board. City staff also recommends Ms. Pence as she is a former attorney with the State Public Defender’s Office and provided indigent representation in Carson City Courts.

The regulations of the Nevada Board of Indigent Defense Services require, for the most part, the judiciary not to be involved with the provision of indigent defense services in a county. Prior to the City’s implementation of the Plan, case assignment services were provided by the Court Clerk’s Offices. However, this was deemed to be too much involvement of the judiciary in the provision of indigent defense services. The provision for case assignment services is proposed to be added to the conflict counsel contract to allow a person employed by conflict counsel, outside the judiciary, to assign indigent defense cases to conflict counsel and private attorneys in accordance with the Plan.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 332.115; Board of Indigent Defense Services regulations; Carson City Indigent Defense Plan

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: General Fund Conflict Council Account / 1010610-500361

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Funds from the General Fund Conflict Council Account 1010610-500361 will be allocated to the new conflict counsel contract. The Fiscal Year (“FY”) 2023 remaining budget from Walter B. Fey’s contract (20300003) is \$151,249.98.

Alternatives

Do not award the contract and/or provide alternative direction to staff.

Attachments:

[Letter of Resignation-Walter Fey.pdf](#)

[Letter of Recommendation for Conflict Counsel Contract 09-2022.pdf](#)

[All Submissions.pdf](#)

[20300003-B Draft Contract.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

WALTER B. FEY

Telephone 775 329-1101
Fax 775-329-1103
Email wbfey1@gmail.com

Attorney at Law

1601 Fairview Dr, Suite D
Carson City, Nevada 89701

8/15/2022

Honorable James E. Wilson Jr.

Senior Judge

First Judicial District

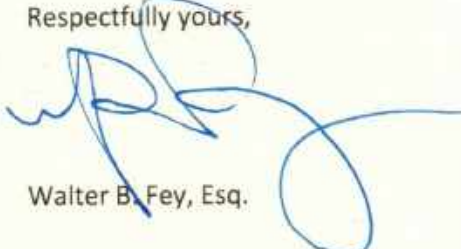
Dear Judge Wilson;

It has been a true pleasure and an honor to serve as conflict counsel for the First Judicial District of Nevada. The time spent on this contract has enabled me to act again as a line criminal defense attorney. It has been a very rewarding experience.

As the court is aware, I have had numerous health issues since the end of last year. I have tried to balance my professional duties with my health. Sometimes I have been successful. At other times, I have been distracted by my personal health requirements. The time has come when I must regrettably give notice that I am no longer able to fulfill my conflict counsel contract obligations. This is a difficult decision, but one which is necessary for my future and for the well-being of my clients.

Accordingly, I hereby offer my resignation and termination of the conflict counsel contract effective September 30, 2022. I thank you and the entire Carson City Court community for the courtesy and the kindnesses you have extended me during this difficult time.

Respectfully yours,

A handwritten signature in blue ink, appearing to be 'WBF', with a long horizontal flourish extending to the right.

Walter B. Fey, Esq.

Cc: Honorable James Todd Russell



FIRST JUDICIAL DISTRICT COURT

CARSON CITY & STOREY COUNTY
STATE OF NEVADA

JAMES T. RUSSELL

District Judge, Department One
885 East Musser Street, Room 3061
Carson City, Nevada 89701
(775) 882-1996
Fax: (775) 887-2272

JAMES E. WILSON, JR.

District Judge, Department Two
885 East Musser Street, Room 3057
Carson City, Nevada 89701
(775) 882-1619
Fax: (775) 887-2296

September 29, 2022

Carson City Board of Supervisors
201 N. Carson Street, Suite 2
Carson City, NV 89701

RE: Conflict Counsel Contract #20300003-B

Dear Carson City Board of Supervisors,

The purpose of this letter is to provide a recommendation for the Conflict Counsel contract. We have been informed of the attorneys who have submitted letters of interest. We recommend Ms. Maria Pence for the contract.

We understand that Ms. Pence is approved by the Department of Indigent Defense and has been a licensed attorney in the State of Nevada for over 29 years.

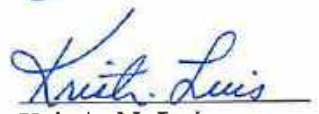
If you need any further information, please do not hesitate to contact us.

Sincerely,


James T. Russell
District Court Judge


Thomas R. Armstrong
Justice of the Peace
Municipal Court Judge


James E. Wilson, Jr.
District Court Judge


Kristin N. Luis
Justice of the Peace
Municipal Court Judge

Pence & Associates

1662 Hwy 395, Suite 203
Minden, NV 89423
(775) 392-4084 office
(866) 661-2585 fax
pencelegaldefense@gmail.com

September 12, 2022

RE: CARSON CITY CONFLICT COUNSEL ATTORNEY SERVICES

Dear Carol,

Hello again! I am writing this letter to request that you consider me as an applicant for the available contract for Conflict Counsel for Indigent Defendants in Carson City, Nevada. I am saddened by circumstances that have brought about this upcoming contract vacancy, but am excited about the opportunity to return to serving the indigent population of Carson City, where I live and have raised my family.

I have almost 30 years of experience as a criminal defense attorney—a large part of which has been devoted to serving underprivileged populations. I am passionate about my work and would love to bring my skill set and work ethic to the Carson City criminal justice system.

The Department of Indigent Services has formally qualified me to handle all levels of felony and misdemeanor defense work, including juvenile and 432(B) cases, which allows me to handle all matters within the purview of this contract.

I have appeared regularly in the courtrooms of Carson City and have a good working relationship with the District Attorney's Office and with court staff. I previously worked with both Justice Court judges and enjoy appearing in their courtrooms. I am also familiar with Carson City's District Court judges, having practiced in front of them many years ago in my role as a public defender, and more recently as a private attorney.

Additionally, my assistant, Kai Weaver, would be happy to take on the job of assigning indigent defense cases to conflict and private attorneys, in accordance with the City's Plan. Her previous experience with DIDS and similar work make her an excellent candidate for this position.

I am attaching a copy of my resume, as well as my qualification letter from DIDS, to this letter of interest. If there is any other information that would be helpful in considering my request to become one of Carson City's conflict attorneys for indigent defendants, please just let me know. I look forward to meeting with you regarding this opportunity at your earliest convenience.

Thank you for your time and consideration.

Sincerely,



Maria Pence, Esq.

MARIA E. PENCE
1662 U.S. Hwy 395, Ste. 203, Minden, NV, 89423
(775) 392-4084 office/ (775) 220-0884 cell
pencelegaldefense@gmail.com

PERSONAL PROFILE

Highly motivated, bilingual (English/Spanish) attorney, licensed in Nevada and California, with extensive professional experience in criminal law in both federal and state government settings seeks employment as conflict counsel for indigent defendants in Carson City, Nevada. Energetic, dependable, and extremely adaptable attorney possesses excellent writing, organization, and communication skills and has diverse public speaking experience including argument before the Nevada Supreme Court.

PROFESSIONAL EXPERIENCE

PENCE & ASSOCIATES

Minden, Nevada, *Criminal Defense Attorney*

June 2014 – Current

DOUGLAS COUNTY INDIGENT DEFENSE ATTORNEY

Minden, Nevada, *Indigent Defense Attorney*

June 2014 – December 2021

Provided all levels of criminal defense to Douglas County's indigent population, from traffic tickets to first degree murder charges; responsible for all aspects of defense including bail hearings, case negotiation, preliminary hearings, motion writing, evidentiary hearings, trial, sentencing, and appellate work.

DOUGLAS COUNTY DISTRICT ATTORNEYS' OFFICE

Minden, Nevada, *Deputy District Attorney III*

2011 – June 2014

Recruited by Douglas County District Attorney to perform all aspects of prosecution, including charging decisions, case negotiation, and trial work; was sole attorney prosecuting cases in the Tahoe Justice Court for several years.

NEVADA STATE PUBLIC DEFENDER OFFICE

Carson City, Nevada, *Deputy Public Defender*

October 2009 – 2011

Represented indigent clients in all phases of criminal misdemeanor and felony cases; developed rapport with District Attorney's Office to improve case resolution; networked with community agencies to provide necessary client services.

NEVADA SUPREME COURT

Carson City, Nevada, *Staff Attorney*, Civil Division

February 2007 – August 2009

Researched and analyzed diverse issues of civil law raised in appeals of last resort at the state level; Orally presented cases to the justices of the Nevada Supreme Court and drafted memoranda of law, orders, and opinions.

KUMMER KAEMPFER BONNER RENSHJAW & FERRARIO

Carson City, Nevada, *Contract Attorney*

January 2004-February 2007

Drafted legal pleadings ranging from criminal motions to appellate documents filed with the Nevada Supreme Court, conducted client interviews, and developed case strategies for firm partners. Successfully argued Herbst Gaming, Inc. v. Heller, 122 Nev. 877, 141 P.3d 1224(2006) before the Nevada Supreme Court as counsel for the American Cancer Society, which later formed the basis of the Nevada Clean Indoor Air Act.

FEDERAL DEFENDERS OF SAN DIEGO, INC

San Diego, California, *Trial Attorney*

August 1993-November 1996

Handled all phases of federal felony criminal cases; extensive trial and appellate experience; served on training committee for new attorneys; participated in Casa de Migrante program educating undocumented persons in Tijuana, Mexico about United States federal immigration laws.

MARIA E. PENCE

1662 U.S. Hwy 395, Ste. 203, Minden, NV, 89423

(775) 392-4084 office/ (775) 220-0884 cell

pencelegaldefense@gmail.com

EDUCATION

CALIFORNIA WESTERN SCHOOL OF LAW

San Diego, California, Juris Doctorate, April 1993

EAST CHINA INSTITUTE OF POLITICS AND LAW

Shanghai, Peoples' Republic of China, Comparative Law Summer Program, 1992

SANTA CLARA UNIVERSITY

Santa Clara, California, Bachelor of Science, Psychology, 1988

PUBLICATIONS AND LECTURES

Anatomy of a Case – Fighting the Good Fight from Appointment to Trial, presenter, First Annual Indigent Defense CLE Conference, Nevada, April 2021

"I've been convicted of a crime—Now what?" The Collateral Consequences of Criminal Convictions, guest lecturer, NACCA Northern Regional Training, National Judicial College, Reno, Nevada, September 2016

Plea Bargaining, Criminal Justice Act Seminar, guest lecturer, San Diego, California, June 1996

Bail issues & Detention Hearing Tactics, Criminal Justice Act Seminar, guest lecturer, San Diego, California, June 1995

Defending a Federal Criminal Case, co-author, San Diego Federal Defenders 1995 Manual, Chapter Six "*Pretrial and other Motions*"

SPECIAL TRAINING

- 1 *Defending Drug Delivery Resulting in Death Cases* (NACDL Live Webcast Series, January—February 2021)
- 2 *Defending the Modern Drug Case* NACDL Seminar (Las Vegas, Nevada, October 2017)
- 3 Nevada Community Improvement Council Summit (Reno, Nevada, September 2016-2018)
- 4 *Capital Case Defense* CACJ Seminar (Monterey, California, February 2015)
- 5 *Understanding, Attacking, and Winning DUI Cases* (Reno, Nevada, February 2011)
- 6 Council of Appellate Staff Attorneys (CASA) and Appellate Judges Education Institute (AJEI) Conference (Phoenix, Arizona, November 2008)
- 7 National Association of Appellate Court Attorneys (NAACA) Conference (New Orleans, Louisiana, July 2007)
- 8 National College of Criminal Defense, Trial Practice Institute (Macon, Georgia, July 1995)
- 9 National College of Criminal Defense, Themes and Theories (Denver, Colorado, December 1994)

Fluency in Spanish, including legal communication and terminology.

Steve Sisolak
Governor



Marale Ryba
Executive Director

Jarrod Hickman
Deputy Director

Thomas Qualls
Deputy Director

**STATE OF NEVADA
DEPARTMENT OF INDIGENT DEFENSE SERVICES**

898 West Nye Lane, Suite 202 | Carson City, NV 89703-1578
Phone: (775) 687-8480 | dids.nv.gov

June 11, 2021

Ms. Maria Pence
Pence & Associates
1662 U.S. Highway 395, Suite 203
Minden, Nevada 89423

RE: Application for list of eligible providers

Dear Ms. Pence,

Thank you for submitting your application for inclusion on the Department's list of eligible indigent defense providers. In turn, counties will use the list to select counsel for contracts or panels of appointed counsel as part of their plan for indigent defense services. NRS 260.070. County plans will be submitted to the Board on Indigent Defense Services by September 3, 2021. Until plans are submitted and approved, it is anticipated that appointments will occur in the usual manner.

Date of Application: May 18, 2021

Jurisdictions: Carson City, Douglas, Lyon

Categories Approved: (1) Misdemeanor; (2) Gross Misdemeanor and Category E, D, C, and B (for which the maximum penalty is 10 years or less) felonies; (3) Category B (for which the maximum penalty is 10 years or more) and non-capital Category A felonies; (4) Direct Appeals – Non-Capital; and (5) Juvenile.

If you disagree with this determination, you may submit a request for reconsideration within 30 days of receipt of this notice. Please include the basis for the reconsideration in the request. The Board on Indigent Defense Services will review any request for reconsideration submitted at the next scheduled meeting.

Sincerely,

/s/ Jarrod Hickman
Jarrod Hickman
Deputy Director



LAW OFFICES OF JOHN GEORGE
— ATTORNEY AND COUNSELOR AT LAW —

624 South Ninth Street Las Vegas, Nevada 89101

September 13, 2022

Carol Akers
Carson City Hall- Executive Office
201 N. Carson Street Suite 2
Carson City, NV 89701
Sent via email

I am grateful to be submitting my application for the conflict counsel position to represent indigent defendants. Please take the time to read this letter because it will impress upon you that I am the best suited candidate applying for this position. Moreover, I believe the boldness of that statement will clearly demonstrate my profound desire to work in that capacity.

I recently accepted a position as an Assistant District Attorney in Nye County and have been working in that capacity since April. I enjoy that position and believe that having the experience as a prosecutor will now enable me to be an even better defense attorney than I was prior to working as a District Attorney. Because my boss did not win re-election and because I simply miss being a defense attorney, I want to return to criminal defense.

The feature that makes me best qualified to work as a conflict attorney is the fact that I already functioned in that capacity. I was the conflict attorney for Clark County in four of the rural jurisdictions surrounding Las Vegas, i.e., Boulder City, Searchlight, Goodsprings, and Laughlin. I know the duties of the position and have proven myself fully capable and successful at maintaining 150 or more cases at once. Moreover, I never had support staff when I had my own private practice. I did everything including all of the duties that support staff normally perform, e.g., mailings, filing, drafting letters and briefs etc. It was not unusual for me to be working seven days a week, although I try to take Sunday off because I do have spiritual interest and commitments. I believe I earned the right to say that I am one of the hardest working attorneys in the State.

I have a unique ability to get along with everyone: without exception. I have been wealthy and I have been poor and homeless, so I can relate to everyone in any circumstance. I am gregarious and outgoing and people trust me instantly. Moreover, I have a proven track record of working successfully with indigent clients. Lastly, I speak, read and write Spanish fluently.



LAW OFFICES OF JOHN GEORGE
— ATTORNEY AND COUNSELOR AT LAW —

624 South Ninth Street Las Vegas, Nevada 89101

I want to work in Northern Nevada. Working recently in Nye County reminded me of how much I enjoy being in environments with hard working and down-to-earth people. After law school I spent 5 years getting a Master's degree in a small farm town in North Dakota where I learned to love communities with agriculture, industry, military and more diversified economies than the single -industry economy in Southern Nevada. Diversified economies attract harder working, honest, and good people. Quite simply, Northern Nevada has more appeal to me as a location to work and represent clients because the environment is more productive, more diverse, has more integrity, and generally better people than Southern Nevada. I can make a greater and more noticeable contribution to the culture and society in Northern Nevada

Give me an interview and you will be very comfortable and convinced that I am the best person for this position,

/s/ John George
JOHN GEORGE

PROFESSIONAL EXPERIENCE

Office of the Nye County District Attorney

April 1, 2022 – Present

- Assistant District Attorney position prosecuting all criminal matters occurring in the second largest County in the United States
- Responsible for every facet of criminal cases from their screening (determining whether the matter will be charged and if so, what the charges will be); drafting the complaints; appearing at arraignments; negotiating the resolution of criminal matters at all stages of their evolution in the criminal justice system; conducting preliminary hearings; drafting all pretrial, trial, and post-trial briefs. Responsible for all trial matters, e.g., choosing experts and witnesses; preparing and interacting with those parties; interacting with, and delegating responsibilities to investigators and experts; conducting trials and managing the outcome of all cases in which I am involved, including any post-conviction matters that arise.
- Responsible for all categories of cases regardless of their complexity or penalty level at which they are charged, e.g., from Category A felonies to those less severe
- Permitted a wide range of discretion and autonomy and exposed to the entire breadth of criminal matters that occur in the jurisdiction by being permitted to work on the entire variety of matters that are prosecuted by this office in this large jurisdiction

Law Office of John George

August 2015 -April,2022

- Sole Proprietor of law office with a general practice including a County appointed criminal defense track as the conflict attorney in four rural jurisdictions surrounding the Las Vegas metropolitan area.
- Appointed by the same county office for numerous Supreme Court and Appellate court appeals; extraordinary relief matters including writs of habeas corpus, mandamus, and coram nobis; post-conviction matters such as IAOC claims and plea withdrawals
- Extensive experience representing clients in every court in Southern Nevada resulting in extensive experience drafting, researching, arguing, and trial experience. In addition to appointed cases and the criminal defense track, I had a large retained practice including family and civil matters. I have a remarkably diverse and eclectic background litigating in both the civil and criminal milieus.
- CJA from 2014 to 2020, with an average of 11 active cases simultaneously. I represented an incredibly diverse number of cases from terrorism cases to large multi-defendant, multi-tiered matters in lengthy trials such as USA v BUNDY and USA v PALAFOX (VAGOS motorcycle club)
- Contract attorney in the Southern Nevada region for the largest criminal defense firm in the United States: Imhoff and Associates
- Argued in front of the Nevada Supreme Court en banc.

Associate Attorney – Cobeaga Law Offices

January 2012 – January 2015

- Represented both plaintiff and defendants in large tort actions involving personal and economic injuries: including: wrongful death, medical malpractice, civil rights, fraud, personal injury, etc.

BAR LICENSES

Illinois 2010, Nevada 2012.

EDUCATION

University of North Dakota --Masters of Space Studies

Boyd School of Law – Juris Doctor

University of California Berkeley – Bachelor of Art in Philosophy

OTHER ACTIVITIES

SPEAK, READ, WRITE SPANISH LANGUAGE. CDL HOLDER WITH 1,000,000 MILES. TOASTMASTERS. VOLUNTEER TRUANCY JUDGE WITH CLARK COUNTY FOR 6 YEARS

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

Contract No. 20300003-B

Title: Conflict Counsel, Maria E. Pence; Attorney at Law

THIS CONTRACT is made and entered into this _____ day of _____, 2022, by and between Carson City, a consolidated municipality, a political subdivision of the State of Nevada, hereinafter referred to as "CITY", and Maria E. Pence; Attorney at Law, hereinafter referred to as "CONSULTANT".

WITNESSETH:

WHEREAS, the Purchasing and Contracts Manager for **CITY** is authorized pursuant to Nevada Revised Statutes (hereinafter referred to as "NRS") 332 and 338 and Carson City Purchasing Resolution #1990-R71, to approve and accept this Contract as set forth in and by the following provisions; and

WHEREAS, this Contract (does involve___) (does not involve _X_) a "public work" construction project, which pursuant to NRS 338.010(17) means any project for the new construction, repair or reconstruction of an applicable project financed in whole or in part from public money; and

WHEREAS, CONSULTANT'S compensation under this agreement (does ___) (does not _X_) utilize in whole or in part money derived from one or more federal grant funding source(s); and

WHEREAS, it is deemed necessary that the services of **CONSULTANT** for **CONTRACT No. 20300003-B** (hereinafter referred to as "Contract") are both necessary and in the best interest of **CITY**; and

NOW, THEREFORE, in consideration of the aforesaid premises, and the following terms, conditions and other valuable consideration, the parties mutually agree as follows:

1. REQUIRED APPROVAL:

This Contract shall not become effective until and unless approved by the Carson City Board of Supervisors.

2. SCOPE OF WORK (Incorporated Contract Documents):

2.1 **CONSULTANT** shall provide and perform the following services set forth in **Exhibit A**, which shall all be attached hereto and incorporated herein by reference, and shall provide administrative services under the Carson City Indigent Defense Plan related to assignment of conflict counsel and private DIDS qualified attorneys to indigent defense cases for and on behalf of **CITY** and hereinafter referred to as the "SERVICES".

2.2 **CONSULTANT** represents that it is duly licensed by **CITY** for the purposes of performing the SERVICES.

2.3 **CONSULTANT** represents that it is duly qualified and licensed in the State of Nevada for the purposes of performing the SERVICES.

For P&C Use Only

CCBL expires _____

GL expires _____

PL expires _____

WC expires _____

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

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2.4 **CONSULTANT** represents that it and/or the persons it may employ possess all skills and training necessary to perform the SERVICES described herein and required hereunder. **CONSULTANT** shall perform the SERVICES faithfully, diligently, in a timely and professional manner, to the best of its ability, and in such a manner as is customarily performed by a person who is in the business of providing such services in similar circumstances. **CONSULTANT** shall be responsible for the professional quality and technical accuracy of all SERVICES furnished by **CONSULTANT** to **CITY**.

2.5 **CONSULTANT** represents that neither the execution of this Contract nor the rendering of services by **CONSULTANT** hereunder will violate the provisions of or constitute a default under any other contract or agreement to which **CONSULTANT** is a party or by which **CONSULTANT** is bound, or which would preclude **CONSULTANT** from performing the SERVICES required of **CONSULTANT** hereunder, or which would impose any liability or obligation upon **CITY** for accepting such SERVICES.

2.6 Before commencing with the performance of any work under this Contract, **CONSULTANT** shall obtain all necessary permits and licenses as may be necessary. Before and during the progress of work under this Contract, **CONSULTANT** shall give all notice and comply with all the laws, ordinances, rules and regulations of every kind and nature now or hereafter in effect promulgated by any Federal, State, County, or other Governmental Authority, relating to the performance of work under this Contract. If **CONSULTANT** performs any work that is contrary to any such law, ordinance, rule or regulation, it shall bear all the costs arising therefrom.

2.7 Special Terms and Conditions for Engineers, Architects, and Land Surveying/Testing:
(OMITTED)

2.8 **CITY Responsibilities:**

2.8.1 **CITY** shall make available to **CONSULTANT** all technical data that is in **CITY'S** possession, reasonably required by **CONSULTANT** relating to the SERVICES.

2.8.2 **CITY** shall provide access to and make all provisions for **CONSULTANT** to enter upon public and private lands, to the fullest extent permitted by law, as reasonably required for **CONSULTANT** to perform the SERVICES.

2.8.3 **CITY** shall examine all reports, correspondence, and other documents presented by **CONSULTANT** upon request of **CITY**, and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay the work of **CONSULTANT**.

2.8.4 It is expressly understood and agreed that all work done by **CONSULTANT** shall be subject to inspection and acceptance by **CITY** and approval of SERVICES shall not forfeit the right of **CITY** to require correction, and nothing contained herein shall relieve **CONSULTANT** of the responsibility of the SERVICES required under the terms of this Contract until all SERVICES have been completed and accepted by **CITY**.

3. **CONTRACT TERM:**

3.1 This Contract shall be effective from November 1, 2022, subject to Carson City Board of Supervisors' approval (anticipated to be October 20, 2022) to June 30, 2023, unless sooner terminated by either party as specified in **Section 7** (CONTRACT TERMINATION).

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

Contract No. 20300003-B

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4. **NOTICE:**

4.1 Except any applicable bid and award process where notices may be limited to postings by **CITY** on its Bid Opportunities website (www.carson.org), all notices or other communications required or permitted to be given under this Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by e-mail, by regular mail, by telephonic facsimile with simultaneous regular mail, or by certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address specified below.

4.2 Notice to **CONSULTANT** shall be addressed to:

Maria E. Pence
1662 U.S. Hwy 395, Ste 203
Minden, NV 89423
775-392-4082
Pencelegaldefense@gmail.com

4.3 Notice to **CITY** shall be addressed to:

Carson City Purchasing and Contracts Department
Carol Akers, Purchasing and Contracts Administrator
201 North Carson Street, Suite 2
Carson City, NV 89701
775-283-7362 / FAX 775-887-2286
CAkers@carson.org

5. **COMPENSATION:**

5.1 The parties agree that **CONTRACTOR** will provide the SERVICES specified in **Section 2** (SCOPE OF WORK) and **CITY** agrees to pay **CONTRACTOR** the Contract's compensation of a total not to exceed maximum amount of One Hundred Thirty Thousand Sixteen Dollars and 72/100 (\$130,016.72), from November 1, 2022 through June 30, 2023, \$116,666.72 of which will be paid in equal installments of \$14,583.34 per month, and the additional not to exceed amount of \$13,350 shall be paid on an as billed basis, not to exceed 12 hours per week, for administrative services under the Carson City Indigent Defense Plan to relate to assignment of conflict counsel and private DIDS qualified attorneys to indigent defense cases. These amounts shall hereinafter be referred to as the "Contract Sum."

5.2 Contract Sum represents full and adequate compensation for the completed SERVICES, and includes the furnishing of all materials; all labor, equipment, tools, and appliances; and all expenses, direct or indirect, connected with the proper execution of the SERVICES.

5.3 **CITY** has provided a sample invoice and **CONSULTANT** shall submit its request for payment using said sample invoice.

5.4 Payment by **CITY** for the SERVICES rendered by **CONSULTANT** shall be due within thirty (30) calendar days from the date **CITY** acknowledges that the performance meets the requirements of this Contract or from the date the correct, complete, and descriptive invoice is received by **CITY** employee designated on the sample invoice, whichever is the later date.

5.5 **CITY** does not agree to reimburse **CONSULTANT** for expenses unless otherwise specified.

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

Contract No. 20300003-B

Title: Conflict Counsel, Maria E. Pence; Attorney at Law

6. TIMELINESS OF BILLING SUBMISSION:

6.1 The parties agree that timeliness of billing is of the essence to this Contract and recognize that **CITY** is on a fiscal year which is defined as the period beginning July 1 and ending June 30 of the following year. All billings for dates of service prior to July 1 must be submitted to **CITY** no later than the first Friday in August of the same year. A billing submitted after the first Friday in August will subject **CONSULTANT** to an administrative fee not to exceed \$100.00. The parties hereby agree this is a reasonable estimate of the additional costs to **CITY** of processing the billing as a stale claim and that this amount will be deducted from the stale claim payment due to **CONSULTANT**.

7. CONTRACT TERMINATION:

7.1 Termination Without Cause:

7.1.1 Any discretionary or vested right of renewal notwithstanding, this Contract may be terminated upon written notice by mutual consent of both parties or unilaterally by either party without cause.

7.1.2 **CITY** reserves the right to terminate this Contract for convenience whenever it considers termination, in its sole and unfettered discretion, to be in the public interest. In the event that the Contract is terminated in this manner, payment will be made for SERVICES actually completed. If termination occurs under this provision, in no event shall **CONSULTANT** be entitled to anticipated profits on items of SERVICES not performed as of the effective date of the termination or compensation for any other item, including but not limited to, unabsorbed overhead. **CONSULTANT** shall require that all subcontracts which it enters related to this Contract likewise contain a termination for convenience clause which precludes the ability of any subconsultant to make claims against **CONSULTANT** for damages due to breach of contract, of lost profit on items of SERVICES not performed or of unabsorbed overhead, in the event of a convenience termination.

7.2 Termination for Nonappropriation:

7.2.1 All payments and SERVICES provided under this Contract are contingent upon the availability of the necessary public funding, which may include various internal and external sources. In the event that Carson City does not acquire and appropriate the funding necessary to perform in accordance with the terms of the Contract, the Contract shall automatically terminate upon **CITY'S** notice to **CONSULTANT** of such nonappropriation, and no claim or cause of action may be based upon any such nonappropriation.

7.3 Cause Termination for Default or Breach:

7.3.1 A default or breach may be declared with or without termination.

7.3.2 This Contract may be terminated by either party upon written notice of default or breach to the other party as follows:

7.3.2.1 If **CONSULTANT** fails to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or any SERVICES called for by this Contract within the time requirements specified in this Contract or within any granted extension of those time requirements; or

7.3.2.2 If any state, county, city or federal license, authorization, waiver, permit,

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

Contract No. 20300003-B

Title: Conflict Counsel, Maria E. Pence; Attorney at Law

qualification or certification required by statute, ordinance, law, or regulation to be held by **CONSULTANT** to provide the goods or SERVICES or any services required by this Contract is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or

7.3.2.3 If **CONSULTANT** becomes insolvent, subject to receivership, or becomes voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; or

7.3.2.4 If **CITY** materially breaches any material duty under this Contract and any such breach impairs **CONSULTANT'S** ability to perform; or

7.3.2.5 If it is found by **CITY** that any quid pro quo or gratuities in the form of money, services, entertainment, gifts, or otherwise were offered or given by **CONSULTANT**, or any agent or representative of **CONSULTANT**, to any officer or employee of **CITY** with a view toward securing a contract or securing favorable treatment with respect to awarding, extending, amending, or making any determination with respect to the performing of such contract; or

7.3.2.6 If it is found by **CITY** that **CONSULTANT** has failed to disclose any material conflict of interest relative to the performance of this Contract.

7.4 Time to Correct (Declared Default or Breach):

7.4.1 Termination upon a declared default or breach may be exercised only after providing 7 (seven) calendar days written notice of default or breach, and the subsequent failure of the defaulting or breaching party, within five (5) calendar days of providing that default or breach notice, to provide evidence satisfactory to the aggrieved party demonstrating that the declared default or breach has been corrected. Time to correct shall run concurrently with any notice of default or breach and such time to correct is not subject to any stay with respect to the nonexistence of any Notice of Termination. Untimely correction shall not void the right to termination otherwise properly noticed unless waiver of the noticed default or breach is expressly provided in writing by the aggrieved party. There shall be no time to correct with respect to any notice of termination without cause or termination for nonappropriation.

7.5 Winding Up Affairs Upon Termination:

7.5.1 In the event of termination of this Contract for any reason, the parties agree that the provisions of this **Subsection 7.5** (Winding Up Affairs Upon Termination) survive termination:

7.5.1.1 The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Contract. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination; and

7.5.1.2 **CONSULTANT** shall satisfactorily complete SERVICES in progress at the agreed rate (or a pro rata basis if necessary) if so requested by **CITY**; and

7.5.1.3 **CONSULTANT** shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so requested by **CITY**; and

7.5.1.4 **CONSULTANT** shall preserve, protect, and promptly deliver into **CITY** possession all proprietary information in accordance **Section 19** (CITY OWNERSHIP OF

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

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PROPRIETARY INFORMATION).

7.5.1.5 **CONTRACTOR** shall provide all court appointment case files to the **CITY** or the new conflict counsel within 7 days of notification to the **CITY** that he or she is terminating the contract or closing practice or within 7 days of notification by the **CITY** that the contract is being terminated.

7.6 Notice of Termination:

7.6.1 Unless otherwise specified in this Contract, termination shall not be effective until seven (7) calendar days after a party has provided written notice of default or breach, or notice of without cause termination. Notice of Termination may be given at the time of notice of default or breach, or notice of without cause termination. Notice of Termination may be provided separately at any time after the running of the 7-day notice period, and such termination shall be effective on the date the Notice of Termination is provided to the party unless a specific effective date is otherwise set forth therein. Any delay in providing a Notice of Termination after the 7-day notice period has run without a timely correction by the defaulting or breaching party shall not constitute any waiver of the right to terminate under the existing notice(s).

8. REMEDIES:

Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including, without limitation, actual damages, and to a prevailing party reasonable attorney's fees and costs. The parties agree that, in the event a lawsuit is filed and a party is awarded attorney's fees by the court, for any reason, the amount of recoverable attorney's fees shall not exceed the rate of \$125 per hour. **CITY** may set off consideration against any unpaid obligation of **CONSULTANT** to **CITY**.

9. LIMITED LIABILITY:

CITY will not waive and intends to assert available NRS Chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. Liquidated damages shall not apply unless otherwise expressly provided for elsewhere in this Contract. Damages for any **CITY** breach shall never exceed the amount of funds appropriated for payment under this Contract, but not yet paid to **CONSULTANT**, for the fiscal year budget in existence at the time of the breach. **CONSULTANT'S** tort liability shall not be limited.

10. FORCE MAJEURE:

Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.

11. INDEMNIFICATION:

11.1 To the extent permitted by law, including, but not limited to, the provisions of NRS Chapter 41, each party shall indemnify, hold harmless and defend, not excluding the other's right to participate, the other party from and against all liability, claims, actions, damages, losses, and expenses, including but not limited to reasonable attorney's fees and costs, arising out of any alleged negligent or willful acts or omissions of the indemnifying party, its officers, employees and agents. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of the indemnity which would otherwise exist as to any party or person described in this Section.

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

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11.2 As required by NRS 338.155, if this Contract involves a "public work" construction project as defined above, **CONSULTANT** shall defend, indemnify and hold harmless the **CITY**, and the employees, officers and agents of the public body from any liabilities, damages, losses, claims, actions or proceedings, including without limitation, reasonable attorney's fees, to the extent that such liabilities, damages, losses, claims, actions or proceedings are caused by the negligence, errors, omissions, recklessness or intentional misconduct of the **CONSULTANT** or the employees or agents of the **CONSULTANT** in the performance of the Contract. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of the indemnity which would otherwise exist as to any party or person described in this section. However, with respect to any anticipated benefits to **CITY** resulting from the Scope of Work, **CONSULTANT** shall not be responsible or liable to **CITY** for any warranties, guarantees, fitness for a particular purpose or loss of anticipated profits resulting from any termination of this Contract. Additionally, **CONSULTANT** shall not be responsible for acts and decisions of third parties, including governmental agencies, other than **CONSULTANT'S** subcontractors, that impact project completion and/or success.

11.3 Except as otherwise provided in **Subsection 11.5** below, the indemnifying party shall not be obligated to provide a legal defense to the indemnified party, nor reimburse the indemnified party for the same, for any period occurring before the indemnified party provides written notice of the pending claim(s) or cause(s) of action to the indemnifying party, along with:

11.3.1 a written request for a legal defense for such pending claim(s) or cause(s) of action; and

11.3.2 a detailed explanation of the basis upon which the indemnified party believes that the claim or cause of action asserted against the indemnified party implicates the culpable conduct of the indemnifying party, its officers, employees, and/or agents.

11.4 After the indemnifying party has begun to provide a legal defense for the indemnified party, the indemnifying party shall not be obligated to fund or reimburse any fees or costs provided by any additional counsel for the indemnified party, including counsel through which the indemnified party might voluntarily choose to participate in its defense of the same matter.

11.5 After the indemnifying party has begun to provide a legal defense for the indemnified party, the indemnifying party shall be obligated to reimburse the reasonable attorney's fees and costs incurred by the indemnified party during the initial thirty (30) day period of the claim or cause of action, if any, incurred by separate counsel.

12. **INDEPENDENT CONTRACTOR:**

12.1 **CONSULTANT**, as an independent contractor, is a natural person, firm or corporation who agrees to perform SERVICES for a fixed price according to his or its own methods and without subjection to the supervision or control of the **CITY**, except as to the results of the SERVICES, and not as to the means by which the SERVICES are accomplished.

12.2 It is mutually agreed that **CONSULTANT** is associated with **CITY** only for the purposes and to the extent specified in this Contract, and in respect to performance of the contracted SERVICES pursuant to this Contract. **CONSULTANT** is and shall be an independent contractor and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract.

12.3 Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for **CITY** whatsoever with respect to the indebtedness, liabilities, and obligations of **CONSULTANT** or any other party.

12.4 **CONSULTANT**, in addition to **Section 11** (INDEMNIFICATION), shall indemnify and hold **CITY** harmless from, and defend **CITY** against, any and all losses, damages, claims, costs, penalties, liabilities, expenses arising out of or incurred in any way because of, but not limited to, **CONSULTANT'S** obligations or legal duties regarding any taxes, fees, assessments, benefits, entitlements, notice of

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

Contract No. 20300003-B

Title: Conflict Counsel, Maria E. Pence; Attorney at Law

benefits, employee's eligibility to work, to any third party, subcontractor, employee, state, local or federal governmental entity.

12.5 Neither **CONSULTANT** nor its employees, agents, or representatives shall be considered employees, agents, or representatives of **CITY**.

13. **INSURANCE REQUIREMENTS (GENERAL):**

13.1 NOTICE: The following general insurance requirements shall apply unless these general requirements are altered by any specific requirements set forth in CITY'S solicitation for bid document, the adopted bid or other document incorporated into this Contract by the parties.

13.2 **CONSULTANT**, as an independent contractor and not an employee of **CITY**, must carry policies of insurance in amounts specified and pay all taxes and fees incident hereunto. **CITY** shall have no liability except as specifically provided in this Contract.

13.3 **CONSULTANT** shall not commence work before: (1) **CONSULTANT** has provided the required evidence of insurance to **CITY** Purchasing and Contracts, and (2) **CITY** has approved the insurance policies provided by **CONSULTANT**.

13.4 Prior approval of the insurance policies by **CITY** shall be a condition precedent to any payment of consideration under this Contract and **CITY'S** approval of any changes to insurance coverage during the course of performance shall constitute an ongoing condition subsequent this Contract. Any failure of **CITY** to timely approve shall not constitute a waiver of the condition.

13.5 *Insurance Coverage (13.6 through 13.23):*

13.6 **CONSULTANT** shall, at **CONSULTANT'S** sole expense, procure, maintain and keep in force for the duration of this Contract the following insurance conforming to the minimum requirements specified below. Unless specifically specified herein or otherwise agreed to by **CITY**, the required insurance shall be in effect prior to the commencement of work by **CONSULTANT** and shall continue in force as appropriate until the later of:

13.6.1 Final acceptance by **CITY** of the completion of this Contract; or

13.6.2 Such time as the insurance is no longer required by **CITY** under the terms of this Contract.

13.6.3 Any insurance or self-insurance available to **CITY** under its coverage(s) shall be in excess of and non-contributing with any insurance required from **CONSULTANT**.

CONSULTANT'S insurance policies shall apply on a primary basis. Until such time as the insurance is no longer required by **CITY**, **CONSULTANT** shall provide **CITY** with renewal or replacement evidence of insurance no less than thirty (30) calendar days before the expiration or replacement of the required insurance. If at any time during the period when insurance is required by this Contract, an insurer or surety shall fail to comply with the requirements of this Contract, as soon as **CONSULTANT** has knowledge of any such failure, **CONSULTANT** shall immediately notify **CITY** and immediately replace such insurance or bond with an insurer meeting the requirements.

13.7 *General Insurance Requirements (13.8 through 13.23):*

13.8 **Certificate Holder:** Each liability insurance policy shall list Carson City c/o Carson City Purchasing and Contracts, 201 N. Carson Street, Suite 2, Carson City, NV 89701 as a certificate holder.

13.9 **Additional Insured:** By endorsement to the general liability insurance policy evidenced by **CONSULTANT**, The City and County of Carson City, Nevada, its officers, employees and immune contractors shall be named as additional insureds for all liability arising from this Contract.

13.10 **Waiver of Subrogation:** Each liability insurance policy shall provide for a waiver of subrogation

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

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as to additional insured, unless:

13.10.1 **CONSULTANT** maintains an additional \$5,000,000.00 umbrella policy in lieu of the Waiver of Subrogation Clause.

13.11 **Cross-Liability:** All required liability policies shall provide cross-liability coverage as would be achieved under the standard ISO separation of insureds clause.

13.12 **Deductibles and Self-Insured Retentions:** Insurance maintained by **CONSULTANT** shall apply on a first dollar basis without application of a deductible or self-insured retention unless otherwise specifically agreed to by **CITY**. Such approval shall not relieve **CONSULTANT** from the obligation to pay any deductible or self-insured retention. Any deductible or self-insured retention shall not exceed \$50,000.00 per occurrence, unless otherwise approved by **CITY**.

13.13 **Policy Cancellation:** Except for ten (10) calendar days notice for non-payment of premium, each insurance policy shall be endorsed to state that; without thirty (30) calendar days prior written notice to Carson City Purchasing and Contracts, the policy shall not be canceled, non-renewed or coverage and /or limits reduced or materially altered, and shall provide that notices required by this paragraph shall be sent by mail to Carson City Purchasing and Contracts, 201 N. Carson Street, Suite 2, Carson City, NV 89701.

13.14 **Approved Insurer:** Each insurance policy shall be issued by insurance companies authorized to do business in the State of Nevada or eligible surplus lines insurers acceptable to the State and having agents in Nevada upon whom service of process may be made, and currently rated by A.M. Best as "A-VII" or better.

13.15 **Evidence of Insurance:** Prior to commencement of work, **CONSULTANT** must provide the following documents to Carson City Purchasing and Contracts, 201 North Carson Street, Suite 2, Carson City, NV 89701:

13.16 **Certificate of Insurance:** The Acord 25 Certificate of Insurance form or a form substantially similar must be submitted to Carson City Purchasing and Contracts to evidence the insurance policies and coverages required of **CONSULTANT**.

13.17 **Additional Insured Endorsement:** An Additional Insured Endorsement (CG20 10 or C20 26), signed by an authorized insurance company representative, must be submitted to Carson City Purchasing and Contracts to evidence the endorsement of **CITY** as an additional insured per **Subsection 13.9** (Additional Insured).

13.18 **Schedule of Underlying Insurance Policies:** If Umbrella or Excess policy is evidenced to comply with minimum limits, a copy of the Underlying Schedule from the Umbrella or Excess insurance policy may be required.

13.19 **Review and Approval:** Documents specified above must be submitted for review and approval by **CITY** Purchasing and Contracts prior to the commencement of work by **CONSULTANT**. Neither approval by **CITY** nor failure to disapprove the insurance furnished by **CONSULTANT** shall relieve **CONSULTANT** of **CONSULTANT'S** full responsibility to provide the insurance required by this Contract. Compliance with the insurance requirements of this Contract shall not limit the liability of **CONSULTANT** or its subcontractors, employees or agents to **CITY** or others, and shall be in addition to and not in lieu of any other remedy available to **CITY** under this Contract or otherwise. **CITY** reserves the right to request and review a copy of any required insurance policy or endorsement to assure compliance with these requirements.

13.20 **COMMERCIAL GENERAL LIABILITY INSURANCE:**

13.20.1 *Minimum Limits required:*

13.20.2 Two Million Dollars (\$2,000,000.00) - General Aggregate.

13.20.3 Two Million Dollars (\$2,000,000.00) - Products & Completed Operations

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Aggregate.

13.20.4 One Million Dollars (\$1,000,000.00) - Each Occurrence.

13.20.5 Coverage shall be on an occurrence basis and shall be at least as broad as ISO 1996 form CG 00 01 (or a substitute form providing equivalent coverage); and shall cover liability arising from premises, operations, independent contractors, completed operations, personal injury, products, civil lawsuits, Title VII actions and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

13.21 BUSINESS AUTOMOBILE LIABILITY INSURANCE:

13.21.1 *Minimum Limit required:*

13.21.2 One Million Dollars (\$1,000,000.00) per occurrence for bodily injury and property damage.

13.21.3 Coverage shall be for "any auto", including owned, non-owned and hired vehicles. The policy shall be written on ISO form CA 00 01 or a substitute providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

13.22 PROFESSIONAL LIABILITY INSURANCE (Architects, Engineers and Land Surveyors)

13.22.1 *Minimum Limit required:*

13.22.2 One Million Dollars (\$1,000,000.00).

13.22.3 Retroactive date: Prior to commencement of the performance of this Contract.

13.22.4 Discovery period: Three (3) years after termination date of this Contract.

13.22.5 A certified copy of this policy may be required.

13.23 WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE:

13.23.1 **CONSULTANT** shall provide workers' compensation insurance as required by NRS Chapters 616A through 616D inclusive and Employer's Liability insurance with a minimum limit of \$500,000.00 each employee per accident for bodily injury by accident or disease.

13.23.2 **CONSULTANT** may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that **CONSULTANT** is a sole proprietor; that **CONSULTANT** will not use the services of any employees in the performance of this Contract; that **CONSULTANT** has elected to not be included in the terms, conditions, and provisions of NRS Chapters 616A-616D, inclusive; and that **CONSULTANT** is otherwise in compliance with the terms, conditions, and provisions of NRS Chapters 616A-616D, inclusive.

14. BUSINESS LICENSE:

14.1 **CONSULTANT** shall not commence work before **CONSULTANT** has provided a copy of his Carson City business license to Carson City Purchasing and Contracts.

14.2 The Carson City business license shall continue in force until the later of: (1) final acceptance by **CITY** of the completion of this Contract; or (2) such time as the Carson City business license is no longer required by **CITY** under the terms of this Contract.

15. COMPLIANCE WITH LEGAL OBLIGATIONS:

CONSULTANT shall procure and maintain for the duration of this Contract any state, county, city, or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by **CONSULTANT** to provide the goods or SERVICES or any services of this Contract. **CONSULTANT** will be responsible to pay all government obligations, including, but not limited to, all taxes, assessments, fees,

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finances, judgments, premiums, permits, and licenses required or imposed by law or a court. Real property and personal property taxes are the responsibility of **CONSULTANT** in accordance with NRS Chapter 361 generally and NRS 361.157 and 361.159, specifically regarding for-profit activity. **CONSULTANT** agrees to be responsible for payment of any such government obligations not paid by its subcontractors during performance of this Contract. **CITY** may set-off against consideration due any delinquent government obligation.

If the **CITY** was required by NRS 332.039(1) to advertise or request a proposal for this Agreement, by signing this Agreement, the **CONSULTANT** provides a written certification that the **CONSULTANT** is not currently engaged in, and during the Term shall not engage in, a Boycott of Israel. The term "Boycott of Israel" has the meaning ascribed to that term in Section 3 of Nevada Senate Bill 26 (2017). The **CONSULTANT** shall be responsible for fines, penalties, and payment of any State of Nevada or federal funds that may arise (including those that the **CITY** pays, becomes liable to pay, or becomes liable to repay) as a direct result of the **CONSULTANT's** non-compliance with this Section.

16. WAIVER OF BREACH:

Failure to declare a breach or the actual waiver of any particular breach of this Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

17. SEVERABILITY:

If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the nonenforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

18. ASSIGNMENT / DELEGATION:

To the extent that any assignment of any right under this Contract changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Contract, attempts to operate as a novation, or includes a waiver or abrogation of any defense to payment by **CITY**, such offending portion of the assignment shall be void, and shall be a breach of this Contract. **CONSULTANT** shall neither assign, transfer nor delegate any rights, obligations or duties under this Contract without the prior written approval of **CITY**. The parties do not intend to benefit any third party beneficiary regarding their respective performance under this Contract.

19. CITY OWNERSHIP OF PROPRIETARY INFORMATION:

Any files, reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer programs, computer codes, and computer records (which are intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by **CONSULTANT** (or its subcontractors) in performance of its obligations under this Contract shall be the exclusive property of **CITY** and all such materials shall be delivered into **CITY** possession by **CONSULTANT** upon completion, termination, or cancellation of this Contract. **CONSULTANT** shall not use, willingly allow, or cause to have such materials used for any purpose other than performance of **CONSULTANT'S** obligations under this Contract without the prior written consent of **CITY**. Notwithstanding the foregoing, **CITY** shall have no proprietary interest in any materials licensed for use by **CITY** that are subject to patent, trademark or copyright protection.

20. PUBLIC RECORDS:

Pursuant to NRS 239.010, information or documents received from **CONSULTANT** may be open to public inspection and copying. **CITY** will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests. **CONSULTANT** may clearly label specific parts of an individual document as a "trade secret" or "confidential" in accordance with NRS 332.061, provided that **CONSULTANT** thereby agrees to indemnify and defend **CITY** for honoring such a designation. The failure to so label any document that is released by **CITY** shall constitute a complete waiver of any and all claims for damages caused by any release

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of the records.

21. **CONFIDENTIALITY:**

CONSULTANT shall keep confidential all information, in whatever form, produced, prepared, observed or received by **CONSULTANT** to the extent that such information is confidential by law or otherwise required by this Contract.

22. **FEDERAL FUNDING:**

22.1 *In the event federal grant funds are used for payment of all or part of this Contract:*

22.1.1 **CONSULTANT** certifies, by signing this Contract, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency. This certification is made pursuant to the regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67, § 67.510, as published as pt. VII of the May 26, 1988, Federal Register (pp. 19160-19211), and any relevant program-specific regulations. This provision shall be required of every subcontractor receiving any payment in whole or in part from federal funds.

22.1.2 **CONSULTANT** and its subcontractors must be registered in the US Government System for Award Management (SAM) for verification on projects with federal funding.

22.1.3 **CONSULTANT** and its subcontractors shall comply with all terms, conditions, and requirements of the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted thereunder contained in 28 C.F.R. 26.101-36.999, inclusive, and any relevant program-specific regulations.

22.1.4 **CONSULTANT** and its subcontractors shall comply with the requirements of the Civil Rights Act of 1964, as amended, the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and Executive Order 11478 (July 21, 2014) and shall not discriminate against any employee or offeror for employment because of race, national origin, creed, color, sex, sexual orientation, gender identity, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions).

22.1.5 If and when applicable to the particular federal funding and the Scope of Work under this Contract, **CONSULTANT** and its subcontractors shall comply with: American Iron and Steel (AIS) provisions of P.L. 113- 76, Consolidated Appropriations Act, 2014, Section 1605 – Buy American (100% Domestic Content of iron, steel and manufactured goods); Federal Highway Administration (FHWA) 23 U.S.C. § 313 – Buy America, 23 C.F.R. § 635.410 (100% Domestic Content of steel, iron and manufactured products); Federal Transit Administration (FTA) 49 U.S.C. § 5323(j), 49 C.F.R. Part 661 – Buy America Requirements (See 60% Domestic Content for buses and other Rolling Stock).

23. **LOBBYING:**

23.1 The parties agree, whether expressly prohibited by federal law, or otherwise, that no funding associated with this Contract will be used for any purpose associated with or related to lobbying or influencing or attempting to lobby or influence for any purpose the following:

23.1.1 Any federal, state, county or local agency, legislature, commission, council or board;

23.1.2 Any federal, state, county or local legislator, commission member, council member, board member, or other elected official; or

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23.1.3 Any officer or employee of any federal, state, county or local agency; legislature, commission, council or board.

24. GENERAL WARRANTY:

CONSULTANT warrants that it will perform all SERVICES required hereunder in accordance with the prevailing standard of care by exercising the skill and care normally required of individuals performing the same or similar SERVICES, under the same or similar circumstances, in the State of Nevada.

25. PROPER AUTHORITY:

The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract. **CONSULTANT** acknowledges that this Contract is effective only after approval by the Carson City Board of Supervisors and only for the period of time specified in this Contract. Any SERVICES performed by **CONSULTANT** before this Contract is effective or after it ceases to be effective is performed at the sole risk of **CONSULTANT**.

26. ALTERNATIVE DISPUTE RESOLUTION (Public Work):

If the SERVICES under this Contract involve a "public work" as defined under NRS 338.010(17), then pursuant to NRS 338.150, a public body charged with the drafting of specifications for a public work shall include in the specifications a clause requiring the use of a method of alternative dispute resolution ("ADR") before initiation of a judicial action if a dispute arising between the public body and the **CONSULTANT** engaged on the public work cannot otherwise be settled. Therefore, unless ADR is otherwise provided for by the parties in any other incorporated attachment to this Contract, in the event that a dispute arising between **CITY** and **CONSULTANT** regarding that public work cannot otherwise be settled, **CITY** and **CONSULTANT** agree that, before judicial action may be initiated, **CITY** and **CONSULTANT** will submit the dispute to non-binding mediation. **CITY** shall present **CONSULTANT** with a list of three potential mediators. **CONSULTANT** shall select one person to serve as the mediator from the list of potential mediators presented by **CITY**. The person selected as mediator shall determine the rules governing the mediation.

27. GOVERNING LAW / JURISDICTION:

This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada, without giving effect to any principle of conflict-of-law that would require the application of the law of any other jurisdiction. **CONSULTANT** consents and agrees to the jurisdiction of the courts of the State of Nevada located in Carson City, Nevada for enforcement of this Contract.

28. ENTIRE CONTRACT AND MODIFICATION:

This Contract and its integrated attachment(s) constitute the entire Contract of the parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other Contracts that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto and approved by the Carson City Board of Supervisors. Conflicts in language between this Contract and any other agreement between **CITY** and **CONSULTANT** on this same matter shall be construed consistent with the terms of this Contract. The parties agree that each has had their respective counsel review this Contract which shall be construed as if it was jointly drafted.

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29. ACKNOWLEDGMENT AND EXECUTION:

This Contract may be executed in counterparts. The parties hereto have caused this Contract to be signed and intend to be legally bound thereby as follows:

CITY

Attn: Carol Akers, Purchasing & Contracts Administrator
Purchasing and Contracts Department
201 North Carson Street, Suite 2
Carson City, Nevada 89701
Telephone: 775-283-7362
Fax: 775-887-2286
CAkers@carson.org

CITY'S LEGAL COUNSEL

Carson City District Attorney
I have reviewed this Contract and approve
as to its legal form.

By: _____
Sheri Russell, Chief Financial Officer

By: _____
Deputy District Attorney

Dated _____

Dated _____

CITY'S ORIGINATING DEPARTMENT

**CONSULTANT will not be given authorization
to begin work until this Contract has been
signed by Purchasing and Contracts**

BY: Carol Akers
Purchasing & Contracts Administrator

Account: 1010610 500361

By: _____

Dated _____

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Undersigned deposes and says under penalty of perjury: That he/she is **CONSULTANT** or authorized agent of **CONSULTANT**; that he/she has read the foregoing Contract; and that he/she understands the terms, conditions and requirements thereof.

CONTRACTOR

BY: Maria E. Pence

TITLE: Attorney at Law

CARSON CITY BUSINESS LICENSE #: _____

Address: 1662 U.S. Hwy, Ste 203

City: Minden **State:** NV **Zip Code:** 89423

Telephone: 775-392-4084

E-mail Address: pencelegaldefense@gmail.com

(Signature of Consultant)

DATED _____

STATE OF _____)

)ss

County of _____)

Signed and sworn (or affirmed before me on this _____ day of _____, 2022.

(Signature of Notary)

(Notary Stamp)

PROFESSIONAL SERVICES CONSULTANT AGREEMENT

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CONTRACT ACCEPTANCE AND EXECUTION:

The Board of Supervisors for Carson City, Nevada at their publicly noticed meeting of October 20, 2022 approved the acceptance of the attached Contract hereinbefore identified as **CONTRACT No. 20300003-B**. Further, the Board of Supervisors authorizes the Mayor of Carson City, Nevada to set his hand to this document and record his signature for the execution of this Contract in accordance with the action taken.

CARSON CITY, NEVADA

LORI BAGWELL, MAYOR

DATED this 20th day of October 2022.

ATTEST:

AUBREY ROWLATT, CLERK-RECORDER

DATED this 20th day of October 2022.

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SAMPLE INVOICE

Invoice Number: _____

Invoice Date: _____

Invoice Period: _____

Invoice shall be submitted to:

Carson City District Court

Attn: Wendy Yang, WYang@carson.org

885 East Musser St

Carson City NV 89701

Line Item #	Description	Unit Cost	Units Completed	Total \$\$
Total for this invoice				

Original Contract Sum \$ _____

Less amount previously billed \$ _____

= contract sum prior to this invoice \$ _____

Less this invoice \$ _____

=Dollars remaining on Contract \$ _____

ENCLOSE COPIES OF RECEIPTS & INVOICES FOR EXPENSES & OUTSIDE SERVICES

Conflict Counsel Contract FY22-FY23

I. CONTRACTOR SERVICES:

- a. The **CONTRACTOR** hereby agrees to perform the services of an attorney in the defense of indigent adults charged with a public offense and when the court for cause is required to disqualify the State Public Defender.
- b. The **CONTRACTOR** agrees to perform the services of an attorney for a child alleged to be delinquent or in need of supervision where the Court orders the appointment of an attorney in accord with NRS 62.085 and when the Court for cause is required to disqualify the State Public Defender.
- c. The **CONTRACTOR** agrees to perform the services of an attorney for a parent or other person responsible for a child's welfare when that parent or other person is alleged to have abused or neglected that child and the court orders the appointment of **CONTRACTOR** pursuant to NRS 432B.420 and when the court for cause is required to disqualify the State Public Defender.
- d. The **CONTRACTOR** agrees to actively participate and attend meetings to adhere to the best practices and standards adopted by the First Judicial District Court, the First Judicial District Court - Juvenile Court Division, and the Carson City Justice/Municipal Court.
- e. The **CONTRACTOR** agrees to perform the services of an attorney for a person against whom proceedings are commenced to revoke any probation which was granted to that person, provided that the Court appoints **CONTRACTOR** on the matter to represent that person at the probation revocation proceedings and the person is indigent and when the Court for cause is required to disqualify the State Public Defender.
- f. The **CONTRACTOR** agrees to perform the duties required by NRS 260.050 (County public defenders).
- g. The **CONTRACTOR** agrees to perform the services of an attorney to represent a child or parent in any proceeding for terminating parental rights, or any rehearing or appeal where the Court orders the appointment of an attorney in accord with NRS 128.100 and when the Court for cause is required to disqualify the State Public Defender.
- h. The **CONTRACTOR** agrees to perform services of an attorney for fees pursuant to NRS 7.125 – 7.165 on cases appointed by the Court for the convenience of the Court, where there is no disqualification of the public defender.

II. SCOPE OF WORK:

The parties agree that the scope of work for the **CONTRACTOR** shall be as follows:

- a. The **CITY** contracts with the **CONTRACTOR** to provide the professional and legal services of an attorney for conflict cases when the First Judicial District Court or the Carson City Justice/Municipal Court for cause is required to disqualify the State Public Defender.
- b. The **CONTRACTOR** shall provide all required professional services as necessary to satisfy the intended purposes of this Contract.

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- c. Such services shall be performed in accordance with this Contract and shall not be altered except by written consent of both parties.
- d. The professional services described in the succeeding paragraphs must be performed in a professional, competent and effective manner given the law applicable to the particular matter for which legal services are being rendered and the applicable rules and standards of professional responsibility.
- e. The **CITY** is contracting for the professional services of the **CONTRACTOR**.
- f. **CONTRACTOR** must personally handle the cases in which **CONTRACTOR** has been appointed as counsel. However, in the event that **CONTRACTOR** is unable to personally appear at any stage of the court proceeding, **CONTRACTOR** may have another conflict counsel or, if **CONTRACTOR** practices law with a law firm, have another lawyer within **CONTRACTOR's** firm appear for **CONTRACTOR**, provided that **CONTRACTOR**, provided that **CONTRACTOR** has adequately briefed the appearing conflict counsel or lawyer to enable the appearing conflict counsel or lawyer to provide effective assistance of counsel. **CONTRACTOR** may not transfer the case to another attorney without substitution of counsel being approved by the court.
- g. However, no additional compensation shall be paid to the **CONTRACTOR** or the other lawyer in **CONTRACTOR'S** firm by virtue of this change.
- h. In performing the professional services described in the Scope of Work to be performed by the **CONTRACTOR** under this Contract shall be as follows:
 - i. Conduct interviews;
 - ii. Perform or supervise the performance of necessary investigation;
 - iii. Conduct necessary preparation;
 - iv. Promptly appear at all Court hearings concerning the assigned matter including, but not limited to, preliminary hearing, arraignment, pretrial writ or motion hearings, trial and sentencing as required to provide a full professional defense of the matter;
 - v. Be required to represent the person in the assigned matter on any appeal to the First Judicial District Court or Nevada Supreme Court whether based upon a preliminary matter, final judgment, or other matters required in this Contract.
 - vi. **CONTRACTOR** shall represent indigent defendants on all matters deemed appropriate by the Court and any other pending or trailing matter that the State Public Defender was previously appointed.
 - vii. The **CONTRACTOR** agrees to staff and maintain an office in Carson City, Nevada and furnish to the Justice Courts, District Courts, Specialty Courts, Juvenile Court, Sheriff's Department and District Attorney a telephone number for use after normal office hours in

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any emergency that may arise where the **CONTRACTOR'S** services are requested pursuant to the terms of this contract.

III. PROCEDURAL PROVISIONS:

If, in the interests of justice, the **CONTRACTOR** is required to substitute out of an assigned case, the **CONTRACTOR** shall petition the Court for approval of the substitution.

- a. The Court will make reasonable efforts to appoint and substitute in one of the **CONTRACTORS** in the **CITY'S** contracted conflict counsel.
- b. **CONTRACTOR** shall be allowed to substitute out of an assigned case if the Defendant of the assigned case has sought to retain **CONTRACTOR** prior to, or before knowledge of, the assignment. **CONTRACTOR** shall notify the Court in writing of the conflict, and the Court will make reasonable efforts to appoint and substitute in one of the **CONTRACTORS** in the City's contracted conflict counsel.
- c. If the **CITY'S** other contract **CONTRACTORS** cannot properly be substituted into the **CONTRACTOR'S** assigned case, the Court may appoint and order the compensation of a non-contract lawyer.
- d. The Indigent Defense Coordinator may request periodic time summaries from the **CONTRACTOR** in a form prescribed by the Indigent Defense Coordinator.
- e. These time summaries will report the amount of time necessary and reasonable spent for travel, investigation, research, trial preparation and hearings as well as trials.
- f. These time summaries will be provided to the Indigent Defense Coordinator at the conclusion of each assigned case. The time summaries may be requested by the Court.
- g. These time reports may be made available by the Indigent Defense Coordinator for audit by the **CITY'S** representative.
- h. If any State statute in effect now or hereinafter enacted requires public defenders to provide certain information or reports, **CONTRACTOR** agrees to provide and maintain that information at no additional cost to the **CITY**.
- i. **CONTRACTOR** is not required to provide any information which would compromise client confidentiality or violate any laws or rules of professional conduct. In case of a dispute, the **CONTRACTOR** should attempt to resolve the matter with the Court Administrator, or his or her designee and, if necessary, the Board of Supervisors.
- j. Nothing in this section shall be construed in a manner that requires violating the confidence of the client or the attorney-client privilege contained in Court rules or statutes.

Conflict Counsel Contract FY22-FY23

IV. MISCELLANEOUS PROVISIONS:

- a. The **CITY** and the **CONTRACTOR** acknowledge that the City may contract with other lawyers in the same manner and for the same purposes as **CONTRACTOR**.
- b. It is agreed by the **CITY** and the **CONTRACTOR** that this Contract, if entered into, will enable appointments to be made by the Court, on a rotating basis and to eliminate appointment of **CONTRACTOR** in a matter that would create a conflict of interest for **CONTRACTOR** in a particular matter.
- c. When **CONTRACTOR** is appointed as counsel in any case, **CONTRACTOR** must, within 1 day of being appointed, run a conflict check and inform the appointing court if **CONTRACTOR** has a conflict.
- d. Causes of action between the parties to this Contract pertaining to acts or failures to act shall be deemed to have accrued and the applicable statutes of limitations shall commence to run not later than either the date of completion for acts or failures to act occurring prior to completion, or the date of final payment, to the **CONTRACTOR** in a particular manner.
- e. The **CITY** and the **CONTRACTOR**, respectively, bind themselves, their partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Contract.
- f. **CONTRACTOR** may engage in the private practice of law which does not conflict with **CONTRACTOR'S** professional services as Conflict Counsel pursuant to this Contract.
- g. If **CONTRACTOR** is required to substitute out of an assigned case, **CONTRACTOR** shall comply with Procedural Provisions within the Scope of Work section of this Contract and with the applicable statutes and court rules .
- h. This Contract represents the entire and integrated agreement between the City and **CONTRACTOR** and supersedes all prior negotiations, representations, contracts, or agreements, either written or oral.
- i. This Contract may be amended only by written instrument signed by both the **CITY** and the **CONTRACTOR**.
- j. Nothing contained in this Contract shall create a contractual relationship with or a cause of action in favor of a third party against either the **CITY** or **CONTRACTOR**.

V. CONSIDERATION:

Monthly Payments:

- a. From November 1, 2022 through June 30, 2023 - The **CITY** agrees to pay the **CONTRACTOR** and the **CONTRACTOR** agrees to accept as full compensation for the performance of legal services under this contract the sum of Fourteen Thousand Five Hundred Eighty Three Dollars and Thirty-Four Cents (\$14,583.34) per month.

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- b. The **CONTRACTOR** must submit a monthly billing to the First Judicial District Court, Attention: Wendy Yang, 885 Musser Street, Suite 2007, Carson City, NV 89701 or by email to WYang@carson.org and CFischer@carson.org. **CITY** has up to 30 days to process payment to **CONTRACTOR** for services rendered.
- c. In the event that a billing is for services provided to an inmate of the Nevada State Prison system, the billing shall state this information so that the **CITY** will be able to obtain reimbursement from the State of Nevada pursuant to NRS 212.070.
- d. The Indigent Defense Coordinator may appoint **CONTRACTOR** under the contract in lieu of the State Public Defender's Office if the **CONTRACTOR** previously represented the defendant.
- e. Billing statement must include; monthly billing costs, hours and rates for special cases pursuant to NRS 7.125 and that have been approved by the Judge. The compensation specified in Monthly Payments (a-d) is in lieu of the statutorily prescribed fees codified in NRS 7.125.
- f. However, if in a particular case the **CONTRACTOR** believes that the complexity of a case, the number of the factual or legal issues in a case, the severity of the offense, the time necessary to provide an adequate defense, or other special circumstances warrant an award of extraordinary fees in excess of the monthly fee paid to **CONTRACTOR** under sections (a)-(d), the **CONTRACTOR** may apply to the Indigent Defense Coordinator for additional fees as provided in the Carson City Indigent Defense Plan. These extraordinary fees may only be awarded if the Indigent Defense Coordinator or the court in which the representation was rendered finds that the amount of the excess, extraordinary payment is both reasonable and necessary to the representation of the client in the case.
- g. **CONTRACTOR** will not request Extraordinary Fees when appointed on Category A felony cases until 25 hours of work has been conducted.
- h. **CONTRACTOR** agrees to indicate that 25 hours of work has been performed and \$2,500.00 deducted from the total Extraordinary Fee Request when submitting these requests.
- i. The **CITY** must receive from **CONTRACTOR** notice of a request to the court for extraordinary fees when such a request is made. Under NRS 7.145 a claim for extraordinary compensation and expenses must not be paid unless it is submitted within 60 days after the appointment is terminated to the Indigent Defense Coordinator. It is hereby agreed by **CONTRACTOR**, **CITY** and **COURT** that **CONTRACTOR** shall submit notice of a request for extraordinary fees to **CITY** when a request for extraordinary fees is submitted to the Indigent Defense Coordinator. These provisions allow the **CITY** to adhere to minimum accounting standards and to properly budget and account for these services.
- j. The **CONTRACTOR** may secure pre-authorization or reimbursement for extraordinary investigative costs, costs required to secure experts, or costs for other services that are reasonable and necessary for a client's defense in any assigned matter, in the manner codified in NRS 7.135, 7.145 and 7.155 and under the Carson City Indigent Defense Services Plan.
- k. The expense of office space, furniture, equipment, supplies, routine investigative costs and secretarial services suitable for the conduct of the **CONTRACTOR'S** practice as required by this

Conflict Counsel Contract FY22-FY23

contract are the responsibility of the **CONTRACTOR** and are part of **CONTRACTOR'S** compensation paid pursuant to Monthly Payments of this contract and as provided in NRS 260.040(5).

- l. Mileage and travel expenses of the **CONTRACTOR** are the responsibility of the **CONTRACTOR** and are part of the compensation paid pursuant to Monthly Payments.
- m. The **CITY** does not agree to reimburse **CONTRACTOR** for expenses unless otherwise specified in this Contract.

VI. REQUIREMENTS OF THE DEPARTMENT OF INDIGENT DEFENSE ("DIDS"):

- a. **CONTRACTOR** must comply with the requirements of DIDS for the provision of services to indigent persons in cases described by NRS 180.004 (an adult charged with a criminal offense for whom the appointment of counsel is ordered, or a child (minor) who is alleged to be delinquent or in need of supervision under NRS Title 5), including the workload and reporting requirements of DIDS. **CITY** may request case information reported to DIDS from DIDS or from **CONTRACTOR**.
- b. **CONTRACTOR** must comply with the Carson City Indigent Services Plan, as may be amended.
- c. **CONTRACTOR** must be registered with DIDS and meet the DIDS qualifications for representation of indigent persons.
- d. **CONTRACTOR** must provide legal representation under this **CONTRACT** to all clients in a professional, skilled manner consistent with all applicable regulations, laws, Rules of Professional Conduct, and the Nevada Indigent Defense Standards of Performance adopted by the October 16, 2008 Nevada Supreme Court Order in Administrative Docket 411.
- e. **CONTRACTOR** must generally advise a clients not to waive any substantive rights or plead guilty at the initial appearance unless, in the **CONTRACTOR's** judgment, to do otherwise is in the client's best interest.
- f. **CONTRACTOR** must make a reasonable efforts to meet with a client within the first 7 days following the appointment of **CONTRACTOR** as counsel in the case, and may a reasonable effort to communicate with a client at least every 30 days thereafter, unless in the **CONTRACTOR'S** judgment there are no significant updates in the client's case.



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Heather Manzo, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action regarding an application from Bates Homes ("Applicant") for a final subdivision map known as Little Lane Village Phase 2, a common open space development, resulting in the creation of 52 single family residential lots, common areas, public and private streets and a 5.75 acre remainder parcel on an ±11.57 acre site zoned Multi-family Duplex ("MFD"), located on the north side of Little Lane and west of South Saliman Road, Assessor's Parcel Numbers ("APNs") 004-021-17 and -18 (SUB-2022-0026). (Heather Manzo, hmanzo@carson.org)

Staff Summary: The Board of Supervisors ("Board") granted approval of the tentative subdivision map ("TSM") for Little Lane Village, a 149-unit single family subdivision, on September 19, 2019. Development of the project is anticipated to occur in 3 phases. Phase 1 consisted of 44 units. The applicant has commenced construction of the site improvements and has recorded a final map for Phase 1 on February 5, 2021. Phase 2 consists of 52 units. The applicant has obtained a site improvement permit for Phase 2 and has commenced construction of these improvements. Upon Board approval and recordation of Phase 2 there will be 53 remaining units based upon the approved tentative map. To the extent that improvements are not completed, the developer has provided a subdivision improvement performance bond. Per Carson City Municipal Code ("CCMC") 17.06.005, the Board has the authority to approve a final map and may direct that the map be recorded and entered as a legal document in the records of Carson City.

Agenda Action: Formal Action / Motion

Time Requested: 5 minutes

Proposed Motion

I move to approve the final subdivision map as presented.

Board's Strategic Goal

Quality of Life

Previous Action

January 21, 2021 (Item 26C) - The Board approved SUB-2020-0002, the Phase 1 final map for Little Lane Village consisting of 44 single family lots, which was recorded on February 5, 2021.

September 19, 2019 (Item 17E) - The Board approved TSM-19-103, a 149 dwelling unit subject to conditions of approval.

Background/Issues & Analysis

Final subdivision maps must be reviewed and approved by the Board. Approval of the final subdivision map is required to allow the applicant to subdivide the property pursuant to the provisions of the CCMC and Nevada Revised Statutes ("NRS"). All conditions of approval must be met. Compliance with the conditions of approval are addressed in the attached staff memo.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Chapter 17.06 and CCMC 18.02.050

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not approve the final map for Phase 2, continue the item to the next Board meeting and/or provide alternative direction.

Attachments:

[SUB-2022-0026 BOS Memo Little Lane Village Phase 2 - 10-20-2022](#)

[Applicant Response to Conditions of Approval](#)

[Final Map Sheets](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Board of Supervisors Meeting of October 20, 2022

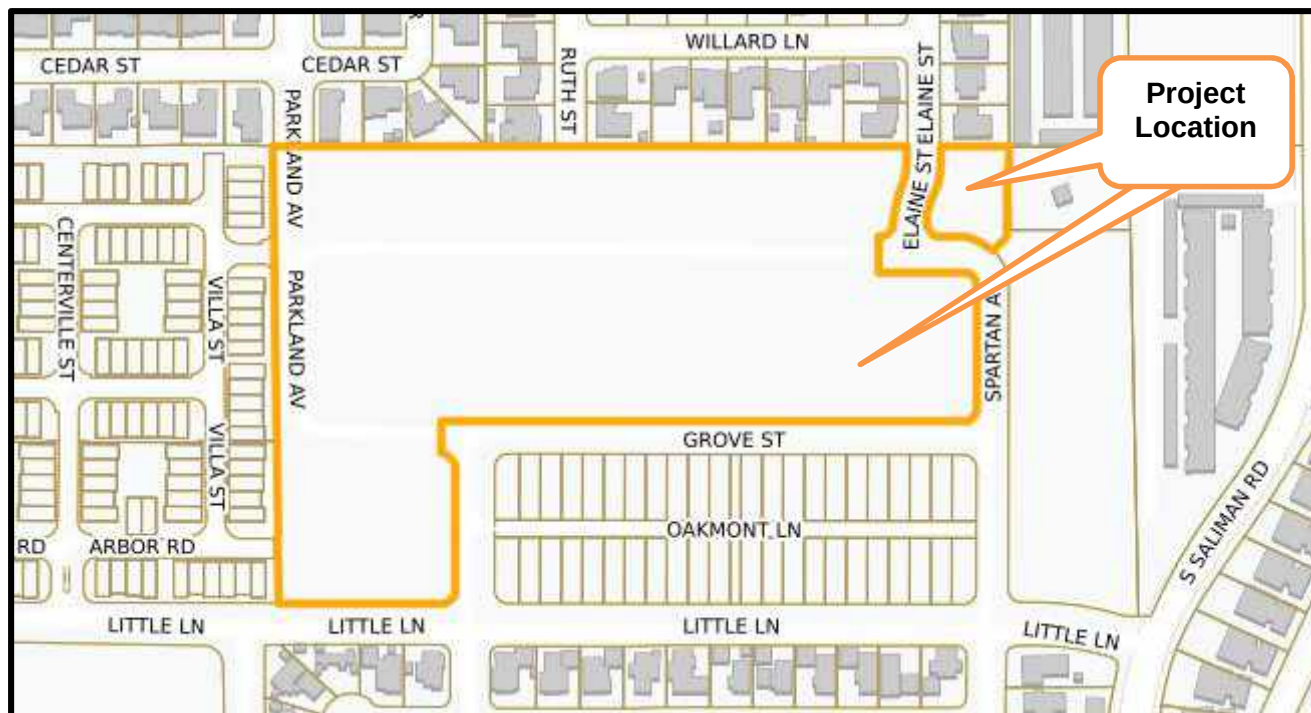
TO: Mayor and Board of Supervisors

FROM: Heather Manzo, Associate Planner

DATE: October 3, 2022

SUBJECT: For Possible Action: Discussion and possible action regarding an application from Bates Homes ("Applicant") for a final subdivision map known as Little Lane Village Phase 2, a common open space development, resulting in the creation of 52 single family residential lots, common areas, public and private streets, and a 5.75 acre remainder parcel on an ± 11.57 acre site zoned Multi-family Duplex ("MFD"), located on the north side of Little Lane and west of South Saliman Road, Assessor's Parcel Numbers ("APNs") 004-021-17 and -18 (SUB-2022-0026).

LOCATION:



In order for the Board of Supervisors ("Board") to consider approval of the Final Subdivision Map for Little Lane Phase 2, the conditions of approval and whether the applicant has fulfilled the conditions of approval must be reviewed. The conditions of approval associated with TSM-19-103, the Tentative

Map for the subdivision known as the Little Lane Village, have been reviewed by staff and satisfied by the applicant as indicated in this report.

At its meeting of September 19, 2019, the Board approved a modification to Tentative Map TSM-19-103 by a vote of 3-0, with 2 members absent, subject to the following conditions. Compliance with each of these conditions is addressed below.

1. All final maps shall be in substantial accord with the approved tentative map.

The final map is in substantial accord with the approved tentative map. The last recorded final map was on February 5, 2021.

2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.

Site improvement permit ENG-2021-2354 was issued on April 14, 2022. The construction plans adhere to the recommendations contained in the project soils and geotechnical report.

3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.

A grading permit has been issued by NDEP. Tree protection fencing has been erected along the northern property line to protect natural vegetation. Grading was necessary to address stormwater flows. Dust and erosion have been managed by the contractor since this site was graded with Phase 1.

4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.

All lot areas and lot widths meet the zoning requirements approved as part of the tentative map.

5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.

The site improvement permit incorporates the requirements of the Health and Fire Departments.

6. The following note shall be placed on all final maps stating:

"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."

This note is included as note #1 on page 2 of 4 of the plan set.

7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.

As approved in the site improvement plans, all utilities will be underground.

8. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

The applicant signed the Notice of Decision on October 4, 2019. The Notice of Decision was filed with the Clerk on October 3, 2019.

9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.

This condition has been adhered to with the construction of Phase 1 and will continue to be met with future construction. The construction hours are being implemented via the site improvement permit.

10. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.

The site improvement permit reflects the City standards and requirements for water and sewer systems, grading and drainage, and street improvements.

11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.

A dust control permit was obtained from NDEP prior to the issuance of the site improvement permit.

12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.

A detailed storm drainage analysis, water system analysis, and sewer system analysis was submitted to, and approved by, Development Engineering as part of the application for a site improvement permit.

13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City.

The applicant has provided a performance bond in the amount of one hundred and fifty percent of the engineer's estimate for all outstanding improvements.

14. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.

A "will serve" letter was issued on May 21, 2020 and provided to NDEP.

15. The District Attorney's Office shall approve any Covenants, Conditions & Restrictions (CC&R's) prior to recordation of the first final map.

The CC&Rs have been recorded with Little Lane Village Phase 1 as document number 516256. The recorded CC&Rs will apply to all phases of development.

The following conditions are required per CCMC 17.10.050

16. Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:
- a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression;
 - e. Maintenance of public access and/or maintenance of limitations to public access; and
 - f. Other factors deemed necessary by the commission or the board: vector control and noxious weed control.

This condition was met with Phase 1 and covers all phases of development.

17. Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the city. This shall be addressed prior to final map recordation. A home owners association (HOA) or similar entity must be formed for maintenance of common open space and other common areas.

A permanent preservation and maintenance plan has been prepared and found to be adequate.

18. Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the

proposed common open space development. A block wall of a minimum height of five feet is required along the northern property line to meet this condition.

The site improvement permit for Phase 1 included the five foot tall block wall along the northern property line.

19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities. This shall be demonstrated at the time of final map.

The designated common open space does not include areas devoted to public or private vehicular streets or land which has been, or is to be, conveyed to a public agency via a purchase agreement.

Other Conditions of Approval

20. The required internal setback shall be front setback 10 feet, rear setback 20 feet, side setback 5 feet, and street side setback 10 feet. These setbacks shall be stated on the final map as well as in the CC&Rs.

The setbacks are included as note 2 on page 2 of 4 of the final map.

21. The required peripheral setbacks shall be front (Little Lane) setback 20 feet, side setback 7 feet, rear setback 51 feet. These setbacks shall be stated on the final map as well as in the CC&Rs.

The peripheral setbacks are stated as note 3 on page 2 of 4 of the final map.

22. Improvements to the recreational area must be proposed at the time of final map, and improved prior to the issuance of the tenth building permit.

Per the request of the Parks, Recreation and Open Space Department, the recreational area will be improved with a 20 by 20 shade structure with four picnic tables (1 ADA compliant) under the structure, and two picnic tables and a barbeque area not under the structure. This condition was satisfied with the Phase 1 site improvements.

23. A minimum lot area shall be 3,072 square feet. All building improvements, including but not limited to landings, porches, and eaves, must be located within the property lines of the lot.

The minimum lot area is 3,072 square feet. The placement of the buildings will be enforced at the time of building permit.

24. All construction and improvements must meet the requirements of Carson City Standard Details and Development Standards including but not limited to:
- a. The 24 foot wide Alleyways must be signed "No Parking".
 - b. The extension of Elaine St. must be signed "No Parking".
 - c. Additional water gate valves must be added so that no more than fifteen (15) customers are taken out of service at any one time.
 - d. The water main at the intersection of Parkland Ave and Vine Gate St. must be

extended into APN 004-021-16 within the alignment of the future road at that location, within 10 feet of the centerline of Vine Gate St. The end of this extension must have a fire hydrant, and the valve on the west leg of the cross must have restrained joints.

- e. All water main valves must be located at curb returns, outside of the street intersections.
- f. The site contains a FEMA AH flood zone. The project must obtain CLOMR-F approval from FEMA. The site and the surrounding area must be modeled to ensure that the change does not negatively impact the surrounding properties.
- g. The technical drainage study for the site improvement permit must analyze for dry lane requirements.

With the exception of item f. above, all requirements have been incorporated into the site improvement plans. Item f. will be completed with the completion of the applicable federal processes relative to the flood zone. The federal agency has requested an alternative process where a letter of map revision is prepared post-construction. Development engineering staff supports that approach.

25. The existing fence for well site #4 must be on or within the proposed parcel boundary.

This condition was met with the Phase 1 final map.

26. The groundwater on this site has been observed as shallow as three feet. Home sites where groundwater is observed within 12 inches of the crawl space or slab elevation must be designed to include drains for high groundwater. A disclosure advising of high ground water must be recorded at the time of final map recordation.

This requirement was met with Phase 1, document No. 516254 has been recorded for the overall Little Lane Village project.

27. The Water Line Easement on the east property line must be an "Exclusive Water Main and Sewer Main Easement" and must be increased in size to 30 feet wide. The eastern 20 feet of the easement must be flat, and the western 10 feet may include portions of the basin including the slope.

This condition was met with the Phase 1 final map.

28. The water and sewer mains adjacent to the east property line must have a 12 foot wide aggregate base access road as shown, compacted to 95% relative compaction.

This improvement was included on the improvement plans for Phase 1.

29. A water sampling tap must be installed in one of the common areas of the subdivision (Kupferle Eclipse #88 or approved equal).

This condition was met with the Phase 1 final map.

30. The existing municipal well may make noise 24/7. Prior to recordation of the first Final Map, the applicant shall provide the Community Development Department with a disclosure statement or similar instrument for review and approval. The document shall be recorded and provide for disclosure of the development's proximity to the well which

may make noise 24 hours a day. The disclosure must also be referenced on the final map.

A notice was recorded with Phase 1, Document No. 516255. Note 5 on page 2 of 4 of the final map also acknowledges the well noise.

31. The storm drain in Meadow View Place and in Common Area D should be located in a proposed public street or should be indicated as private storm drain.

On the site improvement plans, storm drains on private streets are labeled as private.

32. The water main in Elaine St must follow the street alignment.

This condition was met with the Phase 1 improvements.

33. The water main extension from Parkland Avenue to Ruth Street via Lupine Lane must be eliminated.

This condition was met with the Phase 1 final map.

34. The detention/flood mitigation basin must be owned and maintained by the subdivision HOA, and this must be noted on the final map.

Note 6 on page 2 of 4 of the Final Map states that the detention / flood mitigation basin is owned and maintained by the HOA.

35. Reseeding areas must be irrigated until plants are established.

The landscape plans approved with Phase 1 of the project depict the vegetated pond bottom is irrigated.

36. Any phasing of the subdivision must be able to stand alone, including requirements for full secondary access and looping of water mains.

Phase two of the subdivision can stand alone as it includes full secondary access and looping of water mains.

37. Grading will only be allowed on phases slated for immediate development, and only as part of an overall site improvement permit.

Site grading of the entire site necessary for drainage to function properly was approved in the site improvement permit.

38. Parking will be allowed on the north side of Little Lane only. "No Parking" signs must be installed on the south side of Little Lane along the project frontage.

The site improvement permit for Phase 1 included "no parking" signs on the south side of Little Lane.

39. Center lane turn pockets must be striped at the intersections of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue.

This condition was met with the Phase 1 site improvements.

40. Little Lane must have left and right turn lanes at South Saliman Road.

This condition was met with the Phase 1 site improvements.

41. A pedestrian cross walk shall be installed on the west leg of the intersection of Little Lane and South Saliman Road on Little Lane.

This condition was met with the Phase 1 site improvements.

42. On South Saliman Road at Little Lane, the distance between the right-of-way and the back of sidewalk must be determined with the site improvement application. If the City Engineer determines there is sufficient space, then a deceleration right turn lane must be installed for southbound traffic.

This condition was met with Phase 1. The maximum distance between the right-of-way and the back of sidewalk is 12.25 feet. Therefore there is not adequate space for a deceleration lane, and it is not required.

43. The Little Lane street section must have a five foot sidewalk with a two foot buffer.

This condition was met with the Phase 1 site improvements.

44. The intersections of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue must be improved as four-leg intersections with stop sign control at the north and south approaches.

This condition was met with the Phase 1 site improvements.

45. The left turn pocket at the east approach of the Saliman Road/Fifth Street intersection must be restriped to accommodate a 150 foot queue length.

This condition was met with the Phase 1 site improvements.

46. Sufficient right-of-way must be dedicated along the Little Lane frontage and at the corner of Little Lane and South Saliman Road to allow for the new and existing street improvements to reside within the right-of-way.

This condition was met with the Phase 1 site improvements.

47. The geotechnical report must be updated to include a minimum recommended street section, based on site exploration, prior to any permits for site work. This section may be updated if necessary after the geotechnical engineer observes site grading.

An updated geotechnical report was submitted with the site improvement permit, and road construction is consistent with the geotechnical engineer's recommendation.

48. The intersection of Elaine Street and Vine Gate must be an All-Way stop with a "Stop Ahead" sign on Spartan Avenue.

This condition was met with the Phase 1 site improvements.

49. The west intersection of Parkland Avenue and Village Green, at Meadow View Place, must be an All-Way stop.

This condition was met with the Phase 1 site improvements.

50. The following street names cannot be used: Orchard Row Place, Village Green Avenue, Lupine Lane and Meadow View Place. New names must be proposed with the site improvement permit, and all street names must obtain City approval from the City Engineer prior to issuance of the site improvement permit.

New street names have been proposed and approved by the City Engineer.

51. The final map must note that the subdivision HOA is responsible for maintenance of the private streets including parking enforcement, snow removal and reconstruction.

Note 7 on page 2 of 4 of the final map states that the HOA is responsible for maintenance, parking enforcement, snow removal and reconstruction of any streets designated as private.

52. The applicant will be required to match the existing Little Lane street cross section (west of the proposed development) that provides bike lanes on both sides of the street and a five foot wide concrete sidewalk separated two point five feet (2.5') from back of curb on the north side of the street. These improvements need to be coordinated with Development Engineering requirements for Little Lane.

This condition was met with the Phase 1 site improvements.

53. Chapter 7 in the Unified Pathway Master Plan provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The project's interconnected sidewalk/private recreation area path system and pedestrian cross walks must be approved by Development Engineering and the Parks, Recreation & Open Space Department.

This condition is incorporated in the improvement plans.

54. While the Carson City Parks and Recreation Master Plan identifies the need for a park in Neighborhood #13, both Mills Park and Governors Field are within walking distance of the proposed development. The applicant will be required to identify a private recreation area with outdoor recreation amenities and demonstrate that the size of the site and the amenities sufficiently address the development's on-site recreational needs for the resident's demographics. The selection of these amenities (ex. picnic tables, grills, shade structure, benches, playground equipment, and a walking path around the detention basin) will be evaluated during the site development process. This evaluation will be conducted by the Parks, Recreation & Open Space Department to confirm that the development will not be increasing the need for additional recreation amenities in the adjacent neighborhood.

The applicant modified the amenities in the private open space with Phase 1 to reflect the recommendation of the Parks Recreation and Open Space staff.

55. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).

The RCT will be collected at the time of building permit.

56. An HOA or similar entity will be required to maintain the project's proposed private recreation area, any outdoor recreational amenities, and path system in perpetuity. Prior to final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

The applicant has submitted a document to be recorded to enable a landscape maintenance district should one be required, as well as recognized the City may implement the district in the CC&R's. The framework for the HOA is included in the CC&R's.

57. An HOA or similar entity will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-ways in perpetuity. Prior to final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

The applicant has submitted a document to be recorded to enable a landscape maintenance district should one be required, as well as recognized the City may implement the district in the CC&R's. The framework for the HOA is included in the CC&R's.

58. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.

This condition is being implemented as part of the construction program.

59. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The project's remaining landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City.

The required plant material has been incorporated into the project landscape plans.

60. The developer shall inventory mature trees on neighboring property that may be impacted by the construction and install tree protection measures as appropriate prior to the commencement of construction.

Tree protection measures were installed prior to the commencement of construction.

61. The project shall utilize the City's special street section on the east/west streets.

This condition is incorporated in the improvement plans.

62. Parking stalls on the north/south roadway by the open space shall be striped.

This condition is incorporated in the improvement plans.

63. Should the applicant utilize three story homes, private alleys shall be 26 feet wide with no parking to be enforced by the homeowner's association.

The developer will be utilizing three story homes, and the alleys are 26 feet wide with no parking.

64. Construction traffic shall utilize Little Lane only, to be enforced by the general contractor. Signs shall be posted on Little Lane advising of the traffic route and provide the name and phone number of the general contractor.

Required signs have been posted near the construction entrance.

November 15, 2021

Community Development Department
108 E. Proctor Street
Carson City, Nevada 89701

RE: Little Lane Village - Conditions of Approval Compliance Letter

To Whom It May Concern:

The following are condition responses for Little Lane Village – Phase 2

NOTICE OF DECISION

A request was received, TSM-19-103, a Tentative Subdivision Map application from Bates Homes (property owner: Little Lane LLC) known as Little Lane Village, to create 149 single-family residential lots on 21.46 acres on property zoned Multi-Family Apartment (MFA), located on Little Ln, APN 004-021-14 and APN 004-021-09 (property owner: Carson City)

The Board of Supervisors conducted a public hearing on September 19, 2019 in conformance with the City and State legal requirements, and approved TSM-19-103 based on the findings contained in the staff report and subject to the following conditions of approval.

The following are general conditions of approval and their responses:

1. All final maps shall be in substantial accord with the approved tentative map.

This condition will be met with each final map. The last recorded final map was Little Lane Village – Phase 1 being recorded on February 8, 2021.

2. Prior to submittal of any Final Map, the Engineering Division shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Engineering Division for all required on-site and off-site improvements, prior to any submittals for approval of a Final Map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.

The Phase 1 plan set satisfied this condition for on-site and off-site improvements. The Phase 2 plan set shows the next phase as proposed and Phase 1 as existing.

3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. All grading shall comply with city standards. A grading permit from Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease-and-desist order to halt all grading work.

The site was mass grading in phase 1 due to the large offsite flows to the north during the 100-year storm event and to channelize the flows to the proposed detention pond and to prevent ponding/erosion in the interim phases of construction. Phase 1 of the project is within compliance with city standards in terms of grading.

4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.

This condition has been met with the current final map and will be met with each subsequent final map.

5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.

This condition has been met and the approval letter acquired in Phase 1 of the project has been forwarded to the Planning and Community Development Department.

6. The following note shall be placed on all final maps stating: "these parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."

This note has been listed on the Final Map and Phase 1.

7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.

This condition has been met in Phase 1 of the Little Lane Village project in which Phase 2 was included in the plan set. The current plan set shows Phase 2 as proposed and Phase 1 as existing.

8. The applicant must sign and return the Notice of Decision for the conditions for approval within then (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

The Notice of Decision has been signed by the applicant.

9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the

Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.

This condition has been met in Phase 1 of the Little Lane Village project in which Phase 2 was included in the plan set. The current plan set shows Phase 2 as proposed and Phase 1 as existing.

- 10 The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.

This condition has been met in Phase 1 of the Little Lane Village project in which Phase 2 was included in the plan set. The current plan set shows Phase 2 as proposed and Phase 1 as existing.

- 11 The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.

A dust control permit has been obtained with the Phase 1 under the permit number AP1629-4283. A copy of the permit has been included in this submittal.

- 12 A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.

This condition has been met in Phase 1 of the Little Lane Village project in which Phase 2 was included in the plan set. The current plan set shows Phase 2 as proposed and Phase 1 as existing. Cover letters for each report has been included in this submittal.

- 13 Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City.

This condition will be met prior to recordation and upon completion of the Phase 2 civil improvements.

- 14 A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.

This condition will be met prior to final map approval.

- 15 The District Attorney's Office shall approve any Covenants, Conditions & Restrictions (CC&R's) prior to recordation of the first final map.

This condition has been met in Phase 1 of the Little Lane Village project and has the document number 516256.

- 16 Three-year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common area shall, at a minimum, address the following: vegetation management, watershed management, debris and litter removal, fire access and suppression, maintenance of public access and/or maintenance of limitations to public access, and other factors deemed necessary by the commission or the board: vector control and noxious weed control.

This condition has been met in Phase 1 of the Little Lane Village project.

- 17 Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the City. This shall be addressed prior to final map recordation. A home owners association (HOA) or similar entity must be formed for maintenance of common open space and other common areas.

This condition has been met in Phase 1 of the Little Lane Village project.

- 18 Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. A block wall of a minimum height of five feet is required along the northern property line to meet this condition.

This condition has been met in Phase 1 of the Little Lane Village project.

19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been or is to be conveyed to a public agency via a purchase agreement for such uses as parks, schools, or other public facilities. This shall be demonstrated at the time of final map.

This condition has been met in Phase 1 of the Little Lane Village project.

20. The required internal setback shall be front setback 10 feet, rear setback garage 20 feet, side setback 5 feet and street side setback 10 feet. These setbacks shall be stated on the final map as well as in the CC&R's.

This note has been added to the final map and CC&R's.

- 21 The required peripheral setbacks shall be front (Little Lane) setback 20 feet, side setback 7 feet, rear setback 51 feet. These setbacks shall be stated on the final map as well as in the CC&R's.

This note has been added to the final map and CC&R's.

- 22 Improvements to the recreational area must be proposed at the time of final map and improved prior to the issuance of the tenth building.

This condition has been met in Phase 1 of the Little Lane Village project.

- 23 A minimum lot area shall be 3,072 square feet. All building improvements, including but not limited to landings, porches, and eaves, must be located within the property lines of the lot.

This condition has been met with the proposed Phase 2 Improvement Plans and Final Map.

- 24 All construction and improvements must meet the requirements of Carson City Standard Details and Development Standards including but not limited to:

- a The 24-foot wide Alleyways must be signed "No Parking".

"No Parking" signs have been added to the Alleyways in the Phase 2 civil improvement plans. This requirement has been met during Phase 1 of the project.

- b The extension of Elaine St. must be signed "No Parking".

This requirement has been met during Phase 1 of the project.

- c Additional water gate valves must be added so that no more than fifteen (15) customers are taken out of service at any one time.

This requirement has been met during Phase 1 of the project.

- d The water main at the intersection of Parkland Ave and Vine Gate St. must be extended into APN 004-021-16 within the alignment of the future road at that location, within 10 feet of the centerline of Vine Gate St. The end of this extension must have a fire hydrant, and the valve on the west leg of the cross must have restrained joints.

A fire hydrant with a blind flange and restrained joints has been added to the extended water main into APN 004-021-16. This condition was met during Phase 1 of the project.

- e All water main valves must be located curb returns, outside of the street intersections.

This condition was met during Phase 1 of the project.

- f The site contains a FEMA AH flood zone. The project must obtain CLOMR-F approval from FEMA. The site and the surrounding area must be modeled to ensure that the change does not negatively impact the surrounding properties.

A LOMR will be completed after the improvements necessary to fully remove the lots out the flood limits are completed on-site per previous discussions with Carson City.

- g The technical drainage study for the site improvement permit must analyze for dry lane requirements.

This condition was met during Phase 1 of the project.

- 25 The existing fence for well site #4 must be on or within the proposed parcel boundary.

The existing fence is within the proposed parcel boundary. This requirement has been met during Phase 1 of the project.

- 26 The groundwater on this site has been observed as shallow as three feet. Home sites where groundwater is observed within 12 inches of the crawl space or slab elevation must be designed to include drains for high groundwater. A disclosure advising of high ground water must be recorded at the time of final map recordation.

This requirement has been met during Phase 1 of the project. The document number is 516254.

- 27 The Water Line Easement on the east property line must be an "Exclusive Water Main and Sewer Main Easement" and must be increased in size to 30 feet wide. The eastern 20 feet of the easement must be flat, and the western 10 feet may include portions of the basin including the slope

This requirement has been met during Phase 1 of the project.

- 28 The water and sewer mains adjacent to the east property line must have a 12-foot wide aggregate base access road as shown, compacted to 95% relative compaction.

This requirement was met during Phase 1 of the project.

- 29 A water sampling tap must be installed in one of the common areas of the subdivision (Kupferle Eclipse #88 or approved equal).

A water sampling tap has been added on Spartan Ave near the park during Phase 1 of the project.

- 30 The existing municipal well may make noise 24/7. Prior to recordation of the first Final Map, the applicant shall provide the Community Development Department with a disclose statement of similar instrument for review and approval. The document shall be recorded and provided for disclosure of the development's proximity to the well which may make noise 24-hours a day. The disclosure must also be referenced on the final map.

This requirement has been met during Phase 1 of the project. The document number is 516255.

- 31 The storm drains in Meadow View Place and in Common Area D should be located in a proposed public street, or should be indicated as private storm drain.

All storm drain located in the private streets or common areas have been labeled private in Phase 2 of the civil improvement plans. This condition was met during Phase 1 of the project.

32. The water main in Elaine St must follow the street alignment.

This condition was met during Phase 1 of the project.

33. The water main extension from Parkland Avenue to Ruth Street via Lupine Lane must be eliminated.

The water main has been eliminated during Phase 1 of the project.

34. The detention/flood mitigation basin must be owned and maintained by the subdivision HOA, and this must be noted on the final map

This note has been added to the final map that was last recorded.

35. Reseeding areas must be irrigated until plants area established.

The Landscape Plan in Phase 1 of the project depict the vegetated pond bottom to be irrigated.

36. Any phasing of the subdivision must be able to stand alone, including requirements for full secondary access and looping of water mains.

The Improvement Plans show three (3) phases and satisfy the secondary access and water looping requirements.

37. Grading will only be allowed on phases slated for immediate development, and only as part of an overall site improvement permit.

The Grading Plan within the Phase 2 Improvement Plans currently do not plan to mass grade the site; however, due to the large offsite flows to the north during the 100-year storm event, the site was mass graded to channelize the flows to the proposed detention pond and to prevent ponding/erosion in the interim phases of construction. This condition was discussed and the solution above approved by Carson City during Phase 1 of the project.

38. Parking will be allowed on the north side of Little Lane only. "No Parking" signs must be installed on the south side of Little Lane along the Project frontage.

This condition was met during Phase 1 of the project.

39. Center lane turn pockets must be striped at the intersection of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue.

Striping has been added to Little Lane at the intersections of Parkland and Spartan Avenue during Phase 1 of the project.

40. Little Lane must have left and right turn lanes at South Saliman Road.

Left and right turn lanes have been added at the intersection of Little Lane and South Saliman Road during Phase 1 of the project.

41. A pedestrian cross walk shall be installed on the west leg of the intersection of Little Lane and South Saliman Road on Little Lane.

This condition was met during Phase 1 of the project.

42. On South Saliman Raod and Little Lane, the distance between the right-of way and the back of sidewalk must be determined with the site improvement application. If the City Engineer determines there is sufficient space, then a deceleration right turn lane must be installed for southbound traffic.

This condition has been met during Phase 1 of the Project.

43. The Little Lane street section must have a five-foot sidewalk with a two-foot buffer.

This condition has been met during Phase 1 of the Project.

44. The intersection of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue must be improved as four-leg intersections with stop sign control at the north and south approaches.

This condition has been met during Phase 1 of the Project.

45. The left turn pocket at the east approach of the Saliman Road/Fifth Street Intersection must be restriped to accommodate a 150-foot queue length.

This condition has been met during Phase 1 of the Project.

46. Sufficient right-of-way must be dedicated along the Little Lane frontage and at the corner of Little Lane and South Saliman Road to allow for new and existing street improvements to reside within the right-of-way.

This condition has been met during Phase 1 of the Project.

47. The geotechnical report must be updated to include a minimum recommended street section, based on site exploration, prior to any permits for site work. This section may be updated if necessary, after the geotechnical engineer observes site grading.

This condition has been met during Phase 1 of the Project.

48. The intersection of Elaine Street and Vine Gate must be an All-Way stop with a “Stop Ahead” sign on Spartan Avenue.

This condition has been met during Phase 1 of the Project.

49. The west intersection of Parkland Avenue and Village Green, at Meadow view Place, must be an All-Way stop.

The Improvement Plans show the above-mentioned improvement. This condition has been met during Phase 1 of the Project.

50. The following street names cannot be used: Orchard Row Place, Village Green Avenue, Lupine Lane and Meadow View Place. New names must be proposed with the site improvement permit, and all street names must obtain City approval from the City Engineer prior to issuance of the site improvement permit.

The following is a list of street names proposed with the Phase 1 Improvement Plans: Willow Crest Dr, Orchard View Ln, Oakmont Ln, and Grove St. All street have an approved street names on the Phase 2 plan set.

51. The final map must note that the subdivision HOA is responsible for maintenance of the private street including parking enforcement, snow removal and reconstruction.

This note has been added to the final map that was last recorded.

52. The applicant will be required to match the existing Little Lane street cross-section (west of the proposed development) that provides bike lanes on both sides of the street and a five foot wide concrete sidewalk separated two point five feet (2.5') from back of curb on the north side of the street. These improvements need to be coordinated with Development Engineering requirements for Little Lane.

This condition has been met during Phase 1 of the Project.

53. Chapter 7 in the Unified Pathway Master Plan provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The project's interconnected sidewalk/private recreation area path system and pedestrian cross walks must be approved by Development Engineering and the Parks, Recreation & Open Space Department.

This condition has been met during Phase 1 of the Project.

54. While the Carson City Parks and Recreation Master Plan identifies the need for a park in Neighborhood #13, both Mills Park and Governors Field are within walking distance of the proposed development. The applicant will be required to identify a private recreation area with outdoor recreation amenities and demonstrates that the size of the site and the amenities sufficiently address the development's on-site recreational needs for the resident's demographics. The selection of these amenities (ex. Picnic tables, grills, shade structure, benches, playground equipment, and a walking path around the detention basin) will be evaluated during the site development process. This evaluation will be conducted by the Parks, Recreation & Open Space Department to confirm that the development will not be increasing the need for additional recreation amenities in the adjacent neighborhood.

See Landscape Plan for a detailed list and location of the proposed amenities in and around the on-site park. This condition has been met during Phase 1 of the project.

55. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).

This condition is understood with the development on the project and was satisfied in Phase 1 of the project.

56. An HOA or similar entity will be required to maintain the project's proposed private recreation area, any outdoor recreational amenities, and path system in perpetuity. Prior to final map

approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

This condition has been met during Phase 1 of the Project.

57. An HOA of similar entity will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-way in perpetuity. Prior to the final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

This condition has been met during Phase 1 of the Project.

58. The applicant will be required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.

This condition is understood with the development on the project. This condition has been met during Phase 1 of the Project.

59. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The project’s remaining landscape plant material selection needs to be consistent with the City’s approved tree species list or other tree species, as approved by the City.

The Landscape Plans show the above-mentioned requirement. This condition has been met during Phase 1 of the Project.

60. The developer shall inventory mature trees on neighboring property that may be impacted by the construction and install tree protection measures as appropriate prior to the commencement of construction.

This condition is understood with the development on the project. This condition has been met during Phase 1 of the Project.

61. The project shall utilize the city’s special street section on the east/west streets

This condition has been met during Phase 1 of the Project.

62. Parking stalls on the north/south roadway by the open space shall be striped

This condition has been met during Phase 1 of the Project.

63. Should the applicant utilize three story homes, private alleys shall be 26-feet wide with no parking to be enforced by the homeowner’s association.

The alleyways are shown as 26-feet wide as the developer is utilizing three story buildings.

64. Construction traffic shall utilize Little Lane only, to be enforced by the general contractor. Signs shall be posted on Little Lane advising of the traffic route and provide the name and phone number of the general contractor.

This condition will be implemented by the general contractor. This condition has been met during Phase 1 of the Project.

I sincerely hope these comments responses and revised plans address all your concerns. Please feel free to contact me at 775-321-6526 if there are questions or comments.

Sincerely,
Manhard Consulting, Ltd.



Spencer Fellows, P.E.
Project Manager

October 12, 2022 -- 11:29 -- Dwg Name: F:\Bhscen01\dwg\Sur\Final Drawings\Plat of Subdivision\Phase 2\PH2_Bhscen01_FM.dwg Updated By: APeretz

OWNER’S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278.010 TO 278.630 INCLUSIVE, AND THAT THEY ARE THE ONLY PARTIES HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PUBLIC UTILITY EASEMENTS AS NOTED HEREON.

LITTLE LANE, LLC. A DELAWARE LIMITED LIABILITY COMPANY

DATE

PRINT NAME/TITLE

NOTARY CERTIFICATE

STATE OF

COUNTY OF

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,

ON THIS DAY OF , 20 ,

OF LITTLE LANE, LLC. A DELAWARE LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

PRINT NAME

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW;

TICOR TITLE OF NEVADA, INC.

DATE

(PRINT NAME/TITLE)

TAX CERTIFICATE

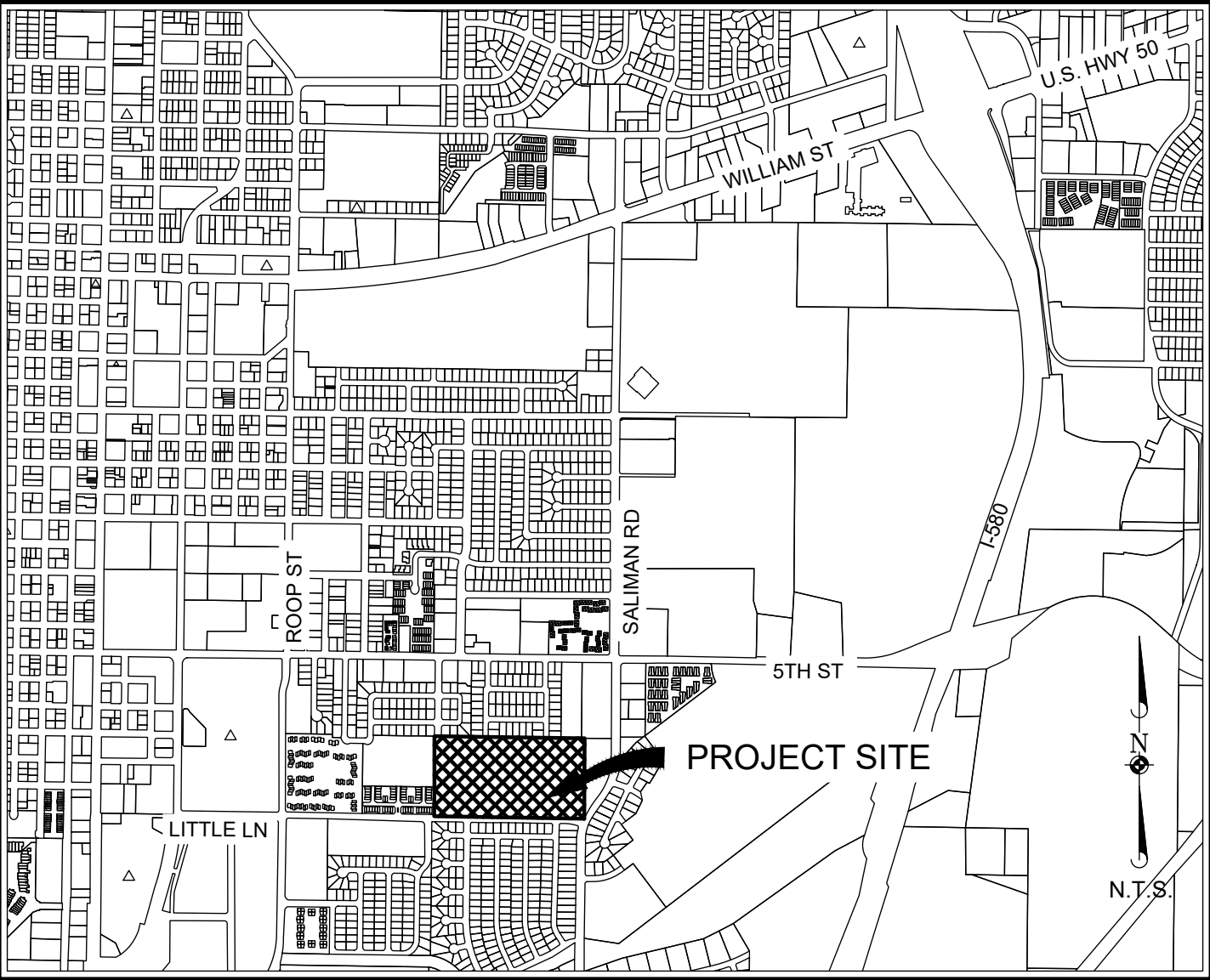
THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY THAT IS THE SUBJECT OF THIS MAP.

APN: 004-021-17, 004-021-18

DATE

(PRINT NAME/TITLE)

FINAL MAP OF
LITTLE LANE VILLAGE – PHASE 2
PART OF THE SOUTH HALF (S½) OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.



VICINITY MAP
NOT TO SCALE

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

DATE

(PRINT NAME/TITLE)

NEVADA DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DATE

(PRINT NAME/TITLE)

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP (TSM-19-103) AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

HOPE SULLIVAN,
AICP,COMMUNITY DEVELOPMENT DIRECTOR

DATE

CITY ENGINEERS’S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY

RANDALL RICE PE,
CITY ENGINEER

DATE

CARSON CITY CLERK

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON IS BEING DEFERRED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS 278.390

CITY CLERK DATE

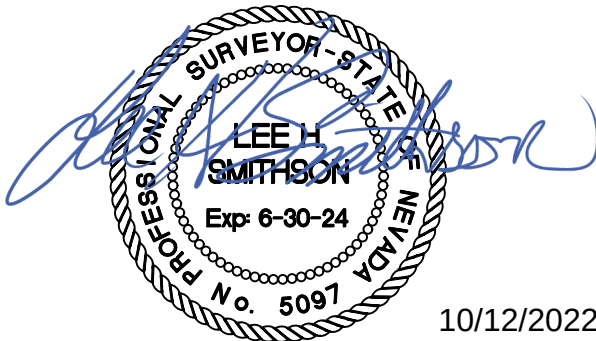
PRINT NAME/TITLE

SURVEYOR’S CERTIFICATE

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LITTLE LANE, LLC. A DELAWARE LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE SOUTH ONE-HALF OF SECTION 17, T.15 N. R. 20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 5, 2020.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

LEE H. SMITHSON P.L.S.
NEVADA CERTIFICATE NO. 5097



10/12/2022

UTILITY COMPANIES CERTIFICATE

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

SIERRA PACIFIC POWER COMPANY DATE
D/B/A NV ENERGY

PRINT NAME

PRINT TITLE

CHARTER COMMUNICATIONS DATE

PRINT NAME

PRINT TITLE

CARSON CITY UTILITY DEPARTMENT DATE

PRINT NAME

PRINT TITLE

NEVADA BELL TELEPHONE COMPANY DATE
D/B/A NEVADA AT&T

PRINT NAME

PRINT TITLE

SOUTHWEST GAS CORPORATION CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

SOUTHWEST GAS CORPORATION DATE

PRINT NAME

PRINT TITLE

BOARD OF SUPERVISORS APPROVAL

THE RIGHTS OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE GROVE STREET AND PARKLAND AVENUE. ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON OCTOBER 03, 2019.

MAYOR DATE

CITY CLERK DATE

RECORDER’S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF,

ON THIS DAY OF , 202
AT MINUTES PAST O’CLOCK M.
IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: _____

BOOK: _____

PAGE: _____

FILE No: _____

RECORDER

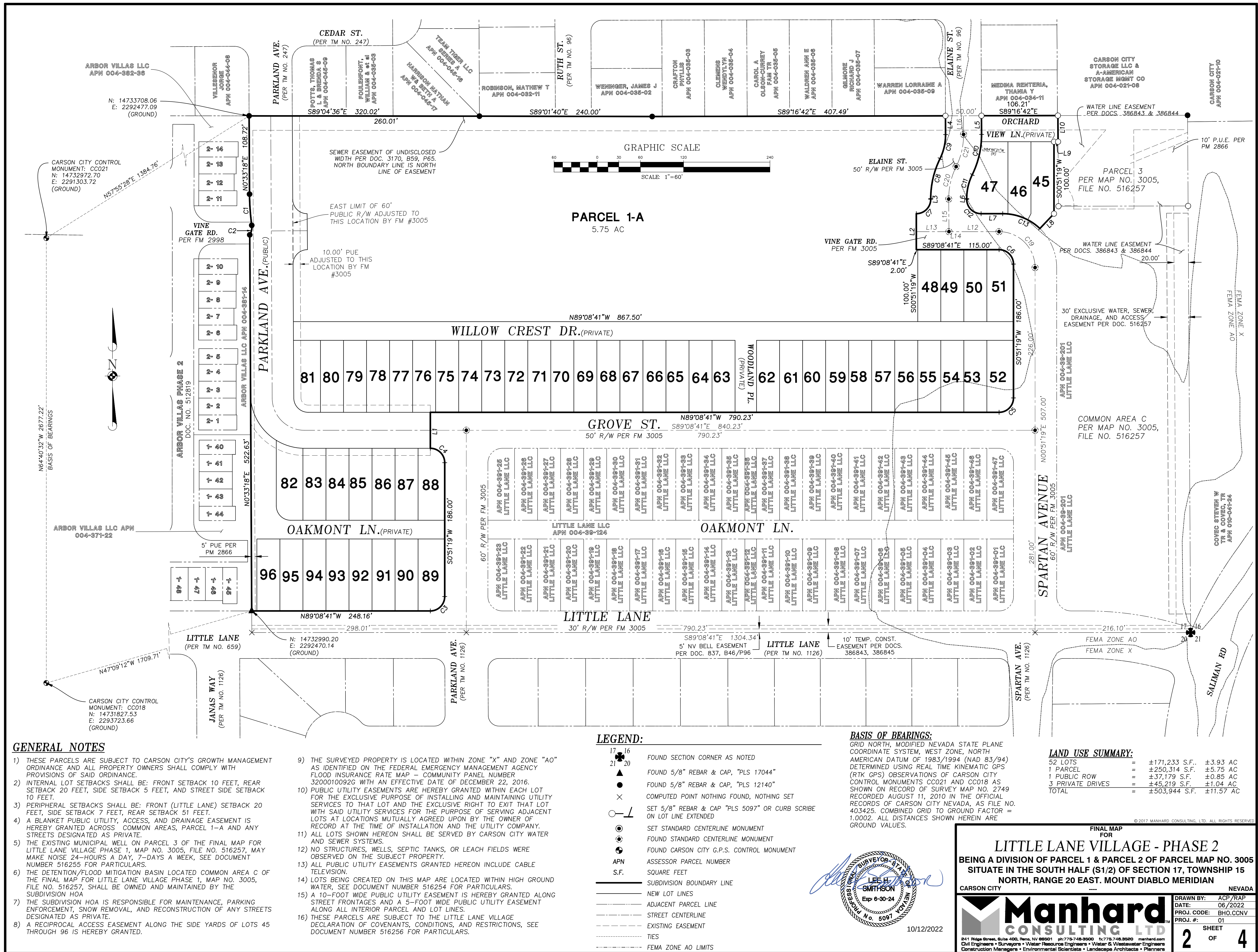
SUB-2022-0026

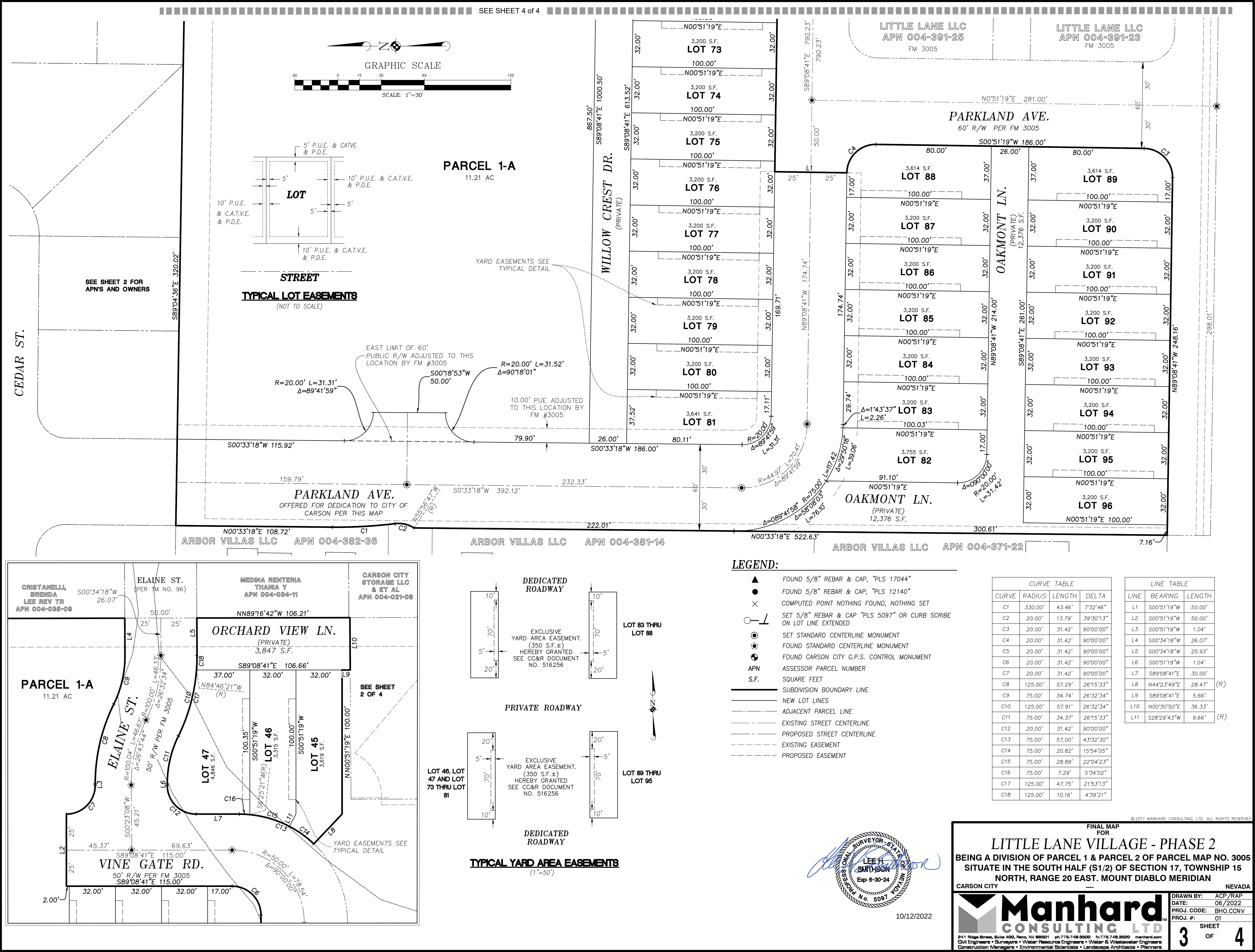
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FINAL MAP
FOR
LITTLE LANE VILLAGE - PHASE 2
BEING A DIVISION OF PARCEL 1 & PARCEL 2 OF PARCEL MAP NO. 3005
SITUATE IN THE SOUTH HALF (S1/2) OF SECTION 17, TOWNSHIP 15
NORTH, RANGE 20 EAST. MOUNT DIABLO MERIDIAN
CARSON CITY

NEVADA
DRAWN BY: ACP/RAP
DATE: 06/2022
PROJ. CODE: BH0.CCNV
PROJ. #: 01
SHEET
1 OF 4

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775-748-3500 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners





October 12, 2022 -- 11:29 -- Draw Name: P:\Bhuccon\01\Draws\Survey\Drawings\Phase 2\PH2_Bhuccon01_FM.dwg Updated By: APreetz





STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a request from Roseview Townhomes, LLC and Carson City ("Applicants") for an amendment to Tentative Subdivision Map SUB-2021-0215, to modify condition 17, as private water mains are no longer desirable, and eliminate condition 24 and modify condition 26, as a variance is no longer required, on property zoned Neighborhood Business Planned Unit Development ("NB-P"), located at 1147 W College Parkway, Assessor's Parcel Numbers ("APNs") 007-462-16 and 007-462-17. (Heather Ferris, hferris@carson.org).

Staff Summary: On August 19, 2021, the Board of Supervisors ("Board") approved Tentative Subdivision Map SUB-2021-0215 subject to 27 conditions of approval, including condition 17 which requires the water main to be private and the line to be master metered. The Applicants are now seeking to modify this condition as it has proven to be undesirable to both the developer and the City. Additionally, staff is seeking to eliminate condition 24 and modify condition 26 as a recent zoning map amendment to the adjacent John Mankins Park makes the variance unnecessary. The Board is authorized to approve amendments to a Tentative Subdivision Map following a recommendation from the Planning Commission.

Agenda Action: Formal Action / Motion

Time Requested: 10 minutes

Proposed Motion

I move to approve the amendments to the Tentative Subdivision Map.

Board's Strategic Goal

Quality of Life

Previous Action

September 28, 2022 (Item 6.B) - The Planning Commission recommended approval by a vote of 7 – 0, based on the ability to make the required findings in the affirmative and subject to the conditions of approval as outlined in the staff report.

Background/Issues & Analysis

The Board is authorized to approve tentative subdivision maps and amendments to tentative subdivision maps. The Planning Commission makes a recommendation to the Board. Please reference the September 28, 2022 staff report to the Planning Commission and supporting documentation for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.330; CCMC Chapters 17.05 and 17.07

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not approve the request, refer the request back to the Planning Commission for further consideration and/or provide alternative direction.

Attachments:

[Planning Commission Item 6.D Staff Report with Supporting Material.pdf](#)

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

RECOMMENDED CONDITIONS OF APPROVAL: Tentative Map

This base language reflects the conditions of approval for SUB-2021-0215, approved by the Board of Supervisors on August 19, 2021. Proposed deletions appear in bold with a strike through. Proposed additional language appears in bold and underlined.

The following are conditions of approval required per CCMC 18.02.105.5:

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the development engineering department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the development engineering department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with city standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease-and-desist order to halt all grading work.
4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
5. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the planning and community development department from the health and fire departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the fire department of all hydrant locations.
6. The following note shall be placed on all final maps stating:

"These parcels are subject to Carson City's growth management ordinance and all property owners shall comply with provisions of said ordinance."
7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of final maps.
8. The applicant must sign and return the notice of decision for conditions for approval within 10 days of receipt of notification after the board of supervisors meeting. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.
9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City building department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
10. The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.

11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the development engineering department prior to approval of a final map.
13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the city with a proper surety in the amount of 150 percent of the engineer's estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10% of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within 1 year of acceptance by the city.
14. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
15. The district attorney shall approve any CC&R's prior to recordation of the first final map.

Other Conditions of Approval:

16. The internal street shall be privately owned and maintained.
17. ~~The water main must be private, and the line shall be master metered with appropriate backflow preventers.~~ **Master meters, backflow devices, and public utilities must meet all NDEP and City requirements including utility separation and special construction techniques.**
18. The developer shall install a curb ramp, meeting current ADA standards, at the intersection of College Parkway and Oak Ridge Drive.
19. The developer shall enter into an agreement to pay it's pro-rata share of the cost to improve approximately 1,135 feet of 12 inch sewer main which is currently at capacity in College Parkway between Imperial Way and Granite Way. The pro-rate share for this development is 1.6 percent and is not to exceed \$9,600.
20. As part of the site improvement permit, the applicant must provide a landscape plan demonstrating compliance with the Development Standards in Division 3.
21. Carson City is a nationally recognized Bee City USA. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. A recommended tree and shrub species list has been provided. Any remaining landscape plant material selection must be consistent with the City's approved tree species list or other tree species, as approved by the City.
22. An exhibit demonstrating compliance with the open space requirements (Carson City Development Standards 1.18.6) shall be included in the application for site improvement permit.

23. The applicant is required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project as needed.
24. ~~The applicant shall provide the Community Development Department with a deed restriction for recordation at the time the final map is submitted for recordation. The document shall state the following:~~
- ~~• Variance (VAR-2021-0232) has been approved placing the homes along the south-eastern boundary of the project site within 20 feet closer to the existing park on APN 007-462-13, than is required by Carson City Development Standards 1.18. There may be inconvenience or discomfort, including but not limited to noise, glare, or physical activity, associated with the proximity to such a use.~~
245. At the time of recordation of the final map, a private Homeowner’s Association (HOA) or similar entity must be formed to provide maintenance for all common areas, including the private road, in perpetuity.
256. The Tentative Subdivision Map is only approved if the applicant obtains approval from the Planning Commission for the following concurrent applications:
- a. LU-2021-0218- A Special Use Permit for a residential use in a non-residential zoning district.
 - b. ~~VAR-2021-0232- A Variance from Division 1.18.4(b) requiring a minimum of a 20-foot setback plus 10 feet for each story above one story if adjacent to a single-family zoning district.~~

LEGAL REQUIREMENTS: CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); NRS 278.330

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 3.45 acres

EXISTING LAND USE: Vacant

MASTER PLAN DESIGNATION: High Density Residential (“HDR”)

ZONING: Neighborhood Business Planned Unit Development (“NB-P”)

KEY ISSUES: Is the amendment to the Tentative Map consistent with the required findings? Does the proposal meet the Tentative Map requirements and other applicable requirements?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Neighborhood Business Planned Unit Development / Senior Living Facility

SOUTH: Single Family 12,000 Planned Unit Development / Single family residences & golf course

EAST: Single Family 12,000 Planned Unit Development / Single family residences & park

WEST: Single Family 12,000 Planned Unit Development / golf course

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded

SEISMIC ZONE: Zone I (Greatest Severity)

FAULT: Beyond 500 feet

DISCUSSION:

The project site consists of two parcels totaling 3.45 acres in size and is zoned Neighborhood Business Planned Unit Development. On August 19, 2021, the Board of Supervisors approved Tentative Subdivision Map SUB-2021-0215 to subdivide the subject property into 52 lots for an attached single-family development. The approval was subject to 27 conditions of approval, including condition 17 which requires the water main to be private and the line to be master metered. The requirement for water main to be private and the line to be master metered would have resulted in the development becoming a “consecutive community water system” which is undesirable for both the developer and the city. The applicants are now seeking to modify this condition so that the development will not be subject to a private water main but will require the development to provide master meters, backflow devices, and public utilities consistent with state and city requirements.

The project was also subject to a variance request to allow for a reduced setback adjacent to a residential zoning district. The variance was approved by the Board of Supervisors on appeal on August 19, 2021. Subsequently, the City has amended the zoning map for several park properties, including the property adjacent to this project site. The zoning was amended to Public Neighborhood Planned Unit Development for John Mankins Park, thereby making the variance for the setback from the residential zoning district unnecessary. Since the applicant has come forward with a request to amend the tentative map, staff is taking this opportunity to request additional amendments to remove the now unnecessary requirements related to the variance.

Staff is seeking to eliminate condition 24 and modify condition 26. Condition 24 requires a deed restriction be recorded to notify future property owners within the subject development that their homes were the subject of a variance. Since the variance is no longer necessary and the project meets the required setbacks as it is no longer adjacent to a residential zoning district, staff is recommending the removal of this condition. Condition 26 required approval of the special use permit (“SUP”) for a residential use in a non-residential zoning district and approval of the variance. Because the variance is no longer necessary, staff is recommending Condition 26 be amended to delete item (b).

The Planning Commission conducts a public hearing and advises the Board if the proposed amendment to the condition of approval for the tentative map is consistent with the provisions of the Municipal Code.

PUBLIC COMMENTS: Public notices were mailed to 65 property owners within 600 feet of the subject site on September 15, 2022 pursuant to the provisions of NRS and CCMC for the amended Tentative Subdivision Map application. As of the completion of this staff report no public comments have been received. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on September 28, 2022, depending upon their submittal date to the Planning Division of the Carson City Community Development Department.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering

With the original tentative map, the Carson City Public Works Department Development Engineering Group (“Development Engineering”) requested a condition of approval to require the onsite water mains to be private. This was based on the City’s understanding of how certain

Nevada Administrative Codes would be handled by the Nevada Department of Environmental Protection and based on the width of the proposed street which makes some maintenance activities more difficult. Unfortunately, this condition created the unforeseen and unintended consequence of requiring the subdivision to become a “consecutive community water system,” which is undesirable for both the City and the developer. The result of changing the condition will be that the City will be required to maintain a water main in a street that is narrower than our standard urban street section. This is not ideal, but there is sufficient width to do any required maintenance, there are other existing subdivisions with similar street widths and public mains, and Development Engineering and the Carson City Public Works Department Water Division feel that this is the only viable solution. Development Engineering will endeavor to ensure that any future subdivisions will be designed appropriately to avoid this issue prior to coming before the planning commission.

Staff recommends the following condition to replace condition 17:

Master meters, backflow devices, and public utilities must meet all NDEP and City requirements including utility separation and special construction techniques.

TENTATIVE MAP FINDINGS: Staff recommends approval of the amendments to the Tentative Subdivision Map based on the findings below and the information contained in the attached reports and documents, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. In making findings for approval, the Planning Commission and Board of Supervisors must consider:

1. ***Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.***

The proposed amendments will not change the ability to make this finding. The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of waste.

2. ***The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.***

The proposed amendments will not change the ability to make this finding. Water supplied to the development will meet applicable health standards. The City has sufficient system capacity and water rights to meet the required water allocation for the subdivision.

3. ***The availability and accessibility of utilities.***

The proposed amendments will not change the ability to make this finding. All utilities are available in the area to serve this development.

4. ***The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.***

The proposed amendments will not change the ability to make this finding. The project is located adjacent to existing single family and commercial developments which are served by the existing public services including schools, sheriff, transportation facilities, and parks. Staff has consulted with the Carson City School District as part of the 2021 review of the tentative map. The School District indicated they do not have any additional comments beyond the information provided for previous projects and have indicated that the School District will be re-districting which should

help. For previous projects the School District indicated that they remain concerned about capacity and advised that for every 100 new homes it expects about 30 new students. With most of the schools now at capacity, the limited capital funding for new facilities, it is concerned, as it cannot “rezone” its way out of the problem. The school district has advised that it is doing its utmost to prepare for growth, within its means. Development Engineering has reviewed the development for impacts to water, sewer, storm drainage, and roadway systems. The existing water, storm drain, and roadway infrastructure is sufficient to serve the project. The downstream sewer main in College Parkway is at capacity and staff has recommended a condition of approval requiring the developer enter into a pro-rata share agreement for the future upgrading of the downstream sewer. The Carson City Fire Department has also reviewed the development. As proposed, sufficient access is provided. As noted in the Fire Department comments, the project must comply with the currently adopted edition of the International Fire Code and the Northern Nevada Fire Code Amendments as adopted by Carson City.

5. *Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.*

The proposed amendments will not change the ability to make this finding. The proposed subdivision is adjacent to a public park. Residents will be able to access park via existing sidewalks along W. College Parkway and Oak Ridge Drive.

6. *Conformity with the zoning ordinance and land use element of the City’s Master Plan.*

The proposed amendments will not change the ability to make this finding. The project is consistent with the Master Plan. The project site is designated as High Density Residential which is designed to create opportunities for higher-density neighborhoods in an urban and suburban setting with densities ranging from 8 to 36 units per acre. The proposed density of the project is 15 units per acre. The requested development is consistent with the concept of a Compact and Efficient Pattern of Growth (Guiding Principle 1). Carson City is committed to a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, and that fosters the provision of infrastructure and services in a cost effective manner.

Guiding Principal 7 discusses compact, mixed use activity centers, stating “Carson City will encourage the creation of compact, mixed-use activity centers in easily accessible and highly visible locations of the community. The activity centers will promote the efficient use of available commercial lands and concentrate retail services in pedestrian and transit-oriented development nodes that may be easily accessed from and serve surrounding neighborhoods. Activity centers will vary in size and composition depending upon their location, context and level of priority.”

Given the existing surrounding neighborhood context, staff finds this proposal to be consistent with the master plan.

The zoning designation is Neighborhood Business. Residential uses are permitted in this zoning district subject to first obtaining approval of an SUP for residential uses in a commercial zoning district. In 2021, the applicant concurrently applied for an SUP (LU-2021-0218) with the Tentative Subdivision Map and received approval. The 2021 application for the Tentative Subdivision Map is also dependent upon the approval of the concurrent application for a variance from the required 30-foot setback along the southern-most property line (VAR-2021-0232). Subsequent to the 2021 approval, the city amended the zoning for the adjacent property along the project’s southern-most property line making the variance unnecessary. Staff finds, with the proposed amendments, the Tentative Subdivision Maps remains consistent with the Master Plan land use designation, and as conditioned is consistent with the zoning ordinance.

7. General conformity with the City's Master plan for streets and highways.

The proposed amendments will not change the ability to make this finding. The proposed subdivision is in conformance with the City's master plan for streets and highways. The project will be required to install a curb ramp meeting current ADA standards.

8. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

The proposed amendments will not change the ability to make this finding. The project will have little or no detrimental effect on vehicular or pedestrian traffic. With the 2021 application, the applicant provided a traffic memo outlining the estimated trips, based on the ITE Trip Generation Manual. The project is anticipated to generate approximately 305 daily trips with an AM peak of 23 trips and a PM peak of 28 trips. This is below the threshold for a full traffic analysis. The project will be required to install a curb ramp, meeting current ADA standards, at the intersection of College Parkway and Oak Ridge Drive.

9. The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.

The proposed amendments will not change the ability to make this finding. The site is relatively flat and located in the FEMA flood zone X (shaded) and therefore does not require special flood damage prevention considerations.

10. The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.

The proposed amendment will not change the ability to make this finding. Public Works has indicated sufficient water and sewer capacity to meet the demands of this project, subject to the condition of approval requiring the developer to enter into a pro-rata share agreement for the sewer main.

11. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

The proposed amendments will not change the ability to make this finding. There is sufficient access and sufficient fire flows to serve the project. The Fire Department will review the site improvement permit for compliance with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.

12. Recreation and trail easements.

The proposed amendments will not change the ability to make this finding. The project is adjacent to John Mankins Park. Access to the park will be provided via sidewalks along the project frontage.

Attachments
Application

Carson City Planning Division
108 E. Proctor Street• Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 17.06 and 17.07

FILE #

**TENTATIVE SUBDIVISION
MAP**

FEE*: \$3,500.00 + noticing fee

*Due after application is deemed complete by staff

☐ **SUBMITTAL PACKET – 5 Complete Packets (1 Unbound Original and 4 Copies) including:**

- ☐ Application Form including Applicant's Acknowledgment
- ☐ Property Owner Affidavit
- ☐ Copy of Conceptual Subdivision Map Letter
- ☐ Detailed Written Project Description
- ☐ Proposed Street Names
- ☐ Master Plan Policy Checklist
- ☐ Wet Stamped Tentative Map (24" x 36")
- ☐ Reduced Tentative Map (11" x 17")
- ☐ Conceptual Drainage Study
- ☐ Geotechnical Report
- ☐ Traffic Study (if applicable)
- ☐ Documentation of Taxes Paid to Date

☐ **CD or USB DRIVE with complete application in PDF**

☐ **STATE AGENCY SUBMITTAL including:**

- ☐ 2 Wet-stamped copies of Tentative Map (24" x 36")
- ☐ Check made out to NDEP for \$400.00 + \$3/lot
- ☐ Check made out to Division of Water Resources for \$180.00 + \$1/lot

Application Reviewed and Received By:

Submittal Deadline: Planning Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

APPLICANT **PHONE #**
Roseview Townhomes LLC 775-745-0881

MAILING ADDRESS, CITY, STATE, ZIP
3075 College Drive Carson City 89703

EMAIL
silveroakmark@me.com

PROPERTY OWNER **PHONE #**
Same as above

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Mark Turner 775-745-0881

MAILING ADDRESS, CITY, STATE, ZIP
2051 Evergreen Drive Carson City 89703

EMAIL
silveroakmark@me.com

Project's Assessor Parcel Number(s)
007-462-16,17

Project's Street Address
College Parkway/Oakridge Drive Corner

Nearest Major Cross Street(s)

Project's Master Plan Designation

Project's Current Zoning
NBP

Project Name
Roseview Townhomes

Total Project Area

Number of Lots

Smallest Parcel Size

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail. Please see attached narrative seeking amendment to Conditions of Approval

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statements are true and correct to the best of my knowledge and belief; (b) I agree to fulfill all conditions established by the Board of Supervisors.

Applicant's Signature

Date

8/25/2022

PROPERTY OWNER'S AFFIDAVIT

Mark B. Turner

I, _____, being duly deposed, do hereby affirm that I am the record owner of the
(Print Name) 007-462-16,17

subject property located at _____, and that I have knowledge of, and I agree to, the
(Property Address and APN)

filing of this Tentative Subdivision Map application.


Signature

Address

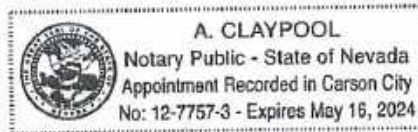
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)

On August 24, 2022, personally appeared before me, a notary public,
Mark B. Turner, personally known (or proved) to me to be the person whose name is
subscribed to the foregoing document and who acknowledged to me that
he/she executed the foregoing document.


Notary Public



ROSEVIEW TOWNHOMES LLC

August 25, 2022

Hope Sullivan, AICP
Community Development Director
Carson City, NV

Dear Hope,

Roseview Townhomes LLC is hereby requesting a change to the conditions of approval contained in the Notice of Decision relating to SUB 2021-0225 and VAR 2021-0232 dated 8/20/2021.

Item #17 stating that the water main must be private.

Although Carson City required a private water main for this project as one of the conditions of approval, it has since been determined during the engineering plan check process for site improvements that Carson City's requirement of a private water main is in conflict with NDEP rules governing such matters. As a result a private water main cannot be used in this instance per NDEP rules due to conflicting interagency policy.

Roseview Townhomes is hereby requesting waive condition 17 so that the project can be served with water in a manner that complies with State regulations.

Sincerely yours,

Mark Turner



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 20, 2022

Staff Contact: Hope Sullivan, AICP, Community Development Director

Agenda Title: For Possible Action: Discussion and possible action regarding a request from Sarah Martin (the "Applicant") to introduce, on first reading, a proposed ordinance revising the definition of "hotel", decreasing the number of required guest rooms and providing other revisions thereto. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Applicant is proposing to amend Carson City Municipal Code ("CCMC") 18.03.010 to change the definition of hotel from a building containing six or more guest rooms to a building containing three or more guest rooms. Staff has proposed additional revisions to update and clarify the definition of hotel consistent with the ongoing efforts to revise CCMC Title 18. Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors ("Board") regarding a request for a zoning code amendment. The Board is authorized to amend the CCMC. Pursuant to Nevada Revised Statutes ("NRS") Chapter 237, a business impact statement is not required to be prepared with this ordinance.

Agenda Action: Ordinance - First Reading **Time Requested:** 10 Minutes

Proposed Motion

I move to introduce, on first reading, Bill Number ____.

Board's Strategic Goal

Economic Development

Previous Action

September 28, 2022 (Item 6C) - The Planning Commission conducted a public hearing and voted 7 – 0 to recommend approval of the ordinance including the modification to the definition recommended by the Board at its meeting of January 20, 2022.

January 20, 2022 (Item 27F) - The Board reviewed CCMC Chapter 18.03 and provided input as part of the Title 18 update.

Background/Issues & Analysis

Please see the attached ordinance, staff report to the Planning Commission, and hotel memorandum for additional information.

Modified definition language is intended to be consistent with Title 18 update.

Except as specifically exempted, NRS 237.080 requires a business impact statement to be prepared whenever an ordinance by the adoption of which the governing body of a local government exercises legislative powers.

Under the exemptions, a business impact statement is not required to be prepared with this ordinance because the ordinance is proposed pursuant to a provision of NRS Chapter 278.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapters 237 and 244; Article 2 of the Carson City Charter; CCMC 18.02.050 and 18.02.075

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not introduce the ordinance, modify the ordinance and/or provide alternative direction to staff.

Attachments:

[Hotel_Ordinance_FINAL.docx](#)

[Hotel Memorandum.pdf](#)

[6.C Staff Report with Supporting Material.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

Summary: An ordinance revising the definition of the term “hotel”.

BILL NO. _____

ORDINANCE NO. 2022 - _____

AN ORDINANCE RELATING TO ZONING; REVISING THE
DEFINITION OF THE TERM “HOTEL”; AND PROVIDING OTHER
MATTERS PROPERLY RELATING THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (ZONING), Chapter 18.03 (DEFINITIONS), Section 18.03.010 (WORDS AND TERMS DEFINED) is hereby amended (**bold, underlined** text is added, ~~stricken~~ text is deleted) as follows:

18.03.010 - Words and terms defined. (NRS 278.020)

"Abandoned" means concerning a building or use, not having been developed or maintained for a stated period of time.

"Abutting commercial and industrial corridors to Carson City" means all portions of property within 200 feet from U.S. Highway 50 East; William Street; U.S. Highway 395 or Carson Street lying between the Carson City county lines and the designated Carson City redevelopment area boundary.

"Access" means a clear and unobstructed usable approach of not less than 12 foot width (residential), 15 foot width (one way commercial), or 24 foot minimum width (two-way) to a legally dedicated public way.

"Accessory building" or "accessory structure" means a detached usual and customary building or structure associated with a permitted or conditional use, subordinate to the primary use on the same lot, including but not limited to storage, tool shop, children's playhouse, guest building, greenhouse, garage, swimming pools or similar structures 30 inches or more above ground. In calculating the size of an accessory structure, any space with a ceiling 7 feet 6 inches or higher shall be considered habitable space and used in determining total size. An accessory building connected to a main building by a roof, breezeway or other means which is not habitable space is considered an accessory structure attached to a primary building. Each structure must meet standard setback requirements.

"Accessory farm structure" or "accessory farm building" means a structure or building used for the housing of farm equipment or animals usually associated with a farm, including cows, horses, chickens, pigs, sheep, etc., including, but not limited to barns and coops.

"Accessory use" means a use of the land that is associated with and dependent upon the existing permitted or conditional use of that parcel. An accessory use must not take place until the permitted or conditional use.

"Action" means the decision made by the reviewing authority on a land use application; the determination made and any conditions of approval.

"Adjacent" means, for the purposes of determining setback requirements for adjacent uses, a parcel contiguous on any side or a parcel across a public or private right-of-way or access easement. Where an adjacent parcel is located across a public right-of-way, setback requirements shall be measured from the centerline of the right-of-way.

"Adjacent" means, for purposes of determining setback requirements, a parcel contiguous on any side or a parcel across a public or private right-of-way or access easement.

"Adult day care facility" means an establishment in which supervised care is provided to adults.

"Adult entertainment facility" includes all theaters, bookstores, cabarets, model studios, out call business, video stores, or similar businesses which are established for the purpose of offering its patrons services, goods or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas." This definition does not include "adult merchandise retail establishments."

1. For the purposes of this chapter, "specified anatomical areas" shall include exposed human genitals, pubic region, buttock and female breast below a point immediately above the areola.
2. For purposes of this chapter, "specified sexual activities" shall include any form of actual or simulated sexual intercourse, copulation, bestiality, masochism, and fondling or touching "specified anatomical areas."
3. No adult entertainment facility shall be located within 1,000 feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16N., R.20 E., M.D.B & M., Sections 4, 9, 16, 21, 28 and 33 of T.15N., R.20 E., M.D.B & M., and Sections 4 and 9 of T.14N., R. 20 E.

"Adult merchandise retail establishment" means any establishment having up to 5 percent or 200 square feet, whichever is less, of the retail floor area of the business that is identified for the display, sale, lease or rental of books, merchandise, periodicals, video tapes, video discs, computer discs, instruments, devices or paraphernalia which are distinguished or characterized by the emphasis on matter depicting, describing or relating to "specific sexual activities" and "specific anatomical areas." The merchandise must only be available for sale or lease for private use by the purchaser or lessee off the premises of the business.

"Adult performers" means live performances, by adult persons which are characterized by either the exposure of specific anatomical areas and/or by specific sexual activities; with specific anatomical areas and specific sexual activities being defined by subsections 1 and 2 above under "Adult Entertainment" and must only be performed in areas of Carson City in which the performances occur in compliance with subsection 3 above, under "adult entertainment facility".

"Agricultural services" means uses including, but not limited to, feed lots, poultry production, dairies, pasturage, veterinarian, other animal services and similar uses.

"Agricultural uses" means uses of the land for Christmas tree farms, truck farming, field crops, orchard crops, earthworm and grub raising, bees and animals in accord with Chapter 7.13 (Licensing and Regulations). Does not include a winery.

"Air rights" means the right to use space above ground level.

"Alley" means a public thoroughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

"Allotment" means the document allowing an eligible party to obtain a building permit under the provisions of Chapter 15.01 of the code prior to the effective date of this chapter. In this chapter, allotments may also be called "old allotments."

"Alteration" means any exterior change, addition or modification in construction or occupancy.

"Ambulatory" means any person, including one who uses a cane, walker, wheelchair or other similar device, who is physically and mentally capable, under emergency conditions, of finding a way to safety without assistance. If questioned, a final decision regarding whether a person is ambulatory shall be made by the resident's physician.

"Amenity" means a natural or created feature that enhances the aesthetic quality, visual appeal, or attractiveness of a particular property, place or area.

"Amusement arcade" means a place where 3 or more coin operated machines, devices, contrivances or games are provided for public amusement.

"Amusement device" means any device which upon insertion of a coin, slug, token, plate, or disc or the payment of a consideration may be used by the public as a game, entertainment, amusement, test of skill and shall include pool tables, pinball machines, electronic games, fixed kiddie rides, mechanical bulls but shall not include radios or televisions.

"Animal boarding facility" means a structure, land or combination thereof used, designed or arranged for the boarding, breeding, and care of dogs, cats, pets, fowl, horses or other domestic animals, but exclusive of animals used for agriculture purposes.

"Animal boarding" or "kennel" is a place where dogs, cats, and other domestic animals are housed, boarded, trained and groomed.

"Animal hospital" means an establishment providing surgical, medical treatment boarding, grooming and examination of domestic pets, and entirely within a building.

"Animal shelter" means a place where animals are housed and may receive medical treatment rehabilitation.

"Animal slaughtering and processing" means a facility for slaughtering and processing of animals and the refining of their byproducts.

"Animals and fowl" means the keeping of horses, swine, fowl, sheep or other animals of a similar nature. Notwithstanding the zoning regulations of this title, the keeping of animals is regulated and further defined under Carson City Municipal Code Title 7, Animals.

"Antenna" means a device by which electromagnetic waves are sent or received (whether a dish, rod, mast, pole, set of wires, plate, panel, line, cable or other arrangement serving such purpose).

"Antiques, retail" means any building used for the sale of any old and authentic object of personal property which was made, fabricated, or manufactured 60 or more years earlier and which has a unique appeal and enhanced value mainly because of its age and in addition, may include the sale of any article of personal property which was made, fabricated or manufactured 20 or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

"Apartment" means a room, or suite of rooms, within an apartment house which has facilities for the preparation of meals, is designed for and used or intended to be used by 1 family and is intended to be occupied on a rental basis with a rental period of at least 1 week.

"Apartment house" means a structure which contains 3 or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling or residence hotel.

"Appliances" means devices operated by electricity and designed for household use.

"Archery range" means a facility (indoor or outdoor) in which the art, skill or sport of shooting with a bow and arrow is conducted.

"Architectural feature" means a decorative element intended to enhance the character of a structure and may be an integral part of the structure. Architectural features may include, but are not limited to, porches, eaves, or freestanding forms and monuments.

"Area of site" means the total horizontal area within the property lines.

"Art gallery" means a room or building devoted to the public exhibition and related sales of "one of a kind" works of art or reproductions of "one of a kind" art. May include paintings, sculptures, pottery, quilts and other unique objects created by artisans, especially as they relate to other cultures. The intent of this definition is not to include a gift shop business.

"Art store" means a place where art merchandise and supplies are offered for sale.

"Art studio" means a studio or work space for artists or artisans, including practicing the art of fine arts or skills in an applied art or craft.

"Artist, commercial" means a creator of artistic works for monetary gain.

"Asphalt" or "concrete batch plant" means a facility or area for the mixing of concrete or asphalt.

"Assayer" means one who practices the examination and/or the analysis of something.

"Astrologer, hypnotist, or psychic art & science" means any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairsaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy.

"Auction sales" means a sale of goods or property at which intended buyers bid against one another for individual items. Each item is sold to the bidder of the highest price.

"Automobile body repair, painting, towing service garage" means a building and premises used primarily for the commercial repair of damage to the chassis of an automobile, including major and minor collision damage, frame and panel straightening, repainting and refinishing, and similar activity.

"Automobile detailing shop" means any building or premises used for washing and cleaning of passenger vehicles.

"Automobile dealerships, new" means the use of any building, with an enclosed display area; land area, or other premises or portion thereof, for the display, sales or lease of new automobiles, trucks or vans and including warranty repair work and other repair work if the service work is conducted as an accessory use. Used car sales and recreational vehicle sales may be conducted at a lesser extent from the new automobile sales location but only as an accessory use.

"Automobile paint and body repair shop" means a facility for collision services including body, frame, or fender straightening or repair and painting of vehicles in an appropriate paint booth.

"Automobile parking lot" or "garage" means all areas devoted to off-street parking spaces shall be so designed and be of such size that no automobile is required to back into a street to obtain egress. A parking garage is a structure of 4 walls and a roof which encloses parking spaces, each satisfying measurement requirements and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above mentioned screening is provided.

"Automobile parts new, rebuilt & accessory sales service" means a facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses.

"Automobile parts, tires and accessories" means a structure or building of which the use of the sale of parts for automobiles, trucks, RV's and or trailers is conducted.

"Automobile pawn" means the act of leaving an automobile with a pawnbroker for security against money borrowed.

"Automobile rental" means a facility for the rental of new or used automobiles. Automobiles kept on the lot for rental purposes are not considered to be outside storage.

"Automobile repair" means location designed or used for the repair of automobiles, including mechanical repair, automobile maintenance, engine or transmission replacement or overhaul, and upholstery, but no paint or body work.

"Automobile retail" means the use of any building, land or area for the display and sale of automobiles.

"Automobile sales lot" means the display for sale of 2 or more new or used vehicles on any parcel and requires a Carson City business license.

"Automobile service" means an area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs, battery rebuilding, engine rebuilding, or any other major automobile repair.

"Automobile wash (full-service)" means a car wash facility, typically operated in conjunction with a gas station, which customarily employs automatic or semi-automatic methods of cleaning.

"Automobile wash (self-service)" means a coin operated carwash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.

"Automobile wrecking and dismantling yard" means a facility where land is used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the motor vehicle laws of the state of Nevada, including premises used in the storing, keeping, buying, selling, or dealing in dismantled, wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof. Automobile dismantling shall not include the incidental storage of inoperative or dismantled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop while waiting for repair. Uses shall not be carried out within the required setback and a natural or artificial screen or buffer shall be provided to obscure the subject property from the street on which lands abut and from any opposite or adjoining properties.

"Average slope" means the slope of land as determined by the following formula: $S = I \div D \times 100$, where: S is average slope; I is the difference between the highest and lowest contour lines of

a topographical map for the parcel, in feet; D is the distance between the contour lines used in computing I, in feet; and 100 is the conversion factor into percentage. The average slope of a parcel is measured along a line located near the center of any area to be used for development.

"Bakery" means a factory for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, but does not include a restaurant or other premises where any such product is made for consumption on the premises or a bake shop.

"Ballroom" means a large room for dancing.

"Bank" means an institution where money is deposited, kept, lent, or exchanged.

"Bar" means premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

"Barber shop" means a shop in which a barber cuts hair and shaves or trims beards as an occupation.

"Barns and stables" means a farm building use for storing farm products and sheltering livestock and domestic animals.

"Beauty shop" means an establishment providing a personal service to men, women and children by shampooing, cutting, styling, tinting of hair, by giving manicures, procedures or facial treatments or by the use of cosmetic products. Permanent facial cosmetic shading is allowed as an accessory use to a beauty shop.

"Bed and breakfast inn" means sleeping and dining accommodations designed for the motoring public, within a single-family dwelling, limited to a maximum of 5 guest bedrooms, with required parking to be located off street and providing meals exclusively to overnight guests or as limited by: Division 18.13 (Bed and Breakfast Inns) of the code.

"Billboard" means outdoor advertising signs containing a message, commercial or otherwise, which is unrelated to the merchandise for sale or services performed by the person of business on whose property the sign is located, posted for a fee by the owner of the sign framework.

"Billiards hall" means an establishment in which a game on an oblong cloth covered table with raised cushioned edges, in which a long tapered cue is used to hit small balls.

"Blood plasma donor center" means a building used for the collection of human blood plasma from plasma donors. The term does not include a facility for the provision of medical care or treatment.

"Board" means Carson City board of supervisors.

"Boarding and rooming house" means a building or portion thereof where, for compensation, meals and lodging are provided for more than 2 guests. (Not a motel or hotel.)

"Boat and trailer sales dealerships (new and used)" means the use of any building or lot for the display and sale of new or used boats, jet skis, or other marine vessels and trailers.

"Boats and other marine products and accessories" means a marine retail sale establishment in which goods are sold primarily for use on boats and ships, but excludes uses in which fuel for boats and ships is the primary item sold.

"Body piercing" means the practice of piercing holes in parts of the body so that rings and or studs can be inserted.

"Bonding company" means a company that provides bonding and surety for another.

"Bookbindery" means an establishment that provides the art, trade, or profession of binding books.

"Bookstore" means a store where books are sold.

"Boutique" means a specialty shop selling clothing, soaps, gift ware, consignment clothing, greeting cards and similar merchandise, but does not include antiques, guns, coin, pawn, secondhand business or similar businesses.

"Bowling alley" means a smooth, level wooden alley used for bowling.

"Brew pub" means a business which contains a restaurant use occupying 51 percent or more of the gross floor area and which also contains a bar and retail or wholesale brewery use which occupies 49 percent or less of the gross floor area. For the purpose of this section, a "restaurant" means a for-profit business which has as its principle purpose the preparation and serving of unpackaged food in a ready-to-consume state in individual servings to customers in the establishment. Brew pubs may be located in any historic district, any redevelopment district or as specifically authorized in this title. Brew pubs must operate in accordance with Chapter 598 of the NRS.

"Brokerage house" means a business in which one acts as an agent for others in negotiating contracts, purchases, or sales in which a commission is paid to a broker.

"Building" means any structure (including membrane structures) having a roof supported by columns or walls and built for the shelter or used for the enclosure of persons, animals, chattels or property of any kind, including but not limited to awnings, carports, ramadas, or patios. See also building, primary and building, detached.

"Building area" means the total square footage for all spaces within the exterior walls of a building.

"Building, detached" means a building surrounded on all sides by open space.

"Building height" means the definition of building height as contained in the latest adopted version of the Building Code currently adopted by Carson City.

"Building and landscape material/lumber yard" means a facility for the sale of home, lawn and garden supplies, and construction materials such as brick, lumber, and other similar materials.

"Building line" means that face, corner, wall or column of structure or building nearest the property line.

"Building maintenance service and sales" means a facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning, and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

"Building materials" means substances used in construction including lime, gypsum, brick, block, cement, concrete, tile, terra cotta, stone and plaster (indoor only).

"Building materials and lumber yard" means a building or structure in which building or construction and home improvement materials are offered or kept for sale.

"Building permit" means a written approval issued by the building official pursuant to the latest edition of the Building Code adopted by Carson City that authorizes construction of any residential dwelling, building, or structure.

"Building, primary" means a building devoted to the principal use of the lot on which it is situated. In the case of a residential use, "primary building" means a residence and garage, if both are fully enclosed, and attached by a common wall.

"Building setback" means the distance between the property line and the building line of a structure on the property.

"Bulk building materials" means materials used in construction, improvement, or anything essential toward the completion of a building or structure for the use intended, which are purchased or sold in quantities described as units, pallets or bags, and are limited to the following materials or materials of a similar nature: lumber (including decking, timbers and railroad ties), plywood, particle board, siding, gypsum (sheet rock), fencing (wood and metal), roofing, cement block, cement, brick, stone, insulation and bulk landscape materials.

"Bus charter service and service facility" means any premises for the transient housing, parking, servicing or repair of motor-driven buses.

"Bus passenger depot" means an on-site or on street temporary bus parking location for passenger loading and unloading, and loading and unloading of freight with available indoor

passenger waiting area, restrooms, telephone, and open at least 1 hour before any scheduled bus and with appropriate signs directing customers to the services available.

"Bus line office, service and storage" means a facility for the storage, parking and service of motor-driven buses, and the administration and management of the business.

"Cabana" means any portable, demountable or permanent cabin, room, enclosure or other building erected, constructed or placed on any recreational vehicle on the same space in a recreational vehicle park.

"Cafeteria" means a restaurant in which customers are served at a counter and carry their meals on trays to tables.

"Campground" means a plot of ground upon which 2 or more campsites are located, established or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes. See also "recreational vehicle park".

"Caretakers quarters" means an independent, self-contained dwelling unit located on the same lot as the principal use or structure and which provides residential accommodations for a property manager and/or property maintenance persons.

"Carport" means an accessory building having 2 or more open sides; also used by occupants of a recreational vehicle park.

"Caterer" means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out, and does not include a food service establishment.

"Cellular communication facility" means a communication system that uses a network of short-range transmitters in overlapping zones and a central station to connect to telephone lines, which is not limited to a tower, pole, or similar structure which supports telecommunications antennae operated for commercial purpose above around in a fixed location, freestanding, guyed, or on a building or other structures.

"Cemetery" means land used for burial of the dead, including columbariums, crematoriums, mausoleums and mortuaries.

"Ceramic" means any of various hard, brittle, heat and corrosion resistant materials made by shaping and then firing a nonmetallic mineral, such as clay at a high temperature.

"Changeable promotional flag" means any flag not fitting the definition found in Division 4, "Official Flag."

"Child care facility" means any place, home, institution, or establishment in which more than six (6) children are received, cared for, or maintained for any period of time with or without compensation.

"Christmas tree sales" means a seasonal use of a piece of land for the retail sales of Christmas trees.

"Church, temple, house of worship" means any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Title 18. The term does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.

"Civic auditorium and theater" means a building or complex of buildings that may house municipal offices and services, and which may include cultural, recreational, athletic, convention and entertainment facilities owned and/or operated by a governmental agency.

"Cleaners, commercial" means a facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services, and other similar accounts, as well as rug and dry cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

"Clinic" means an ambulatory health care building designed and used for the medical and surgical diagnosis or treatment of human patients on an outpatient basis. (Includes psychological evaluation, medical and dental).

"Club" means an incorporated or unincorporated association of persons organized for a social, educational, literary or charitable purpose.

"Club, supper and amusement" means an institution used or intended to be used for an association of persons, whether incorporated or unincorporated, for some common purpose, such as Lions, Elks, Rotary, or Shriner, but not including adult uses, or a group organized or primarily to render a service customarily carried on as a commercial enterprise, or only administrative offices supporting the club.

"Code" means the Carson City municipal code and references to the code are intended to convey that process under this chapter in no way supersedes building, zoning or other provisions of local law, but is in addition thereto.

"Coffee shop" means a small restaurant serving light meals and coffee.

"Cold storage plant" means a facility for the protective storage of items such as food or furs, in a refrigerated place.

"Co-location" means the use of a single mount by more than 1 carrier and/or several mounts on a building or structure by more than 1 carrier. Each service on a co-location is a separate wireless service facility.

"Collectible store" means a business devoted to the public exhibition and related sales of new and previously owned limited edition works and reproductions of original artwork as denoted in the latest edition of the collectibles market guide and price index and/or other authoritative document as approved by the director. "Collectible" refers to limited edition items such as, but not limited to, figurines, collages, plates, dolls, ornaments, graphics, steins and bells.

"Collection agency" means an establishment which specializes in the collection of monies owed.

"College or university" means an academic institution of higher learning beyond the level of secondary school.

"Commercial amusement/recreation (inside)" means an enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, roller and ice skating rinks, game courts, swimming pools, walk-in theaters or physical fitness centers and gyms and video game arcades.

"Commercial amusement/recreation (outside)" means an outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, balling cages, practical/instructional fields, driving ranges and sports events, such as stadiums or arenas.

"Commercial coach" means a structure without motive power which is designed and equipped for human occupancy for industrial, professional or commercial purposes.

"Commercial dog kennel" means a structure in which dogs are kept, boarded, bred or trained for commercial gain.

"Commission" means Carson City planning commission.

"Common open space areas" are common areas open to the public which shall be designed for passive or active recreational use, but does not include driveways, streets and parking areas.

"Communication equipment shelter" means a structure designed principally to enclose equipment used in connection with wireless communication transmission, and/or reception.

"Community center, private (accessory)" means a facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.

"Community clubhouse" means a community building or portion thereof, used by a club.

"Community institutional (nonprofit)" means facilities provided by the municipality or by any other group or organization without profit or gain for such special purposes as a scout house, community meeting rooms, a community center, a drop-in center, an archaeological or fine arts museum, a public library, etc., but does not include school activities, public or private parks, playgrounds, arenas, stadiums, hippodromes, swimming pools, skating rinks, commercial-recreational establishments or any class of group home.

"Community recreational facility, public" means a facility which provides for community recreational activities and is available to the general public.

"Community/regional commercial/office" means a single or combination of buildings owned or managed, in common, oriented to community or regional consumers providing merchandise, activities or services which may or may not be built around 1 or more department stores or offices and which collectively total 150,000 square feet in gross building area.

"Concrete batch plant" means an industrial facility used for the production of concrete or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the premises, and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.

"Condominium" means a multifamily dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas, and facilities are owned by all of the owners on a proportional, undivided basis.

"Congregate care housing" means a dwelling providing shelter and services for people, which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Congregate care housing does not include a single-family dwelling pursuant to NRS 278.021.

"Conservation and wildlife sanctuary" means land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant life and includes a forest reserve.

"Consignment shop" means a retail outlet that stocks and sells goods on a sale-or-return basis, or as an agent selling on behalf of others and receiving a percentage.

"Construction" means any grading of land, installation of improvements, erection or placement of structures, or assembly of equipment or materials to be used in any of those activities.

"Construction coach" means a structure without motive power which is designed and equipped for industrial, professional or commercial purposes as defined in Chapter 489 of NRS.

"Construction material supply yard" means a facility for the storage of construction materials for a specific development.

"Contractor's equipment yard" means an unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. The area would allow for the storage of construction material and equipment customarily used in the trade carried on by the construction contractor.

"Contractors' plant, shop & storage yard" means a facility for the storage and maintenance of contractors' supplies and operational equipment. Offices are considered an accessory use.

"Cultural resource" means archeological sites, objects, grounds, gardens, landscapes, structures and buildings.

"Convenience market" or "store" means any retail establishment offering for sale gas, prepackaged food products, household items, magazines, sandwiches and other freshly prepared foods for off-site consumption, and other goods commonly associated with the same, and having a gross floor area of less than 3,500 square feet.

"Convention facilities" means a facility designed to accommodate any number of persons and used for conventions, seminars, conferences, product displays, recreation activities and entertainment functions, along with accessory functions including temporary outdoor display and food and beverage preparation and service for on premises consumption.

"Copy center" means a facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

"Corral" means an unroofed enclosure used only for confining livestock.

"Country club, private" means a facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory uses include retail and restaurant facilities, which do not have separate signage or advertising, and a club house.

"Court" means an unoccupied open space bounded on 3 or more sides by buildings.

"Coverage" means the percentage of the area of a lot upon which is built.

"Crating and hauling depot and storage" means terminals with the capability of handling a larger variety of goods involving various forms of multimodal shipping capabilities, such as rail to truck and truck to air.

"Crematorium" means a facility where corpses are cremated.

"Crisis care facility" means a building or part of a building which is used to provide temporary residence for persons requiring immediate emergency shelter and aid for a short period of time,

including, but not limited to, hostels for battered or abused adults or children, hostels for youth requiring immediate emergency, temporary shelter and hostels for elderly persons.

"Crop storage" means the use of land, structure or building for the purposes of storage of crops.

"Cultural resource" includes, but is not limited to, architectural sites, objects, grounds, gardens, landscapes, structures and buildings.

"Custom & craft work" means a facility in which finished, personal, or household items which are either made to order or which involve considerable handwork are produced. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting and other work or wood products on an individualized single item basis. The term does not include cabinet making, cabinet assembly, or the use of mechanized assembly line production.

"Dairy" means commercial establishments that processor sell milk and milk products.

"Deed" means a legal document conveying ownership of real property.

"Delicatessen" means a shop that sells cooked or prepared foods ready for serving.

"Delivery" service means a service which provides the act of delivering or conveying.

"Density" means the number of families, individuals, dwelling units, households or housing structures per unit of land.

"Department" means the Carson City planning and community development department.

"Department store" means a store organized into a number of individual departments selling a variety of merchandise, including, but no limited to, men's and woman's clothing and home furnishings.

"Design" means the design elements of a development site, including the planning and engineering of the following: street alignments, grades, widths; drainage and sanitary facilities and utilities including alignment and grades thereof; location and size of all easements and rights-of-way; lot size and configuration; traffic access; grading; land to be dedicated for parks or recreational purposes; building design and configuration; landscaping and open space; and other such specific physical requirements.

"Detached" means any building or structure that does not have a roof or wall in common with any other building or structure.

"Detached accessory structure" means a part of a main building or a separate building or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use.

"Development" means any construction, excavation or improvement or any work requiring a building permit or a grading permit.

"Development project" means a residential project of multiple dwelling units located on contiguous parcels and held in the ownership of 1 property owner or combination of property owners. A development project on contiguous parcels shall be considered the same project, even if approvals by the city were at different chronological times, and even if the separate phases of the project have different names, numbers or other means of identification.

"Development standards" means the document adopted by the board of supervisors which provides for various standards for development including, but not limited to, project design, landscaping, parks, trail, mobilehome/RV parks, health, transportation, grading, storm drainage, water, wastewater, reclaimed water, mapping, improvement plans, permit processing, reports, testing and inspections. Process oriented standards are contained in Title 18. Design oriented standards are contained in the development standards, which is a codified document and parallel in authority to Title 18.

"Director" means the director of the planning and community development department or his designee.

"Downtown area" means that area between Washington Street and Fifth Street and between Nevada and Stewart Streets.

"Downtown business district" means an overlay district as shown on the official map entitled "Zoning Map of Carson City" on file in the office of the director.

"Driveway/lot" means a lot with a driveway located along the common property line of 2 parcels.

"Drugstore" means a store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where nonmedical products are sold as well.

"Dry cleaning" means a process of receiving articles or goods of fabric to be subject to a process of dry cleaning, dry dying, cleaning and spotting, and stain removing. Machinery shall not be visible from the windows of the establishment and shall be screened. Self-contained systems shall meet clean air requirements.

"Dwelling" means any building or portion thereof used exclusively for residential purposes, but does not include hotels, clubs, boarding or rooming houses, or institutions. See also dwelling, single-family; dwelling, multi-family; and dwelling, two-family.

"Dwelling, attached" means a one-family dwelling attached to 2 or more one-family dwellings by common vertical walls.

"Dwelling, manufactured" means a single-family dwelling manufactured off-site.

"Dwelling, multiple family" means a building designed and/or used to house 3 or more families, living independently of each other.

"Dwelling, patio home" means a single-family detached dwelling, with open space setbacks on 3 sides and with a court.

"Dwelling, single-family" or "single-family dwelling" means:

1. A building used to house not more than 1 family or a group of not more than 4 unrelated persons living together sharing a noncommercial single dwelling unit and common house keeping facilities.
2. A residential facility for groups in which 10 or fewer unrelated persons with disabilities reside with:
 - a. House parents or guardians who need not be related to any of the persons with disabilities; and
 - b. If applicable, additional persons who are related to the house parents or guardians within the third degree of consanguinity or affinity.
3. A home for individual residential care.
4. A halfway house for recovering alcohol and drug abusers in which fewer than 11 persons reside.
5. Factory-built housing that has been built in compliance with the standards for single-family residential dwellings of the Uniform Building Code most recently adopted by the International Conference of Building Officials.
6. A manufactured home.

"Dwelling, townhouse" means a row or cluster of at least 3 attached dwellings in which each dwelling is located on separately owned lot; each unit is separated by 1 or more common vertical walls; each unit has its own front and rear yard access; and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.

"Dwelling, two-family" means a building containing not more than 2 kitchens, designed for and occupied exclusively by 2 families living independently of each other. Commonly referred to as a duplex living unit.

"Excavation" means the mechanical removal of earth materials.

"Embroidery shop" means an establishment in which the act or art of ornamentation of fabric with needlework is practiced.

"Employment agency" means an agency whose business is to find jobs for people and find people qualified to fill jobs.

"Engraver" means one whom practices the art or technique of one that engraves from a plate or block.

"Entitlement certificate" means a document issued by the city to allow a property owner to apply for a building permit for a residential structure that is subject to the provisions of this chapter.

"Equestrian center" means the use of lands buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

"Equipment rental" means the rental of landscaping, construction or similar equipment such as riding lawnmowers or tillers, but not including earth moving equipment, such as front end loaders, dump trucks or other more intense commercial vehicles which are required to comply with the Nevada Department of Motor Vehicles regulations for licensing purposes.

"Equipment shelter" means an enclosed structure, cabinet, shed or box at the base of the mount used to contain batteries and electrical equipment. This equipment is connected to the antenna by cable. Equipment shelters are also called "base transceiver stations" for personal communications systems (PCS).

"Escrow company" means a company that handles money, property, deeds and or bonding into the custody of a third party for delivery to a grantee only after the fulfillment of specified conditions.

"Essential resource" or "essential service" means a public facility, physical resource, natural resource, or public service provided to the community by the city through its police power, and administration of the public health, safety and welfare.

"Establishment" means a use, building, structure or premises which is used for business, office or commercial purposes.

"Excavation" means the mechanical removal of earth materials.

"Extraction" means to obtain or withdraw minerals, sand, rock, gravel, stone, earth or any similar material by breaking of the surface soil by physical or chemical process or may mean to separate a metal from ore.

"Extraction operation" means an operation of which the extraction of minerals, including solids, such as ores and coal; liquids such as petroleum, and gases, such as natural gases, are conducted.

"Facial cosmetics shading, permanent" means a process whereby permanent facial cosmetics are placed by implantation of tints to the skin of the face along the natural brow line, eyelash lines; or defining and brightening of normal coloration of lips. Does not include implanting of images of flowers, insects, geometric designs or any other "picture" that would not normally appear on the face.

"Facility site" means a lot or parcel, or any part thereof, which is owned or leased by 1 or more personal communication wireless service providers and upon which 1 or more wireless communication facility(s) and required landscaping are located.

"Factory-built housing" has the meaning ascribed to it in NRS 461.080 and means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or in

substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted pursuant to NRS 461.170, but does not include a mobile home or recreational park trailer.

"Factory outlet store" means a building or part of a building where the products manufactured by the industry are kept for wholesale or retail sale.

"Fairground/theme park" means land devoted to entertainment on a seasonal or temporary basis and may include grandstands, barns and other accessory buildings, normally associated with such a use. A theme park is an entertainment or amusement facility built around 1 or more themes which may be historical architectural or cultural.

"Fall zone" means the area on the ground within a prescribed radius from the base of a personal wireless service facility. The fall zone is the area within which there is a potential hazard from falling debris or collapsing material.

"Family" means 1 person living alone, or 2 or more persons related by blood, marriage or legal adoption.

"Farmer's market" means an indoor or outdoor commercial area providing retail sales booths for numerous merchants of produce and plant life. May provide arts and crafts booths accessory to the produce and plant life booth.

"Fee schedule" means the schedule of fees which has been adopted by the board of supervisors and which authorizes the city to charge fees for the processing of applications and other activities in connection with zoning and development approval.

"Feed store" means a retail sales facility where grain and other foodstuffs for animals and livestock is sold, including other implements and goods related to agricultural processes, but not including farm machinery.

"Fence" means an artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

"Fill" means the deposit of materials including dirt, rock, sand and gravel by a person on a parcel of land to create volume on the parcel.

"Fire station" means a building for fire equipment and firefighters.

"Flea market" means a building or part of a building where second hand goods, articles and antiques are offered or kept for sale at retail to the general public, but shall not include any other establishment otherwise defined or classified herein.

"Floor area" means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from centerline of division walls. Floor area includes: basement space, elevator shafts and stairwells at each floor, mechanical equipment

rooms or attic spaces within headroom of 7 feet 6 inches or more, penthouse floors, interior balconies and mezzanines, enclosed porches. Floor area shall not include: accessory water tanks and cooling towers, mechanical equipment or attic spaces with headroom of less than 7 feet 6 inches, exterior steps or stairs, terraces, breeze ways and open spaces.

"Floor area ratio" means the gross floor area of all buildings on a lot divided by the lot area.

"Floor area, gross" means the total square footage of all floors of a new structure.

"Floor area, net" means the total square footage of all nonstorage areas of a structure.

"Florist" means a retail store where flowers and plants or either in singular are sold or offered for sale to the public, and such use may include the incidental raising and arranging of flowers and plants for sale in the store.

"Food processing" means a facility in which food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

"Fortune telling" means the art or practice of one whom claims to be able to predict future events.

"Fraternal association" means a group of people formally organized for a common interest, usually cultural, religious or entertainment with regular meetings, rituals and formal written membership requirements.

"Fuel storage tank facility" means a facility primarily engaged in the bulk storage and distribution of petroleum, gasoline, fuel oil, gas or other similar flammable products in fuel storage tanks.

"Funeral home" means a building designed for the purpose of furnishing funeral supplies and services to the public, and includes facilities intended for the preparation of the dead human body for internment or cremation.

"Gallery" means a building or hall in which a collection of artistic works is displayed sold or auctioned.

"Gaming" means any legally constituted gambling enterprise authorized under the Nevada state law, other than slot machines when such machines are operated incidental to the conduct of a licensed retail business.

"Gaming establishment, non-restricted" means an establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required. For informational purposes, the term refers to an establishment whose gaming operations consist

of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool establishment.

"Gaming, limited" means 15 or less gaming machines in 1 commercial establishment.

"Garage, private" means a sheltered or enclosed space designed and used for the storage of the motor vehicle, boats or other personal property of the residents of the premises.

"Garden supplies" means lawn and garden equipment, furnishings and products associated with the cultivation of, but not limited to, flowers, vegetables, fruits and trees.

"Garden supply/plant nursery" means a facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

"Gas station minimart" means a facility associated with the sale of gasoline products, that also offers for sale prepackaged food items and tangible consumer goods, primarily for self-service by the consumer.

"Gasoline, retail" means the sale of natural gas, manufactured gas, propane gas or any mixture of any of them.

"General property owner" means a property owner that does not request placement in the development project category under Chapter 18.12 (Growth Management).

"Gift shop" means a store selling small decorative or amusing items that are intended to be bought as gifts or souvenirs.

"Golf course" means a tract of land laid out for at least 9 holes for playing the game of golf, improved with trees, greens, fairways, hazards and that may include a clubhouse and shelter.

"Golf course and driving range" means a public or private area operated for the purpose of playing golf, developing golfing techniques and may include a club house, miniature golf courses and recreational facilities.

"Good repair" means maintaining the structural components of the structure, sufficient to prevent deterioration.

"Government facility" means a facility, agency or area used for public purposes, and owned or operated by an instrumentality or agency of federal, state or local government.

"Grade" means the degree of rise or descent of a sloping surface (see slope).

"Grade, finished" means the average proposed level of the finished surface of the ground adjoining a building after all site development work has been completed.

"Grade, natural" means the average proposed level of the finished surface of the ground adjoining a building prior to site development work.

"Grading" means any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

"Grandfathered" means the use was legally in existence at the time of the adoption of the original Carson City land use ordinance, this title, or any amendment hereto.

"Green house" means a building for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such green house, but can be sold directly from such lot at wholesale or retail.

"Grocery store" means a building used for the sale primarily of food products and which specifically excludes the sale of specialty products as a principal use.

"Gross land area" means the total square footage or acreage of a parcel of land prior to subdivision, development, or offer of or acceptance of dedication of land area for access drainage and/or public utility easements and/or rights-of-way.

"Guest building" means a dwelling unit on the same lot as the primary dwelling unit and ancillary to the primary dwelling unit. A guest building may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation, and includes habitable detached structures that may or may not include cooking facilities and which is used exclusively for housing the family members of the primary residence and their non-paying guests. A manufactured or mobilehome is not considered a guest building in SF6, SF12, SF21, SF1A, SF2A, or SF5A zoning districts. A recreational vehicle is not allowed as a guest building in any zoning district.

"Gun club, skeet or target range" means a facility for the sport of shooting at targets to test accuracy in rifle, pistol or archery practice owned or operated by a corporation, association, or individuals.

"Gun store" means a retail establishment in which small hand held pistols to large piece artillery in addition to ammunition are sold.

"Gunsmith" means a maker or repairer of firearms.

"Guyed tower" means a monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

"HRC" means the historic resources commission.

"Habitable space" means a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

“Halfway house for recovering alcohol and drug abusers” has the meaning ascribed to it in NRS 449.008 and means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders.

"Hard surfaced" means 6 inches of decomposed granite or gravel graded and compacted to standards of the development engineering department.

"Hardware store" means a facility for the sale of home, lawn and garden supplies, tools, and construction materials such as brick, lumber and other similar materials.

"Hazardous waste or material" means a waste or material as defined by Section 12 of the Carson City environmental control authority ordinance.

"Health and fitness club" means a building in which facilities are provided for recreational athletic activities including, but not limited to, body building and exercise classes, and shall include associated facilities such as a sauna and solarium.

"Hearing examiner" means the person appointed pursuant to this chapter to review and make decisions on applications for proposed work and pursuant to NRS.

"Hedge" means a 100% sight-obscuring fence-like boundary formed by a dense row of shrubs or low growing mature trees.

"Helipad" means a facility for the landing and taking off of helicopters, but with no accessory gas sales, maintenance or other services.

"Hemp" has the meaning ascribed to it in NRS 557.160 and means any plant of the genus *Cannabis sativa* L. and any part of such a plant, including, without limitation, the seeds thereof and all derivatives, extracts, cannabinoids, isomers, acids, salts and salts of isomers, whether growing or not, with a THC concentration that does not exceed the maximum THC concentration established by federal law for hemp and does not include any commodity or product made using hemp.

"Hemp cultivation facility" means a facility that is owned or operated by a person who is registered in accordance with chapter 557 of NRS and is used to produce hemp, handle hemp for processing into commodities, products or agricultural hemp seed or produce agricultural hemp seed.

"Hillside area" means any parcel or development site having an existing average slope of 15% or greater.

"Hillside development manual" means a document created and adopted pursuant to this chapter which contains technical specifications and requirements for development of parcels in areas governed by this chapter. It is incorporated into the development standards, Division 7.

"Home for individual residential care" has the meaning ascribed to it in NRS 449.0105 and means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two persons with intellectual disabilities or with physical disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

1. A halfway house for recovering alcohol and drug abusers; or
2. A home in which community-based living arrangement services or supported living services are provided by a provider of such services during any period in which the provider is engaged in providing the services.

"Home improvement center" means a building and/or structures for the purpose of retail sale of all types of materials used in building construction and may include garden centers.

"Home occupation" means a use customarily carried on by a dwelling occupant and incidental to the primary residential use, providing such residential character of the property is not changed and is operated in compliance with Chapter 18.05 (Home Occupation).

"Horse corral or stable (commercial)" means a structure for the keeping of horses, mules, or ponies which are boarded for compensation.

"Horse corral or stable (private)" means an accessory structure for the keeping of horses, mules, or ponies for the use of occupants of the premises.

"Hospice" means a home for the terminally ill.

"Hospital" means a building designed and used for the medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses, and supporting services such as gift shops, restaurants and laundromats. Rest homes, nursing homes, convalescent homes and clinics are not included.

"Hotel" means a building [~~containing 6 or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests on a transient basis~~] **that is comprised of 3 or more units that are occupied or intended to be occupied for compensation, for use by transient guests for sleeping purposes, primarily persons who have a residence elsewhere, for a period of** less than 28 consecutive days. ~~[total.~~

1. ~~Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops.~~
2. ~~Hotel suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room.~~

"Hotel, residence" means a multi-dwelling unit for extended stay lodging consisting of efficiency units or suites for long-term occupancy up to a maximum of 180 days; customary hotel services

such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined in this title.

"Ice cream parlor" means a small retail business in which a sweet frozen dessert or snack traditionally made with cream and egg yolks and flavored with a variety of fruits or other extracts are sold and eaten.

"Impound yard" means a place to which disabled motor vehicles, and motor vehicles or other mobile equipment impounded for a breach of the law, may be taken or towed and stored temporarily until reclaimed, but does not include an automobile service station, gas bar, public garage, junk yard, salvage yard or wrecking yard.

"Improvement" means a roadway, landscaping, utilities or any other structure.

"Incineration and reduction of garbage, offal, dead animals or refuse" means a device used to burn waste substances and in which all the combustion factors temperature, retention time, turbulence and combustion air, can be controlled.

"Indoor sport and recreation" means recreational uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, penny arcades, electronic video games and indoor racquetball courts.

"Insurance company" means a company which practices the business of providing insurance.

"Interior decorator" means a person who practices or specializes in interior decoration.

"Janitorial and building cleaning service" means an establishment primarily engaged in the provision of off-site maintenance and custodial services. Typical uses include carpet cleaning, janitorial, pest control and window cleaning.

"Jewelry store" means an establishment which primarily sells new and used jewelry, or reconstitutes precious metal into jewelry forms which are sold at retail on the premises.

"Junkyard" means any space used for collecting, storage, abandonment or sale of junk, wastepaper, rags, scrap metal, discarded material or similar waste including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts or placement of 1 or more dismantled or partially dismantled vehicles.

"Kennel" means a place where ten (10) or more dogs of not less than six months of age are kept, harbored, boarded, or maintained at any given time.

"Kiln" means an oven for hardening, baking or drying substances.

"Kitchen" means a room containing such items as a stove, microwave, hot plate, or other cooking/heating devices used for cooking or the preparation of food.

"Labor and service organizations" means a group of workers from a particular job, industry, or employer identified by shared interests or purpose, for example, a business.

"Laboratory" means a facility for scientific research or the observation and testing of materials.

"Lapidary services" means a service provided by a dealer who specializes in precious or semiprecious stones.

"Lattice tower" means a type of mount that is self-supporting with multiple legs and cross-bracing of structural steel.

"Launderette" means a building or structure where coin-operated laundry machines, using water only, detergents and additives, are made available to the public for the purpose of laundry cleaning.

"Library" means a building containing printed and pictorial material for public use for purposes of study, reference and recreation.

"Lithographer" means one who practices the process in which the image configuration to be printed is rendered on a flat surface, as on stone or now chiefly on sheet zinc or aluminum, and treated so that only those areas to be printed will retain ink.

"Livestock raising" means farm animals kept for use, propagation, or intended profit or gain, and without limiting the generality of the foregoing includes: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, goats, geese, mink and rabbits.

"Loading space" means a parking space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials, each such space to be not less than 15 feet wide, 60 feet long with 14 feet height clearance.

"Locksmith" means one that repairs or makes locks.

"Lodge" or "fraternal organization" means a facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interest; but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues, or other houses of worship.

"Lot" means a distinct parcel of land divided with the intent to transfer ownership or for building 1 primary dwelling unit or structure.

"Lot area" means that area of a horizontal plane bounded by the front, side and rear property lines including any portion of an easement which may exist within such property lines but exclusive of rights-of-way for street purposes. For the purpose of defining lot area, easements are included within the lot area for public utilities and private dead end driveways serving 4 or fewer

lots. Private access easements serving more than 4 lots are not included in lot area. Minimum lot area includes all common parking, landscaping and building areas within a single project site that shares such common facilities and common access for the purposes of creating building envelope parcels, condominium parcels, or other similar subdivision or property within non-residential zoning districts.

"Lot, corner" means a lot situated at the intersection of 2 or more streets, with frontage on at least 2 streets.

"Lot depth" shall be the average distance between the front and rear lot lines measured in the direction of the side lot lines.

"Lot, double frontage" means a lot (not a corner lot) which adjoins 2 streets, which are parallel or within 45 degrees of being parallel to each other. On a double frontage lot, both street property lines shall be deemed front lot lines, unless designated otherwise on a recorded final map.

"Lot, flag" means a lot having access or an easement to a public or private street by a narrow, private right-of-way.

"Lot, interior" means a lot other than a corner lot.

"Lot line" means a property line that divides 1 lot from another lot or from a public or private street or any other public space.

"Lot line, front" shall be the dimension front on a street, except for a flag lot.

"Lot line, rear" means the property line opposite and most distant from the front property line.

"Lot line, side" means any property line perpendicular to a front or rear property line.

"Lot, minimum area" means the smallest lot area permissible in a particular zoning district on which a use or structure may be located.

"Lot width" shall be the average distance between side lot lines measured at right angles to the lot depth.

"Machine shop" means a workshop where various materials, especially metals, are cut, shaped and worked, often to tight specifications using machine tools.

"Magazine sales" means the retail sale of publications issued at regular intervals, usually weekly or monthly, containing articles, stories, photographs, advertisements, and other features, with a page size that is usually smaller than that of a newspaper but larger than that of a book.

"Main building" means a building devoted to the principal use of the lot on which it is situated. On any lot in a residential district, the term refers to the principal dwelling located on that lot.

"Maintenance" means the upkeep of property, building, structures, amenities, parking facilities, landscaping, or lot including repair, painting, trimming, pruning, as well as watering and other ongoing activities that are associated with maintenance.

"Manufactured building" includes any modular building or any building constructed using 1 or more modular components.

"Manufactured home" has the meaning ascribed to it in NRS 489.113 and means a structure which is built on a permanent chassis, designed to be used with or without a permanent foundation as a dwelling when connected to utilities, transportable in one or more sections and eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320 square feet or more. The term:

1. Includes:

(a) The plumbing, heating, air-conditioning and electrical systems of the structure.

(b) Any structure:

(I) Which meets the requirements established by NRS 489.113 and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or

(II) Built in compliance with the requirements of chapter 461 of NRS.

2. Does not include a recreational park trailer.

"Manufacturing" means the use of land, building or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, warehousing or storing or adapting for sale of any goods, substance, article, thing or service.

"Marijuana" has the meaning ascribed to it in subsection 8 of NRS 453D.030 and means all parts of any plant of the genus *Cannabis*, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include:

1. The mature stems of the plant, fiber produced from the stems, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stems except the resin extracted therefrom, fiber, oil or cake, the sterilized seed of the plant which is incapable of germination;
2. The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products; or
3. Hemp as defined in NRS 557.160.

"Marijuana cultivation facility" has the meaning ascribed to it in subsection 9 of NRS 453D.030 and means an entity licensed to cultivate, process and package marijuana, to have marijuana tested by a marijuana testing facility and to sell marijuana to a retail marijuana store, to a marijuana product manufacturing facility and to other marijuana cultivation facilities, but not to consumers.

"Marijuana distributor" has the meaning ascribed to it in subsection 10 of NRS 453D.030 and means a person licensed to transport marijuana from a marijuana establishment to another marijuana establishment.

"Marijuana establishment" has the meaning ascribed to it in subsection 11 of NRS 453.030D and means a marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility, marijuana distributor or retail marijuana store.

"Marijuana product manufacturing facility" has the meaning ascribed to it in subsection 12 of NRS 453D.030 and means an entity licensed to purchase marijuana, manufacture, process and package marijuana and marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana, but not to consumers.

"Marijuana products" has the meaning ascribed to it in subsection 13 of NRS 453D.030 and means products comprised of marijuana or concentrated marijuana and other ingredients that are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

"Marijuana retail store" or "retail marijuana store" has the meaning ascribed to "retail marijuana store" in subsection 18 of NRS 453D.030 and means an entity licensed to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities and retail marijuana stores, and to sell marijuana and marijuana products to consumers.

"Marijuana testing facility" has the meaning ascribed to it in subsection 15 of NRS 453D.030 and means an entity licensed to test marijuana and marijuana products, including for potency and contaminants.

"Massage therapy" means the act of rubbing, kneading or otherwise touching the human body with the hands, feet or any device so as to stimulate circulation or make muscles supple, for a fee, gratuity or other consideration. Massage therapy includes "aesthetician" or "esthetician," as defined in NRS 644 Cosmetology. The term "massage" does not include acts, treatments or services within the meanings of "practice of medicine," "osteopathy," "chiropractic," "physical therapy" or "naturopathic healing" as defined by the Nevada Revised Statutes and does not include the offering of sexually oriented services.

"Meal" means unpackaged food prepared on site, but does not include muffins, fruit, desserts or similar items.

"Mechanical equipment building" means a structure which houses equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilation, air conditioning and similar purposes.

"Median" means a paved or planted area separating a street or highway into 2 or more lanes of travel in opposite directions.

"Medical marijuana cultivation facility" has the meaning ascribed to the term "cultivation facility" in NRS 453A.056 and means a business that:

1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and
2. Acquires, possesses, cultivates, delivers, transfers, transports, supplies or sells marijuana and related supplies to:
 - (a) Medical marijuana dispensaries;
 - (b) Facilities for the production of edible marijuana products or marijuana-infused products; or
 - (c) Other cultivation facilities.

"Medical marijuana dispensary" has the meaning ascribed to it in NRS 453A.115 and means a business that:

1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and
2. Acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials to the holder of a valid registry identification card as that term is defined in NRS 453A.140.

"Medical marijuana establishment" means :

1. A medical marijuana testing facility;
2. A medical marijuana cultivation facility;
3. A medical marijuana product manufacturing facility; or
4. A medical marijuana dispensary.

"Medical marijuana product manufacturing facility" has the meaning ascribed to the term "facility for the production of edible marijuana products or marijuana-infused products" in NRS 453A.105 and means a business that:

1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and
2. Acquires, possesses, manufactures, delivers, transfers, transports, supplies or sells edible marijuana products or marijuana-infused products to medical marijuana dispensaries.

"Medical marijuana testing laboratory" has the meaning ascribed to the term "independent testing laboratory" in NRS 453A.107.

"Messenger service" means a place wherein communications or other items are taken for eventual delivery to another place, or have been already delivered from another place to be receive at place, but in no event does said definition include a place where wages or bets are placed for delivery to another place where receipts from wages or bets have been delivered from other places.

"Metal storage container" means a fully enclosed unit, excluding semi-truck trailers, that houses storage items in the industrial, commercial and public districts. In addition, used temporarily at a construction site.

"Miniature golf course" means an area of land or a building, structure or premises or part thereof, operated for profit or gain as a commercial place of amusement in which facilities are provided

to simulate the game of golf or any aspect of the game on a small scale, but does not include a golf ball driving range.

"Mobilehome" means any nonmotive but mobile facility with or without wheels, so designed contrived to permit occupancy thereof, for permanent living or sleeping purposes, when connected to utilities. Mobilehome does not include a travel trailer, commercial coach, manufactured home, or any structure built in compliance with the requirements of Chapter 461 of the NRS.

"Mobilehome park" means a plot of ground divided into spaces, under the ownership or management of 1 person, firm or corporation for the purpose of locating 2 or more mobilehomes for dwelling or sleeping purposes, excluding the proprietor's unit.

"Mobilehome space" means a portion of land within a mobilehome park for the placement of a single mobilehome and the exclusive use of its occupants.

"Modular building" means an office, apartment, school, motel or other building, whether it is a total building or a room, which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations, adopted pursuant to Section 461.170 of the Nevada Revised Statutes, but does not include a mobilehome.

"Modular component" means any closed unit of construction which bears or requires any electrical, plumbing, heating, air conditioning or any other mechanical connection.

"Monopole" means a type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top. Vertical co-locations often have arrays at intermediate positions on the monopole.

"Mortuary or funeral chapel" means a facility in which bodies are prepared for burial or cremation; a facility where funeral services are conducted.

"Motel" means an establishment providing sleep accommodations on a transient basis less than 28 consecutive days total with the majority of the rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

"Mount" means the structure or surface upon which antennas are mounted. There are 4 types of mounts:

1. Roof-mount: Mounted on the roof of a building.
2. Side-mount: Mounted on the side of a building.
3. Ground-mount: Mounted on the ground.
4. Structure-mount: Mounted on a structure other than a building.

"Municipal building" means a structure or building in which services traditionally provided by local government, including water, sewer, roads, parks, police and fire protection are housed.

"Municipal garage" means a structure opened or operated by a municipality and used primarily for the parking and storing of vehicles owned by the general public.

"Museum" means a building having public significance by reason of its architecture or former use of occupancy or a building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art, and arranged, intended and designed to be used by members of the public viewing, with or without an admission charge, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

"Nightclub" means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment are provided.

"Nonconforming building" means a legally constructed building or structure which does not conform in its construction, area, yard, requirements or height to the regulations of the district in which it is located or to the requirement of the Building Code currently adopted by Carson City.

"Nonconforming use" means the legally created use of a building, structure, or land which does not conform to the regulations of the district in which the use exists and a use for which the property owner has proved that alleged violations are legal nonconformities. Failure to prove this means that alleged violations are illegal and subject to prosecution. Proof submitted by the property owner must ascertain the date the nonconformity was established and that it conformed to the zoning code then in effect.

"Nonflammable definition" is as defined by the adopted Uniform Fire Code.

"Nontoxic definition" is as defined by the Carson City health department and Uniform Fire Code currently adopted by Carson City and regulations.

"Notary public" means one legally empowered to witness and certify documents and take affidavits and depositions.

"NRS" means the Nevada Revised Statutes.

"Nursery" means a place where young trees or other plants are grown for transplanting or for sale, and may also include the sale of related accessory supplies.

"Off-site parking" means parking provided for a specific use but located on a site other than the 1 on which the specific use is located.

"Off-street loading" means designated areas on a development site for the loading and unloading of cargo adjacent to buildings and not in the public right-of-way.

"Office" means a building used primarily for conducting the affairs of a business, profession, service, industry, or government and which may include ancillary services for office workers, such as restaurants, newsstands, or other minor commercial establishments.

"Office" means a building or part thereof, designed, intended or used for the practice of a profession, the business of administrative, professional or clerical operations, including administrative governmental functions or mortgage companies.

"Office park" means a development which contains a number of separate office buildings, accessory and supporting uses and open space and which is designed, planned, constructed and managed on an integrated and coordinated basis.

"Omnidirectional antenna" means a "whip" antenna, this thin rod beams and receives a signal in all directions.

"Open air vending/transient sales lot" means an area that is used exclusively for the sale or taking of orders for any merchandise where such merchandise is displayed or sold in the open area; such activities are not part of the operation of an established business; and no permanent physical structures or facilities are used as integral parts of the sales or order-taking operations. The term includes the display or sale of merchandise in or in connection with a truck, trailer, or movable building of any type.

"Open space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

"Open space, common" means land within or related to a development that is designed and intended for the common use or enjoyment of the residents of the development and their guests.

"Open space, private" means open space, which is normally limited to the use of the occupants of a single dwelling or building or property that abuts such open space.

"Open space, public" means open space owned and maintained by a public agency for the use and enjoyment of the general public.

"Optician" means one who makes lenses and eyeglasses.

"Ordinary maintenance or repair" means, in regard to cultural resources, the maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay or to sustain the existing form, and that does not involve a material change in design, material or other appearance.

"Other qualifying buildings" means new or recently constructed buildings having architectural character consistent with the significant buildings on the cultural resources inventory project report shall qualify with the recommendation of the historic architecture review commission.

"Outdoor entertainment facilities" means a predominately spectator use conducted in open, partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

"Outdoor recreational facility" means uses and facilities pertaining primarily to recreational activities that are carried on primarily outside of structures.

"Outdoor sales" means the placement of goods for sale or for advertisement, outside of the building or structure.

"Outdoor sports and recreation facilities" means a recreational use conducted in open, partially enclosed, screened facilities. Typical uses include archery range, driving ranges, miniature golf courses, swimming pools, tennis courts, outdoor racquetball courts and water parks.

"Outside storage" means the use of a significant portion of a lot or area for the long-term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

"Overlay zone" means a zoning district that is imposed on 1 or more underlying base zoning districts and which provides additional requirements and limitations beyond those required by the underlying zoning district.

"Panel antenna" means a flat surface antenna usually deployed in 3 directional "sectors" (0 degrees to 120 degrees, 120 degrees to 240 degrees and 240 degrees to 360 degrees) and used to concentrate or beam the signal into (or from) that sector only.

"Panel van" means a van not exceeding 7 feet in height, 20 feet in length and maximum MGTV rating 9,500 pounds or less.

"Parcel of land" means any unit legally created and subsequently recorded by the Carson City recorder and shown on the Carson City assessor's maps.

"Park" means a publicly owned area of land, usually with grass, trees, paths, sports fields, playgrounds, picnic areas, and other features for recreation and relaxation.

"Parking, commercial" means a facility for parking that is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

"Parking space" means a permanently maintained space on a lot or parcel, suitable for the parking of 1 automobile.

"Pavilion" means a light, sometimes ornamental roofed structure, used at parks or fairs for amusement or shelter.

"Pawnshop" means a business in which money is loaned on the security of pledges, deposits or other secured transactions in personal property.

"Perfumery" means an establishment that specializes in making or selling of perfume.

"Permit authority" means the planning and community development department, or other city entity vested with responsibility for issuing and enforcing of building, sign or other permits governed by this chapter.

"Permitted use" means a use authorized or permitted alone or in conjunction with other uses in a specified district and subject to the limitations of the regulations of such use district.

"Personal communications services" means an advanced form of radiotelephone services, capable of transmitting and receiving voice, data, text and video messaging, PCS operates in the 1,850-1,990 MHz range.

"Personal services" means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including personal storage. Typical personal services include barber/beauty shop, permanent facial cosmetic shading, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers or florist (excluding greenhouses).

"Personal storage" means a facility with enclosed storage space, divided into separate compartments, each no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.

"Personal storage/retail/office complex" means a mixed use project consisting of retail and/or office space, and mini-storage units. The retail/office space shall comprise a minimum of 60% of a lot's street frontage and shall be constructed prior to or concurrently with the mini-storage units. For the purpose of this section, "mini-storage" means a building or group of buildings in a controlled access compound that contains varying sizes of individual stalls or lockers for the storage of customer's goods or belongings.

"Pet shop" means a retail establishment offering household pets for sale, and where all such creatures are housed within the building, but does not include a shop or place for breeding or overnight boarding of pets.

"Pharmacy" means a business where drugs or medicines are compounded or dispensed by state-licensed pharmacists and which may include retail sales of sundries such as stationery, magazines, cosmetic, and health items.

"Photographer's studio" means a studio used primarily for somebody who takes photographs as a profession, hobby, or art form.

"Planned unit development" means an area of land controlled by a landowner, which is to be developed as a single entity for a number of residential, commercial and/or industrial units, the plan for which does not correspond in lot size, height or size of structure, density, lot coverage and required open space of the regulations established in any one district.

"Post office" means the national organization or government department that is responsible for a country's mail service.

"Previously-owned children's merchandise business" means a business whose primary use is the retail sale of used and new merchandise which is designed for the specific purpose of clothing, entertaining, educating and/or caring for persons under 18 years of age including but not limited to clothing, costumes, play equipment, books, furniture and toys.

"Primary use" means the use for which a lot, structure or building or the major portion thereof, is designed. All primary uses require a permanent primary building on the parcel other than public parks, cemeteries or uses within the agriculture or conservation reserve districts.

"Principal dwelling unit" means the main dwelling unit on a parcel of land.

"Printer" means a person or company that prints books, newspapers, or magazines.

"Private club, lodge, or fraternal organization."

1. Club. A facility of a private organization for the preparation and service of food and/or drink for members and their guests.
2. Lodge or fraternal organization. A facility for a special purpose organization for the sharing of sports, arts, literature, politics, or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

"Professional business" means an establishment primarily engaged in rendering professional services to individuals and businesses on a fee or contract basis. Typical uses may include banking, financial institutions, stock brokerage, advertising, employment services, title company, etc.

"Professional occupation" means the occupation of a licensed engineer, licensed architect, certified public accountant, attorney, real estate broker, doctor, dentist, optometrist or similar profession.

"Prohibited use" means a use that is not permitted by any means in a particular zoning district.

"Project list" means the list of development projects which are eligible to make application for building permits from the development project category.

"Property owner" means a person or entity who has fee title to a parcel(s) of real property in the consolidated municipality of Carson City.

"Proposed work" means any construction, alteration, remodeling, restoration, rehabilitation, demolition or removal of the exterior of a building or structure, or the placement of signs or other activity affecting the exterior appearance of any building or structure or the placements of signs, fences, lighting, parking areas or site improvements, or any other activity affecting the exterior landscape features and spaces that characterize a property and its environment.

"Public areas" means parks, playgrounds, trails, paths, and other recreational areas and open spaces; scenic and historic sites; schools and other publicly operated buildings; and other places where the public is directly or indirectly invited to visit or permitted to congregate.

"Public community" means facilities and uses that serve primarily a larger portion of Carson City.

"Public garage" means a building or portion thereof designed and used for the storage, repair or servicing of motor vehicles or boats as a commercial venture.

"Public hearing" means a meeting, announced and advertised in advance and open to the public, in which members of the public have an opportunity to participate.

"Public improvement" means any improvement, facility or service, together with its associated site or right-of-way necessary to provide transportation, drainage, utilities or similar essential services and facilities and that are usually owned and operated by a governmental agency.

"Public neighborhood" means facilities and uses that serve only a small area of the city.

"Public nursery" means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.

"Public notice" means the advertisement of a public hearing in a paper of general circulation and through the mail, or the posting of a sign on property, each designed to indicate the time, date, place and nature of a public hearing.

"Public or private school" means an educational institution for kindergarten, elementary, or secondary education, which is supported by a public, religious, or private organization.

"Public park" or "playground" means a park, playground, swimming pool, reservoir, golf course, or athletic field owned, operated and maintained by a local or state level government entity.

"Public regional" means federal, state and city facilities and uses whose main purpose is to sustain wide regional needs.

"Public right-of-way" means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a road, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

"Public utility" means a regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the health, safety and welfare.

"Publisher" means a company or person that publishes products such as books, journals, or software.

"Quarry" means an open excavation from which stone or other material is extracted by blasting, cutting, or drilling.

"Radio broadcasting" means a building or portion of a building used as a place for radio broadcasting.

"Radio, TV, microwave communication tower" means a freestanding structure which supports antennae that transmit or receive any portion of the electromagnetic spectrum.

"Ramada" means any roof or shade structure installed, erected or used above a recreational vehicle and vehicle space or any portion thereof.

"Real estate agents and brokers" means a person who buys, sells, and leases property on behalf of somebody else.

"Recording studio" means a building or portion of a building used as a place to record music and videos. The term does not include broadcasting facilities.

"Recreation" means an activity that a person takes part in for pleasure or relaxation rather than as work.

"Recreational vehicle" means the following:

1. Camping Trailer. A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use and shall include its towing vehicle;
2. Motorhome. A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self propelled vehicle;
3. Pickup Coach/Camper. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation;
4. Travel Trailer. A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation and vacation use. It shall have a body width not exceeding 8.5 feet, and a body length not exceeding 60 feet, including its towing vehicle;
5. Park Model;
6. A recreational vehicle is not allowed as a guest building in any zoning district.

"Recreational vehicle park" or "campground" means a parcel or tract of land containing 1 gross acre minimum land area, having as its principal use the transient rental of 2 or more spaces for recreational vehicles or camp spaces including accessory buildings and structures and uses. There will not be more than 30 spaces per acre. The term shall be synonymous with the term "campground." Use of land where unoccupied recreational vehicles are offered for sale or lease, or are stored, is not allowed in a recreational vehicle park.

"Recreational vehicle repair" means establishments primarily engaged in the provision of recreational vehicle repair services to individuals and households.

"Recreational vehicle sales" means the use of any building, land area, other premise for the display and sale of new or used automobiles generally but may include light trucks, vans, trailers, or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use.

"Recreational vehicle space" means a lot or parcel of land in a recreational vehicle park or campground containing a net minimum area of 1,000 square feet for the placement of a single recreational vehicle or camping space for the exclusive use of its occupants for transient dwelling purposes, including permitted accessory uses and structures.

"Recreational vehicle storage" means the keeping, in an enclosed, 100 percent screened area, "RV's" in the same place for more than 24 hours.

"Recycling collection center" means a facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing or other items for recycling purposes conducted totally within an enclosed structure or container. The term does not include processing except for "can banks" that crush cans as they are deposited.

"Recycling operations" means the process by which waste products are reduced to raw materials and transformed into new and often different products.

"Refuse and sewerage systems" means the entire system of sewer collection, treatment and disposal.

"Rental store" means a facility for the rental of general merchandise to the general public. (See also "video rental".)

"Repeater" means a small receiver/relay transmitter of not more than 20 watts output designed to provide service to areas which are not able to receive adequate coverage from the primary sending and receiving site in a wireless communications network.

"Required land area" means the minimum area of a lot or parcel necessary to permit its use under the provisions of this title.

"Required width" means the minimum area of a lot or parcel necessary to permit its use under the provisions of this title.

"Residential facility for groups" has the meaning ascribed to it in NRS and means an establishment that furnishes food, shelter, assistance and limited supervision to a person with an intellectual disability or a person who is aged or infirm. The term:

1. Includes, without limitation, an assisted living facility; and
2. Does not include:

- (a) An establishment which provides care only during the day;
- (b) A natural person who provides care for no more than two persons in his or her own home;
- (c) A natural person who provides care for one or more persons related to him or her within the third degree of consanguinity or affinity;
- (d) A halfway house for recovering alcohol and drug abusers; or
- (e) A home in which community-based living arrangement services or supported living arrangement services are provided by a provider of such services during any period in which the provider is providing the services.

"Resort" means a group or groups of buildings containing more than 5 dwelling units and/or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge and convention facilities. Has at least 15 percent of its land area devoted to usable open space in addition to required landscaping.

"Restaurant" means a business establishment whose principal business is the preparing and selling of meals of unpackaged food to the customer in a ready to consume state in nondisposable containers, and where the customer consumes these meals while seated at a table within the restaurant building. Alcoholic beverages may be served accessory to food service in a restaurant.

"Restaurant, fast food" means an establishment that offers quick food service and nonalcoholic beverages, accomplished through a limited menu of items already prepared, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at a table. Ordering or pickup of food may take place from an automobile or drive through window.

"Retail sales" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption but not for wholesale and rendering services incidental to the sale of such goods. Typical merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries, convenience, specialty foods, toys, furniture, books, computers, stationary, hardware and similar consumer goods. The term also includes secondhand dealers but excludes secondhand businesses as defined in this title.

"Revegetation" means the stabilization of disturbed or graded soils by replanting with indigenous or other natural appearing plant materials.

"Rezone" means to change the zoning classification of particular lots or parcels of land.

"Riding academy" means any establishment where horses are kept for riding, driving or stabling for compensation or as an accessory use in the operation of a club, association, ranch or similar establishment.

"Room" means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchen, closets, hallways and porches.

"Salvage or reclamation of products" means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. The term includes facilities for recycling recoverable resources, such as newspapers, magazines, books and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

"Sandblasting" means to clean, polish, or mark glass, metal, or a stone surface by applying a jet of pressurized air or steam mixed with sand or grit.

"Sanitary landfill" means a site where waste material has been buried.

"Sanitary station" means a facility used for removing and disposing of waste from recreational vehicle holding tanks.

"Satellite dish antennae" means any circular, dish shaped or similarly shaped structure designed to receive communications from orbiting satellites or other communication source, together with other equipment related to such purposes. Antennae with signs or lights affixed thereon shall be subject to regulations contained within Division 4 (Signs) of the development standards.

"School" means an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada.

"School, (K-12)" means a building or institution in which children and teenagers are taught, usually up to the age of 17.

"School, college, university" means an educational institution for higher learning that typically includes an undergraduate college and graduate schools in various disciplines, as well as medical and law schools and sometimes other professional.

"School, vocational" means a building or institution that specializes in teaching a specific skill, especially a practical vocation, including, but not limited to, business, dance, music, martial arts, trade or traffic. The term includes a school where student classes are relayed to a remote location, with limited student time spent at the building.

"Screening" means a permanent method of visually screening or obscuring from view from any property, sidewalk or roadway, one abutting or nearby structure or use from another.

"Secondhand business" means a business dealing in used merchandise or accepting donations of used merchandise for resale, but does not mean antiques, junkyard, pawn shop or secondhand dealers as otherwise defined in this title.

"Secondhand dealer" means a specialty shop which deals solely in 1 kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles if no more than 40 percent of the gross floor area of the business is devoted to the sale of used articles. The term secondhand dealer includes the sale of jewelry and scrap precious metals, but does not include the sale of junk in junkyards as defined in this chapter, the sale of used cars or the sale of other items which the city determines do not fit within the intent of this term. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes, which shall be allowed where retail sales of new merchandise is permitted.

"Security service" means a service employed by a private organization to guard and protect a building or other property.

"Senior citizen home" means a dwelling providing shelter and services for people (age 60 or older) which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Senior citizen home does not include a single-family dwelling pursuant to NRS 278.021.

"Seminary" means an institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

"Setback" means the distance that structures, buildings or uses must be removed from their property lines.

"Setback area, front" means a yard area of which the width is measured the entire length of the front property line between the side property lines; and the depth is measured as the distance between the street right-of-way line and the required front setback line.

"Setback area, rear" means a yard area of which the width is measured the entire length of the rear property line between the side property lines; and the depth is measured as the distance between the rear property line and the required rear yard setback line.

"Setback area, required" means that portion of a lot which is required to be unoccupied and unobstructed from the ground to the sky between a required setback line and the property line, except as otherwise provided in this title.

"Setback area, side" means a yard area of which the width is measured between the side property line and the required side yard setback line and the depth is measured between the front yard setback line and the rear yard setback line.

"Sewage works facility" means any facility designed for the treatment of sewage, which is operated at a municipality, government agency, or utility for collection, treatment, and disposal of waste and the furnishing of potable water.

"Sheriff's office and jail" means a secure place for keeping people found guilty of minor crimes or awaiting legal judgment.

"Shoeshine stand" means a place where the act of giving a clean or shiny finish to shoes by polishing them is done.

"Shopping center" means a group of 5 or more commercial establishments planned and developed as a unit on a single parcel or commonly managed parcels of land.

"Sight distance area" means the area included within that triangular area between the property line and a diagonal line joining points of the edge of pavement line 40 feet from the point of their intersection, or, in the case of rounded corners, the triangular area between the tangents to the curve and a diagonal line joining points on the tangent 40 feet from the points of their intersection. The tangents referred to are those at the beginning and at the end of a curve at the corner.

"Sight-obscuring fence or wall" means a permanent 100 percent sight-obscuring solid barrier with height of all bulk or stacked items not exceeding the highest portion of the fence or wall.

"Sign painting and lettering" means an establishment which specializes in the production of signs.

"Silk-screening" means a method of printing on paper or fabric in which ink is forced through areas of a silk screen that are not blocked out with an impermeable substance.

"Similar use" means a use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking, and circulation, utility demands, environmental impacts, physical space needs and clientele.

"Skating arena" means a building or structure where skating and/or uses associated with skating may be conducted.

"Skyline area" means an area at or near the highest points of a topographic feature and which area is designated as a skyline area on the skyline area map adopted pursuant to Division 7 (Hillside Development) of the development standards.

"Social services center/facility offices" means facilities providing social services directly to the community, such as food banks, blood banks, emergency shelters, crisis centers, etc.

"Softscape surface" means a level area covered with turf, clover, sand or a similar material acceptable for use by young children.

"Special use permit" means a specific discretionary approval for a use which has been determined to have unique circumstances, be more intense or to have a potentially greater impact than a permitted use within the same zoning district.

"Sports arena" means an indoor or outdoor area, surrounded by seating for spectators, where shows or sports events take place.

"Stable" means a building in which horses or livestock are sheltered or fed.

"Stained glass" means glass that has been colored so that it can be used to make a mosaic picture, especially in a window. Stained glass may be made by enameling, burning pigments into the surface, or by fusing metallic oxides with it.

"Standard conditions" means conditions which have been approved by the commission or board, and which are designed to be imposed as a matter of course, where applicable, on the approval of development projects.

"Storage" means to keep or store an item(s) for a period of 24 hours or longer in a given location for future use.

"Storage container" means a fully enclosed unit, excluding semi-truck trailers, that houses storage items in the industrial, commercial and public districts. In addition, used temporarily at a construction site.

"Story" means that part of a building lying between 2 floors or between the floor and ceiling of the highest usable level in the building, or as defined by the Building Code currently adopted by Carson City.

"Street" means a public thoroughfare which affords a primary means of access to abutting property.

"Street vendor" means a vendor of consumable products (edible or flowers).

"Streetscape" means the visual image of a street, including the combination of buildings, parking, signs, hardscape and softscape.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner and may include a root cellar or similar structure. Not included are residential fences, retaining walls, rockeries, decks not exceeding 30 inches in height above grade and similar improvements of a minor character.

"Summer camp" means a place, usually residential, offering outdoor recreational activities and skill development for children during the summer.

"Sundries" means small miscellaneous items, often of too little value to be enumerated.

"Tattoo parlor" means an establishment whose principal business activity is the placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

"Taxidermist" means one who practices the art or skill of preparing, stuffing, and presenting dead animal skins so that they appear lifelike.

"Tea house" or "tea room" means a small restaurant facility, or accessory to a bed and breakfast use open to the public, serving items similar to soup, teas, coffees and sandwiches, limited to 1 meal per day.

"Temporary outdoor sales and activities" means all outdoor sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, seasonal merchandise sales, conducted in parking areas, sidewalks, or space not enclosed by a building. Temporary outdoor sales may also include related activities designed for promotion such as music, food service or displays. Temporary outdoor sales excludes sales of recreational vehicles, vehicles, boats and similar products when conducted at their regular permanently licensed place of business in accordance with applicable zoning district standards. Temporary outdoor sales are temporary in nature in Carson City and subject to time limitations and are by nature non-recurring daily events.

"Tennis or swimming facility" means an improved area used for the playing of tennis or swimming activities.

"Testing laboratory" means a facility for scientific research and testing in technology intensive fields. Examples include biotechnology, pharmaceuticals, genetics, plastics, fabrics, heat transfer, and research facilities.

"THC" has the meaning ascribed to it in NRS 453.139 and means:

1. Delta-9-tetrahydrocannabinol;
2. Delta-8-tetrahydrocannabinol; and
3. The optical isomers of such substances.

"Theater" means a building or part of a building devoted to showing motion pictures or for dramatic, dance, musical or other live performances.

"Three-sided parcel" means a parcel of land containing 3 property lines and is considered to have only a front yard and 2 side yards when determining setback requirements.

"Tour operator" means a person or company that organizes package tours.

"Tower" means a structure or framework, or monopole, that is designed to support wireless communication transmitting, receiving and/or relaying antennas and/or equipment.

"Towing services" means an establishment that provides for the removal and temporary storage of vehicles, but does not include disposal, disassembly, salvage, or accessory storage of inoperable vehicles.

"Tract sales office" means a temporary tract or subdivision office located on the property to which it is appurtenant, and only authorized until the sale of homes in the subdivision is completed.

"Trade school" means a facility for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machinery operation, or other similar trades or crafts which require the use of large equipment, or outdoor training activities, or both.

"Trailer" means a vehicle, other than a vehicle defined as recreational vehicle, that is without motor power and is designed for carrying persons, property, equipment, or other items on its own structure, including, but not limited to semi-trailers, utility trailers, flatbed trailers and hauling trailers.

"Trailer coach" means any building, structure, or vehicle equipped with wheels to facilitate movement from place to place or to travel on a public thoroughfare, and designed, used, and maintained for human habitation. Such definition shall include automobiles or trucks where used for living or sleeping purposes.

"Transfer" means either:

1. The change of ownership of a parcel to which an entitlement certificate has been issued; or
2. The change of an entitlement certificate from the original parcel to which it was issued to a second parcel.

"Transfer station" means a fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site. This site does not include an infectious waste incineration facility.

"Transient dwelling purposes" means the continual rental of a recreational vehicle space or spaces to same persons for a period not to exceed 28 days (short term) or 180 days (extended stay).

"Transient occupancy" means occupancy of lodging facility on a nonpermanent basis, not to exceed 180 days.

"Transit passenger facility" means a facility for the loading and discharging of train or bus passengers.

"Transition zone" means a zoning district that permits uses compatible with uses permitted in 2 adjacent zones that, without the transition zones, could be considered incompatible to each other.

"Travel agency" means a business that arranges transportation, accommodations, and tours for travelers.

"Truck, pickup" means a vehicle with a maximum height of 10 feet and length of 22 feet, with the capacity to carry a maximum of 6 passengers and containing an attached sided but unenclosed cargo area. Pickup trucks have the capacity to carry an enclosed camper in the unenclosed cargo area.

"Truck rental" means a facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage.

"Truck stop" means a roadside station that sells fuel for trucks and may include a restaurant for truck drivers.

"Trucking and hauling services" means a building or a portion of a structure where cargo is stored or where trucks load and unload cargo on a regular basis.

"Use separations" means areas of undeveloped property separating different land uses within a business park. The purpose of the use separation is to combine landscaping, drainage, security, and to provide adequate access to light, air, and physical separations between business, commercial and residential uses.

"Utility company" means an agency or public franchise which provides the public with water, electricity, gas, heat, steam, communication, sewage collection or other similar service for a fee.

"Utility connection fee, also called sewer (and/or) water connection fee" means that fee collected by the city pursuant to Chapters 12.01 and 12.03.

"Utility substations" means an assembly of equipment for electrical, telephone, gas, or other utility company use to provide local distribution of services.

"Variance" means to request a departure from or not to be in full compliance with the provisions of the zoning ordinance requirements for a specific parcel, except for uses, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. Because of special circumstances applicable to the property, strict application to the provisions of the development code standards and requirements deprives such property of privileges enjoyed by others in the vicinity. A self imposed hardship is not a legitimate ground or reason for a variance approval.

"Variety store" means a retail store that sells a wide range of inexpensive items.

"Vehicle" means any device in, upon, or by which any person or property is or may be transported or drawn along a highway, except devices moved by human power or used exclusively upon stationary rails.

"Vending machine operator" means a business in which the primary use is the leasing of coin operated devices, which dispense a product or service without an attendant.

"Veterinary clinic" means a place where animals are given medical care, and boarding of animals is limited to short term care incidental to the clinic use.

"Video sales and rental" means an establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser discs, electronic games, cassettes or other electronic media. Sales of film, video tapes, laser discs, CD-ROMs, and electronic merchandise associated with VCRs, video cameras, and electronic games are permitted accessory uses.

"Warehouse/distribution center" means an enclosed structure for the storage of goods for distribution or transfer to another location.

"Wastewater treatment facility" means the facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems, and for the reduction and handling of solids and gases removed from such wastes.

"Watchman's quarters" means habitable unit ancillary to the primary use and used solely for security purposes, not to be rented.

"Water storage facility" means the system for collecting, storage and distribution of potable water from the source of supply to the consumer.

"Wedding chapel" means an establishment that primarily provides the facilities and services for weddings on a commercial basis. Such facilities may include a chapel, dressing rooms, offices, reception facilities and gardens. This definition does not include churches and similar congregations where weddings are an ancillary use.

"Whip antenna" means a very thin antenna, usually omnidirectional. Whip antennas have minimum silhouettes but also limited ranges.

"Wholesale sales" means the sale of goods in large quantities for resale by a retailer.

"Wholesale showroom facility" means a building used primarily for the storage of goods and materials and secondarily for the display of merchandise for wholesale purchase.

"Wildlife park" means a large enclosed area of land where wild animals wander relatively freely and people pay to drive around and observe them.

"Wind energy conversion system, private use" means a system consisting of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principle use. A system having a rated capacity of ten (10) kilowatts (kW) or less for residential use or one hundred (100) kW or less for non-residential uses shall be considered a private use system for the purposes of the regulations. These systems are considered accessory uses in all zoning districts.

"Wind machine." The individual component of a Wind Energy Conversion System that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters.

"Winery" means a place where wine is made and or sold.

"Wireless communication facility" means all equipment buildings, and structures with which a wireless communication service carrier broadcasts and receives the radio-frequency waves which carry their services and all locations of said equipment or any part thereof.

"Wireless communication service provider" means an entity licensed by the Federal Communication Commission (FCC) to provide wireless communication services to individuals, businesses or institutions.

"Wireless communication services" means commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as defined in the Telecommunications Act.

"Wrecking yard" means any place where more than 1 damaged, inoperable or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled or handled.

"Yard, front" means a yard lying between the main building and the front lot line and extending across the full width of the lot or parcel. The front yard of a corner lot may face either street frontage.

"Yard, side" means a yard lying between the side lot line and the main building and extending from the front yard line to the rear yard line.

"Yard, rear" means a yard between the main building and the rear lot line and extending across the full width of the lot or parcel. The rear yard of a corner lot is that portion of the lot opposite to the front.

"Yard, street side" means a yard, abutting a street and lying between the street side lot line and the main building and extending from the front yard line to the rear yard line.

"Yards" means an open space on the same lot or parcel with a building and extending from the building to the nearest lot line.

"Youth recreation facility" means an indoor or outdoor facility designed and equipped for the conduct of sports, leisure time activities and other customary and usual youth recreation activities. Programs designed for the users may include leadership programs, education and career guidance, health and life skills, arts, sports, fitness, recreation, and other specialized youth programs.

"Zoo" means a park where live wild animals from different parts of the world are kept in cages or enclosures for people to come and see, and where they are bred and studied by scientists.

SECTION II:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2022.

PROPOSED by _____.

PASSED _____, 2022.

VOTE:

AYES:

NAYS:

ABSENT:

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the Year 2022.



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Board of Supervisors Meeting of October 20, 2022

TO: Board of Supervisors

FROM: Hope Sullivan, AICP
Community Development Director

DATE: October 7, 2022

SUBJECT: For Possible Action: Discussion and possible action regarding a request from Sarah Martin (the "Applicant") to introduce, on first reading, a proposed ordinance relating to zoning; revising various provisions to decrease the number of guest rooms in the definition of hotel; and providing other matters properly relating thereto. (Hope Sullivan, hsullivan@carson.org)

At its meeting on September 28, 2022, the Planning Commission conducted a public hearing and voted 7-0 to recommend approval of the ordinance with the following definition of Hotel:

"Hotel" means a building containing ~~[6]~~ **3** or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests on a transient basis less than 28 consecutive days total.

~~[1. Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops.~~

~~2. Hotel suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room.]~~

Please review the attached staff report to the Planning Commission for additional information.

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2022

FILE NO: ZA-2022-0381

AGENDA ITEM: 6.C

STAFF CONTACT: Hope Sullivan, Community Development Director

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from applicant Sarah Martin ("Applicant") for a recommendation to the Board of Supervisors concerning an ordinance relating to zoning; revising provisions to decrease the number of guest rooms in the definition of hotel; and providing other matters properly relating thereto. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is proposing to amend Carson City Municipal Code ("CCMC") 18.03.010 to change the definition of hotel from a building containing six or more guest rooms to a building containing three or more guest rooms. Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors regarding a request for a zoning code amendment. The Board of Supervisors is authorized to amend the code.

PROPOSED MOTION: "I move to recommend to the Board of Supervisors approval of ZA-2022-0381.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); CCMC 18.02.075 (Zoning map amendments and zoning code amendments); and NRS 278.260.

KEY ISSUES: Is the requested modification to the definition of Hotel consistent with the findings for a zoning code amendment?

DISCUSSION:

Per CCMC 18.03.010, the word Hotel is defined as follows:

"Hotel" means a building containing 6 or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests on a transient basis less than 28 consecutive days total.

1. Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops.
2. Hotel suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room.

CCMC 18.03.010 also defines a Bed and Breakfast as follows:

"Bed and breakfast inn" means sleeping and dining accommodations designed for the motoring public, within a single-family dwelling, limited to a maximum of 5 guest bedrooms, with required parking to be located off street and providing meals exclusively to overnight guests or as limited by: Division 18.13 (Bed and Breakfast Inns) of the code.

Based on these definitions, it is difficult to create a historic inn as property owners of historic properties may desire to create an inn but may not want to reside on the premises and may not want to provide breakfast. These same property owners may not have seven rooms. The intent

of the proposed amendment is to allow smaller, boutique hotels and inns so as to diversify the lodging options for visitors to Carson City.

Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors relative to zoning code amendments based on the three required findings of fact. The Planning Commission must make each of the findings in the affirmative to recommend approval. The Board of Supervisors is authorized to amend the zoning code.

PUBLIC COMMENTS:

As of the writing of this staff report, no public comments were received. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

FINDINGS:

The Commission, in forwarding a recommendation to the Board for approval of a Zoning Code Amendment, shall make the findings of fact found in CCMC 18.02.075(5). The following findings are recommended by staff:

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.

The proposed modification to the definition of hotel will provide an opportunity to enhance the visitor experience as well as diversify the economic base of the city. This is consistent with Master Plan Guiding Principle 5: *A Strong Diversified Economic Base* encourages the City to maintain and enhance the base of primary jobs and provide a broader range of retail services to serve residents of Carson City as well as those in surrounding counties. It is also consistent with Guiding Principle 10: Protection of Historic Resources which states that the city will encourage historic preservation through incentives for the restoration and rehabilitation of historic structures and facilities.

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

The applicant is proposing to change the definition of a hotel to being a minimum of 3 rooms rather than a minimum of 6 rooms. This will allow for the adaptive re-use of historic buildings for the creation of historic inns. The change in definition will not change where hotels are permitted, therefore will not create land use compatibility issues. The change in the definition will allow for hotels that have less impact than seven room hotels. Therefore, there should not be a detrimental impact to other properties in the vicinity.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The proposed amendment will not change where hotels may locate. Therefore, changing the definition should not negatively impact existing or planned public services or facilities, nor should it impact public health, safety and welfare.

Attachments:

- 1) Draft ordinance
- 2) Application packet

Summary: An ordinance amending various provisions relating to the definition of hotels.

BILL NO. _____

ORDINANCE NO. 2022 - _____

AN ORDINANCE RELATING TO ZONING; REVISING PROVISIONS
TO DECREASE THE NUMBER OF GUEST ROOMS IN THE
DEFINITION OF HOTEL; AND PROVIDING OTHER MATTERS
PROPERLY RELATING THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (ZONING), Chapter 18.03 (DEFINITIONS), Section 18.03.010 (WORDS AND TERMS DEFINED) is hereby amended (**bold, underlined** text is added, ~~stricken~~ text is deleted) as follows:

18.03.010 - Words and terms defined. (NRS 278.020)

"Abandoned" means concerning a building or use, not having been developed or maintained for a stated period of time.

"Abutting commercial and industrial corridors to Carson City" means all portions of property within 200 feet from U.S. Highway 50 East; William Street; U.S. Highway 395 or Carson Street lying between the Carson City county lines and the designated Carson City redevelopment area boundary.

"Access" means a clear and unobstructed usable approach of not less than 12 foot width (residential), 15 foot width (one way commercial), or 24 foot minimum width (two-way) to a legally dedicated public way.

"Accessory building" or "accessory structure" means a detached usual and customary building or structure associated with a permitted or conditional use, subordinate to the primary use on the same lot, including but not limited to storage, tool shop, children's playhouse, guest building, greenhouse, garage, swimming pools or similar structures 30 inches or more above ground. In calculating the size of an accessory structure, any space with a ceiling 7 feet 6 inches or higher shall be considered habitable space and used in determining total size. An accessory building connected to a main building by a roof, breezeway or other means which is not habitable space is considered an accessory structure attached to a primary building. Each structure must meet standard setback requirements.

"Accessory farm structure" or "accessory farm building" means a structure or building used for the housing of farm equipment or animals usually associated with a farm, including cows, horses, chickens, pigs, sheep, etc., including, but not limited to barns and coops.

"Accessory use" means a use of the land that is associated with and dependent upon the existing permitted or conditional use of that parcel. An accessory use must not take place until the permitted or conditional use.

"Action" means the decision made by the reviewing authority on a land use application; the determination made and any conditions of approval.

"Adjacent" means, for the purposes of determining setback requirements for adjacent uses, a parcel contiguous on any side or a parcel across a public or private right-of-way or access easement. Where an adjacent parcel is located across a public right-of-way, setback requirements shall be measured from the centerline of the right-of-way.

"Adjacent" means, for purposes of determining setback requirements, a parcel contiguous on any side or a parcel across a public or private right-of-way or access easement.

"Adult day care facility" means an establishment in which supervised care is provided to adults.

"Adult entertainment facility" includes all theaters, bookstores, cabarets, model studios, out call business, video stores, or similar businesses which are established for the purpose of offering its patrons services, goods or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas." This definition does not include "adult merchandise retail establishments."

1. For the purposes of this chapter, "specified anatomical areas" shall include exposed human genitals, pubic region, buttock and female breast below a point immediately above the areola.

2. For purposes of this chapter, "specified sexual activities" shall include any form of actual or simulated sexual intercourse, copulation, bestiality, masochism, and fondling or touching "specified anatomical areas."

3. No adult entertainment facility shall be located within 1,000 feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16N., R.20 E., M.D.B & M., Sections 4, 9, 16, 21, 28 and 33 of T.15N., R.20 E., M.D.B & M., and Sections 4 and 9 of T.14N., R. 20 E.

"Adult merchandise retail establishment" means any establishment having up to 5 percent or 200 square feet, whichever is less, of the retail floor area of the business that is identified for the display, sale, lease or rental of books, merchandise, periodicals, video tapes, video discs, computer discs, instruments, devices or paraphernalia which are distinguished or characterized by the emphasis on matter depicting, describing or relating to "specific sexual activities" and "specific anatomical areas." The merchandise must only be available for sale or lease for private use by the purchaser or lessee off the premises of the business.

"Adult performers" means live performances, by adult persons which are characterized by either the exposure of specific anatomical areas and/or by specific sexual activities; with specific anatomical areas and specific sexual activities being defined by subsections 1 and 2 above under

"Adult Entertainment" and must only be performed in areas of Carson City in which the performances occur in compliance with subsection 3 above, under "adult entertainment facility".

"Agricultural services" means uses including, but not limited to, feed lots, poultry production, dairies, pasturage, veterinarian, other animal services and similar uses.

"Agricultural uses" means uses of the land for Christmas tree farms, truck farming, field crops, orchard crops, earthworm and grub raising, bees and animals in accord with Chapter 7.13 (Licensing and Regulations). Does not include a winery.

"Air rights" means the right to use space above ground level.

"Alley" means a public thoroughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

"Allotment" means the document allowing an eligible party to obtain a building permit under the provisions of Chapter 15.01 of the code prior to the effective date of this chapter. In this chapter, allotments may also be called "old allotments."

"Alteration" means any exterior change, addition or modification in construction or occupancy.

"Ambulatory" means any person, including one who uses a cane, walker, wheelchair or other similar device, who is physically and mentally capable, under emergency conditions, of finding a way to safety without assistance. If questioned, a final decision regarding whether a person is ambulatory shall be made by the resident's physician.

"Amenity" means a natural or created feature that enhances the aesthetic quality, visual appeal, or attractiveness of a particular property, place or area.

"Amusement arcade" means a place where 3 or more coin operated machines, devices, contrivances or games are provided for public amusement.

"Amusement device" means any device which upon insertion of a coin, slug, token, plate, or disc or the payment of a consideration may be used by the public as a game, entertainment, amusement, test of skill and shall include pool tables, pinball machines, electronic games, fixed kiddie rides, mechanical bulls but shall not include radios or televisions.

"Animal boarding facility" means a structure, land or combination thereof used, designed or arranged for the boarding, breeding, and care of dogs, cats, pets, fowl, horses or other domestic animals, but exclusive of animals used for agriculture purposes.

"Animal boarding" or "kennel" is a place where dogs, cats, and other domestic animals are housed, boarded, trained and groomed.

"Animal hospital" means an establishment providing surgical, medical treatment boarding, grooming and examination of domestic pets, and entirely within a building.

"Animal shelter" means a place where animals are housed and may receive medical treatment rehabilitation.

"Animal slaughtering and processing" means a facility for slaughtering and processing of animals and the refining of their byproducts.

"Animals and fowl" means the keeping of horses, swine, fowl, sheep or other animals of a similar nature. Notwithstanding the zoning regulations of this title, the keeping of animals is regulated and further defined under Carson City Municipal Code Title 7, Animals.

"Antenna" means a device by which electromagnetic waves are sent or received (whether a dish, rod, mast, pole, set of wires, plate, panel, line, cable or other arrangement serving such purpose).

"Antiques, retail" means any building used for the sale of any old and authentic object of personal property which was made, fabricated, or manufactured 60 or more years earlier and which has a unique appeal and enhanced value mainly because of its age and in addition, may include the sale of any article of personal property which was made, fabricated or manufactured 20 or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

"Apartment" means a room, or suite of rooms, within an apartment house which has facilities for the preparation of meals, is designed for and used or intended to be used by 1 family and is intended to be occupied on a rental basis with a rental period of at least 1 week.

"Apartment house" means a structure which contains 3 or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling or residence hotel.

"Appliances" means devices operated by electricity and designed for household use.

"Archery range" means a facility (indoor or outdoor) in which the art, skill or sport of shooting with a bow and arrow is conducted.

"Architectural feature" means a decorative element intended to enhance the character of a structure and may be an integral part of the structure. Architectural features may include, but are not limited to, porches, eaves, or freestanding forms and monuments.

"Area of site" means the total horizontal area within the property lines.

"Art gallery" means a room or building devoted to the public exhibition and related sales of "one of a kind" works of art or reproductions of "one of a kind" art. May include paintings, sculptures, pottery, quilts and other unique objects created by artisans, especially as they relate to other cultures. The intent of this definition is not to include a gift shop business.

"Art store" means a place where art merchandise and supplies are offered for sale.

"Art studio" means a studio or work space for artists or artisans, including practicing the art of fine arts or skills in an applied art or craft.

"Artist, commercial" means a creator of artistic works for monetary gain.

"Asphalt" or "concrete batch plant" means a facility or area for the mixing of concrete or asphalt.

"Assayer" means one who practices the examination and/or the analysis of something.

"Astrologer, hypnotist, or psychic art & science" means any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy.

"Auction sales" means a sale of goods or property at which intended buyers bid against one another for individual items. Each item is sold to the bidder of the highest price.

"Automobile body repair, painting, towing service garage" means a building and premises used primarily for the commercial repair of damage to the chassis of an automobile, including major and minor collision damage, frame and panel straightening, repainting and refinishing, and similar activity.

"Automobile detailing shop" means any building or premises used for washing and cleaning of passenger vehicles.

"Automobile dealerships, new" means the use of any building, with an enclosed display area; land area, or other premises or portion thereof, for the display, sales or lease of new automobiles, trucks or vans and including warranty repair work and other repair work if the service work is conducted as an accessory use. Used car sales and recreational vehicle sales may be conducted at a lesser extent from the new automobile sales location but only as an accessory use.

"Automobile paint and body repair shop" means a facility for collision services including body, frame, or fender straightening or repair and painting of vehicles in an appropriate paint booth.

"Automobile parking lot" or "garage" means all areas devoted to off-street parking spaces shall be so designed and be of such size that no automobile is required to back into a street to obtain egress. A parking garage is a structure of 4 walls and a roof which encloses parking spaces, each satisfying measurement requirements and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above mentioned screening is provided.

"Automobile parts new, rebuilt & accessory sales service" means a facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses.

"Automobile parts, tires and accessories" means a structure or building of which the use of the sale of parts for automobiles, trucks, RV's and or trailers is conducted.

"Automobile pawn" means the act of leaving an automobile with a pawnbroker for security against money borrowed.

"Automobile rental" means a facility for the rental of new or used automobiles. Automobiles kept on the lot for rental purposes are not considered to be outside storage.

"Automobile repair" means location designed or used for the repair of automobiles, including mechanical repair, automobile maintenance, engine or transmission replacement or overhaul, and upholstery, but no paint or body work.

"Automobile retail" means the use of any building, land or area for the display and sale of automobiles.

"Automobile sales lot" means the display for sale of 2 or more new or used vehicles on any parcel and requires a Carson City business license.

"Automobile service" means an area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs, battery rebuilding, engine rebuilding, or any other major automobile repair.

"Automobile wash (full-service)" means a car wash facility, typically operated in conjunction with a gas station, which customarily employs automatic or semi-automatic methods of cleaning.

"Automobile wash (self-service)" means a coin operated carwash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.

"Automobile wrecking and dismantling yard" means a facility where land is used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the motor vehicle laws of the state of Nevada, including premises used in the storing, keeping, buying, selling, or dealing in dismantled, wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof. Automobile dismantling shall not include the incidental storage of inoperative or dismantled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop while waiting for repair. Uses shall not be carried out within the required setback and a natural or artificial screen or buffer shall be provided to obscure the subject property from the street on which lands abut and from any opposite or adjoining properties.

"Average slope" means the slope of land as determined by the following formula: $S = I \div D \times 100$, where: S is average slope; I is the difference between the highest and lowest contour lines of

a topographical map for the parcel, in feet; D is the distance between the contour lines used in computing I, in feet; and 100 is the conversion factor into percentage. The average slope of a parcel is measured along a line located near the center of any area to be used for development.

"Bakery" means a factory for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, but does not include a restaurant or other premises where any such product is made for consumption on the premises or a bake shop.

"Ballroom" means a large room for dancing.

"Bank" means an institution where money is deposited, kept, lent, or exchanged.

"Bar" means premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

"Barber shop" means a shop in which a barber cuts hair and shaves or trims beards as an occupation.

"Barns and stables" means a farm building use for storing farm products and sheltering livestock and domestic animals.

"Beauty shop" means an establishment providing a personal service to men, women and children by shampooing, cutting, styling, tinting of hair, by giving manicures, procedures or facial treatments or by the use of cosmetic products. Permanent facial cosmetic shading is allowed as an accessory use to a beauty shop.

"Bed and breakfast inn" means sleeping and dining accommodations designed for the motoring public, within a single-family dwelling, limited to a maximum of 5 guest bedrooms, with required parking to be located off street and providing meals exclusively to overnight guests or as limited by: Division 18.13 (Bed and Breakfast Inns) of the code.

"Billboard" means outdoor advertising signs containing a message, commercial or otherwise, which is unrelated to the merchandise for sale or services performed by the person of business on whose property the sign is located, posted for a fee by the owner of the sign framework.

"Billiards hall" means an establishment in which a game on an oblong cloth covered table with raised cushioned edges, in which a long tapered cue is used to hit small balls.

"Blood plasma donor center" means a building used for the collection of human blood plasma from plasma donors. The term does not include a facility for the provision of medical care or treatment.

"Board" means Carson City board of supervisors.

"Boarding and rooming house" means a building or portion thereof where, for compensation, meals and lodging are provided for more than 2 guests. (Not a motel or hotel.)

"Boat and trailer sales dealerships (new and used)" means the use of any building or lot for the display and sale of new or used boats, jet skis, or other marine vessels and trailers.

"Boats and other marine products and accessories" means a marine retail sale establishment in which goods are sold primarily for use on boats and ships, but excludes uses in which fuel for boats and ships is the primary item sold.

"Body piercing" means the practice of piercing holes in parts of the body so that rings and or studs can be inserted.

"Bonding company" means a company that provides bonding and surety for another.

"Bookbindery" means an establishment that provides the art, trade, or profession of binding books.

"Bookstore" means a store where books are sold.

"Boutique" means a specialty shop selling clothing, soaps, gift ware, consignment clothing, greeting cards and similar merchandise, but does not include antiques, guns, coin, pawn, secondhand business or similar businesses.

"Bowling alley" means a smooth, level wooden alley used for bowling.

"Brew pub" means a business which contains a restaurant use occupying 51 percent or more of the gross floor area and which also contains a bar and retail or wholesale brewery use which occupies 49 percent or less of the gross floor area. For the purpose of this section, a "restaurant" means a for-profit business which has as its principle purpose the preparation and serving of unpackaged food in a ready-to-consume state in individual servings to customers in the establishment. Brew pubs may be located in any historic district, any redevelopment district or as specifically authorized in this title. Brew pubs must operate in accordance with Chapter 598 of the NRS.

"Brokerage house" means a business in which one acts as an agent for others in negotiating contracts, purchases, or sales in which a commission is paid to a broker.

"Building" means any structure (including membrane structures) having a roof supported by columns or walls and built for the shelter or used for the enclosure of persons, animals, chattels or property of any kind, including but not limited to awnings, carports, ramadas, or patios. See also building, primary and building, detached.

"Building area" means the total square footage for all spaces within the exterior walls of a building.

"Building, detached" means a building surrounded on all sides by open space.

"Building height" means the definition of building height as contained in the latest adopted version of the Building Code currently adopted by Carson City.

"Building and landscape material/lumber yard" means a facility for the sale of home, lawn and garden supplies, and construction materials such as brick, lumber, and other similar materials.

"Building line" means that face, corner, wall or column of structure or building nearest the property line.

"Building maintenance service and sales" means a facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning, and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

"Building materials" means substances used in construction including lime, gypsum, brick, block, cement, concrete, tile, terra cotta, stone and plaster (indoor only).

"Building materials and lumber yard" means a building or structure in which building or construction and home improvement materials are offered or kept for sale.

"Building permit" means a written approval issued by the building official pursuant to the latest edition of the Building Code adopted by Carson City that authorizes construction of any residential dwelling, building, or structure.

"Building, primary" means a building devoted to the principal use of the lot on which it is situated. In the case of a residential use, "primary building" means a residence and garage, if both are fully enclosed, and attached by a common wall.

"Building setback" means the distance between the property line and the building line of a structure on the property.

"Bulk building materials" means materials used in construction, improvement, or anything essential toward the completion of a building or structure for the use intended, which are purchased or sold in quantities described as units, pallets or bags, and are limited to the following materials or materials of a similar nature: lumber (including decking, timbers and railroad ties), plywood, particle board, siding, gypsum (sheet rock), fencing (wood and metal), roofing, cement block, cement, brick, stone, insulation and bulk landscape materials.

"Bus charter service and service facility" means any premises for the transient housing, parking, servicing or repair of motor-driven buses.

"Bus passenger depot" means an on-site or on street temporary bus parking location for passenger loading and unloading, and loading and unloading of freight with available indoor

passenger waiting area, restrooms, telephone, and open at least 1 hour before any scheduled bus and with appropriate signs directing customers to the services available.

"Bus line office, service and storage" means a facility for the storage, parking and service of motor-driven buses, and the administration and management of the business.

"Cabana" means any portable, demountable or permanent cabin, room, enclosure or other building erected, constructed or placed on any recreational vehicle on the same space in a recreational vehicle park.

"Cafeteria" means a restaurant in which customers are served at a counter and carry their meals on trays to tables.

"Campground" means a plot of ground upon which 2 or more campsites are located, established or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes. See also "recreational vehicle park".

"Caretakers quarters" means an independent, self-contained dwelling unit located on the same lot as the principal use or structure and which provides residential accommodations for a property manager and/or property maintenance persons.

"Carport" means an accessory building having 2 or more open sides; also used by occupants of a recreational vehicle park.

"Caterer" means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out, and does not include a food service establishment.

"Cellular communication facility" means a communication system that uses a network of short-range transmitters in overlapping zones and a central station to connect to telephone lines, which is not limited to a tower, pole, or similar structure which supports telecommunications antennae operated for commercial purpose above around in a fixed location, freestanding, guyed, or on a building or other structures.

"Cemetery" means land used for burial of the dead, including columbariums, crematoriums, mausoleums and mortuaries.

"Ceramic" means any of various hard, brittle, heat and corrosion resistant materials made by shaping and then firing a nonmetallic mineral, such as clay at a high temperature.

"Changeable promotional flag" means any flag not fitting the definition found in Division 4, "Official Flag."

"Child care facility" means any place, home, institution, or establishment in which more than six (6) children are received, cared for, or maintained for any period of time with or without compensation.

"Christmas tree sales" means a seasonal use of a piece of land for the retail sales of Christmas trees.

"Church, temple, house of worship" means any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Title 18. The term does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.

"Civic auditorium and theater" means a building or complex of buildings that may house municipal offices and services, and which may include cultural, recreational, athletic, convention and entertainment facilities owned and/or operated by a governmental agency.

"Cleaners, commercial" means a facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services, and other similar accounts, as well as rug and dry cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

"Clinic" means an ambulatory health care building designed and used for the medical and surgical diagnosis or treatment of human patients on an outpatient basis. (Includes psychological evaluation, medical and dental).

"Club" means an incorporated or unincorporated association of persons organized for a social, educational, literary or charitable purpose.

"Club, supper and amusement" means an institution used or intended to be used for an association of persons, whether incorporated or unincorporated, for some common purpose, such as Lions, Elks, Rotary, or Shriner, but not including adult uses, or a group organized or primarily to render a service customarily carried on as a commercial enterprise, or only administrative offices supporting the club.

"Code" means the Carson City municipal code and references to the code are intended to convey that process under this chapter in no way supersedes building, zoning or other provisions of local law, but is in addition thereto.

"Coffee shop" means a small restaurant serving light meals and coffee.

"Cold storage plant" means a facility for the protective storage of items such as food or furs, in a refrigerated place.

"Co-location" means the use of a single mount by more than 1 carrier and/or several mounts on a building or structure by more than 1 carrier. Each service on a co-location is a separate wireless service facility.

"Collectible store" means a business devoted to the public exhibition and related sales of new and previously owned limited edition works and reproductions of original artwork as denoted in the latest edition of the collectibles market guide and price index and/or other authoritative document as approved by the director. "Collectible" refers to limited edition items such as, but not limited to, figurines, collages, plates, dolls, ornaments, graphics, steins and bells.

"Collection agency" means an establishment which specializes in the collection of monies owed.

"College or university" means an academic institution of higher learning beyond the level of secondary school.

"Commercial amusement/recreation (inside)" means an enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, roller and ice skating rinks, game courts, swimming pools, walk-in theaters or physical fitness centers and gyms and video game arcades.

"Commercial amusement/recreation (outside)" means an outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, balling cages, practical/instructional fields, driving ranges and sports events, such as stadiums or arenas.

"Commercial coach" means a structure without motive power which is designed and equipped for human occupancy for industrial, professional or commercial purposes.

"Commercial dog kennel" means a structure in which dogs are kept, boarded, bred or trained for commercial gain.

"Commission" means Carson City planning commission.

"Common open space areas" are common areas open to the public which shall be designed for passive or active recreational use, but does not include driveways, streets and parking areas.

"Communication equipment shelter" means a structure designed principally to enclose equipment used in connection with wireless communication transmission, and/or reception.

"Community center, private (accessory)" means a facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.

"Community clubhouse" means a community building or portion thereof, used by a club.

"Community institutional (nonprofit)" means facilities provided by the municipality or by any other group or organization without profit or gain for such special purposes as a scout house, community meeting rooms, a community center, a drop-in center, an archaeological or fine arts museum, a public library, etc., but does not include school activities, public or private parks, playgrounds, arenas, stadiums, hippodromes, swimming pools, skating rinks, commercial-recreational establishments or any class of group home.

"Community recreational facility, public" means a facility which provides for community recreational activities and is available to the general public.

"Community/regional commercial/office" means a single or combination of buildings owned or managed, in common, oriented to community or regional consumers providing merchandise, activities or services which may or may not be built around 1 or more department stores or offices and which collectively total 150,000 square feet in gross building area.

"Concrete batch plant" means an industrial facility used for the production of concrete or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the premises, and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.

"Condominium" means a multifamily dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas, and facilities are owned by all of the owners on a proportional, undivided basis.

"Congregate care housing" means a dwelling providing shelter and services for people, which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Congregate care housing does not include a single-family dwelling pursuant to NRS 278.021.

"Conservation and wildlife sanctuary" means land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant life and includes a forest reserve.

"Consignment shop" means a retail outlet that stocks and sells goods on a sale-or-return basis, or as an agent selling on behalf of others and receiving a percentage.

"Construction" means any grading of land, installation of improvements, erection or placement of structures, or assembly of equipment or materials to be used in any of those activities.

"Construction coach" means a structure without motive power which is designed and equipped for industrial, professional or commercial purposes as defined in Chapter 489 of NRS.

"Construction material supply yard" means a facility for the storage of construction materials for a specific development.

"Contractor's equipment yard" means an unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. The area would allow for the storage of construction material and equipment customarily used in the trade carried on by the construction contractor.

"Contractors' plant, shop & storage yard" means a facility for the storage and maintenance of contractors' supplies and operational equipment. Offices are considered an accessory use.

"Cultural resource" means archeological sites, objects, grounds, gardens, landscapes, structures and buildings.

"Convenience market" or "store" means any retail establishment offering for sale gas, prepackaged food products, household items, magazines, sandwiches and other freshly prepared foods for off-site consumption, and other goods commonly associated with the same, and having a gross floor area of less than 3,500 square feet.

"Convention facilities" means a facility designed to accommodate any number of persons and used for conventions, seminars, conferences, product displays, recreation activities and entertainment functions, along with accessory functions including temporary outdoor display and food and beverage preparation and service for on premises consumption.

"Copy center" means a facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

"Corral" means an unroofed enclosure used only for confining livestock.

"Country club, private" means a facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory uses include retail and restaurant facilities, which do not have separate signage or advertising, and a club house.

"Court" means an unoccupied open space bounded on 3 or more sides by buildings.

"Coverage" means the percentage of the area of a lot upon which is built.

"Crating and hauling depot and storage" means terminals with the capability of handling a larger variety of goods involving various forms of multimodal shipping capabilities, such as rail to truck and truck to air.

"Crematorium" means a facility where corpses are cremated.

"Crisis care facility" means a building or part of a building which is used to provide temporary residence for persons requiring immediate emergency shelter and aid for a short period of time,

including, but not limited to, hostels for battered or abused adults or children, hostels for youth requiring immediate emergency, temporary shelter and hostels for elderly persons.

"Crop storage" means the use of land, structure or building for the purposes of storage of crops.

"Cultural resource" includes, but is not limited to, architectural sites, objects, grounds, gardens, landscapes, structures and buildings.

"Custom & craft work" means a facility in which finished, personal, or household items which are either made to order or which involve considerable handwork are produced. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting and other work or wood products on an individualized single item basis. The term does not include cabinet making, cabinet assembly, or the use of mechanized assembly line production.

"Dairy" means commercial establishments that processor sell milk and milk products.

"Deed" means a legal document conveying ownership of real property.

"Delicatessen" means a shop that sells cooked or prepared foods ready for serving.

"Delivery" service means a service which provides the act of delivering or conveying.

"Density" means the number of families, individuals, dwelling units, households or housing structures per unit of land.

"Department" means the Carson City planning and community development department.

"Department store" means a store organized into a number of individual departments selling a variety of merchandise, including, but no limited to, men's and woman's clothing and home furnishings.

"Design" means the design elements of a development site, including the planning and engineering of the following: street alignments, grades, widths; drainage and sanitary facilities and utilities including alignment and grades thereof; location and size of all easements and rights-of-way; lot size and configuration; traffic access; grading; land to be dedicated for parks or recreational purposes; building design and configuration; landscaping and open space; and other such specific physical requirements.

"Detached" means any building or structure that does not have a roof or wall in common with any other building or structure.

"Detached accessory structure" means a part of a main building or a separate building or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use.

"Development" means any construction, excavation or improvement or any work requiring a building permit or a grading permit.

"Development project" means a residential project of multiple dwelling units located on contiguous parcels and held in the ownership of 1 property owner or combination of property owners. A development project on contiguous parcels shall be considered the same project, even if approvals by the city were at different chronological times, and even if the separate phases of the project have different names, numbers or other means of identification.

"Development standards" means the document adopted by the board of supervisors which provides for various standards for development including, but not limited to, project design, landscaping, parks, trail, mobilehome/RV parks, health, transportation, grading, storm drainage, water, wastewater, reclaimed water, mapping, improvement plans, permit processing, reports, testing and inspections. Process oriented standards are contained in Title 18. Design oriented standards are contained in the development standards, which is a codified document and parallel in authority to Title 18.

"Director" means the director of the planning and community development department or his designee.

"Downtown area" means that area between Washington Street and Fifth Street and between Nevada and Stewart Streets.

"Downtown business district" means an overlay district as shown on the official map entitled "Zoning Map of Carson City" on file in the office of the director.

"Driveway/lot" means a lot with a driveway located along the common property line of 2 parcels.

"Drugstore" means a store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where nonmedical products are sold as well.

"Dry cleaning" means a process of receiving articles or goods of fabric to be subject to a process of dry cleaning, dry dying, cleaning and spotting, and stain removing. Machinery shall not be visible from the windows of the establishment and shall be screened. Self-contained systems shall meet clean air requirements.

"Dwelling" means any building or portion thereof used exclusively for residential purposes, but does not include hotels, clubs, boarding or rooming houses, or institutions. See also dwelling, single-family; dwelling, multi-family; and dwelling, two-family.

"Dwelling, attached" means a one-family dwelling attached to 2 or more one-family dwellings by common vertical walls.

"Dwelling, manufactured" means a single-family dwelling manufactured off-site.

"Dwelling, multiple family" means a building designed and/or used to house 3 or more families, living independently of each other.

"Dwelling, patio home" means a single-family detached dwelling, with open space setbacks on 3 sides and with a court.

"Dwelling, single-family" or "single-family dwelling" means:

1. A building used to house not more than 1 family or a group of not more than 4 unrelated persons living together sharing a noncommercial single dwelling unit and common house keeping facilities.
2. A residential facility for groups in which 10 or fewer unrelated persons with disabilities reside with:
 - a. House parents or guardians who need not be related to any of the persons with disabilities; and
 - b. If applicable, additional persons who are related to the house parents or guardians within the third degree of consanguinity or affinity.
3. A home for individual residential care.
4. A halfway house for recovering alcohol and drug abusers in which fewer than 11 persons reside.
5. Factory-built housing that has been built in compliance with the standards for single-family residential dwellings of the Uniform Building Code most recently adopted by the International Conference of Building Officials.
6. A manufactured home.

"Dwelling, townhouse" means a row or cluster of at least 3 attached dwellings in which each dwelling is located on separately owned lot; each unit is separated by 1 or more common vertical walls; each unit has its own front and rear yard access; and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.

"Dwelling, two-family" means a building containing not more than 2 kitchens, designed for and occupied exclusively by 2 families living independently of each other. Commonly referred to as a duplex living unit.

"Excavation" means the mechanical removal of earth materials.

"Embroidery shop" means an establishment in which the act or art of ornamentation of fabric with needlework is practiced.

"Employment agency" means an agency whose business is to find jobs for people and find people qualified to fill jobs.

"Engraver" means one whom practices the art or technique of one that engraves from a plate or block.

"Entitlement certificate" means a document issued by the city to allow a property owner to apply for a building permit for a residential structure that is subject to the provisions of this chapter.

"Equestrian center" means the use of lands buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

"Equipment rental" means the rental of landscaping, construction or similar equipment such as riding lawnmowers or tillers, but not including earth moving equipment, such as front end loaders, dump trucks or other more intense commercial vehicles which are required to comply with the Nevada Department of Motor Vehicles regulations for licensing purposes.

"Equipment shelter" means an enclosed structure, cabinet, shed or box at the base of the mount used to contain batteries and electrical equipment. This equipment is connected to the antenna by cable. Equipment shelters are also called "base transceiver stations" for personal communications systems (PCS).

"Escrow company" means a company that handles money, property, deeds and or bonding into the custody of a third party for delivery to a grantee only after the fulfillment of specified conditions.

"Essential resource" or "essential service" means a public facility, physical resource, natural resource, or public service provided to the community by the city through its police power, and administration of the public health, safety and welfare.

"Establishment" means a use, building, structure or premises which is used for business, office or commercial purposes.

"Excavation" means the mechanical removal of earth materials.

"Extraction" means to obtain or withdraw minerals, sand, rock, gravel, stone, earth or any similar material by breaking of the surface soil by physical or chemical process or may mean to separate a metal from ore.

"Extraction operation" means an operation of which the extraction of minerals, including solids, such as ores and coal; liquids such as petroleum, and gases, such as natural gases, are conducted.

"Facial cosmetics shading, permanent" means a process whereby permanent facial cosmetics are placed by implantation of tints to the skin of the face along the natural brow line, eyelash lines; or defining and brightening of normal coloration of lips. Does not include implanting of images of flowers, insects, geometric designs or any other "picture" that would not normally appear on the face.

"Facility site" means a lot or parcel, or any part thereof, which is owned or leased by 1 or more personal communication wireless service providers and upon which 1 or more wireless communication facility(s) and required landscaping are located.

"Factory-built housing" has the meaning ascribed to it in NRS 461.080 and means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or in

substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted pursuant to NRS 461.170, but does not include a mobile home or recreational park trailer.

"Factory outlet store" means a building or part of a building where the products manufactured by the industry are kept for wholesale or retail sale.

"Fairground/theme park" means land devoted to entertainment on a seasonal or temporary basis and may include grandstands, barns and other accessory buildings, normally associated with such a use. A theme park is an entertainment or amusement facility built around 1 or more themes which may be historical architectural or cultural.

"Fall zone" means the area on the ground within a prescribed radius from the base of a personal wireless service facility. The fall zone is the area within which there is a potential hazard from falling debris or collapsing material.

"Family" means 1 person living alone, or 2 or more persons related by blood, marriage or legal adoption.

"Farmer's market" means an indoor or outdoor commercial area providing retail sales booths for numerous merchants of produce and plant life. May provide arts and crafts booths accessory to the produce and plant life booth.

"Fee schedule" means the schedule of fees which has been adopted by the board of supervisors and which authorizes the city to charge fees for the processing of applications and other activities in connection with zoning and development approval.

"Feed store" means a retail sales facility where grain and other foodstuffs for animals and livestock is sold, including other implements and goods related to agricultural processes, but not including farm machinery.

"Fence" means an artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

"Fill" means the deposit of materials including dirt, rock, sand and gravel by a person on a parcel of land to create volume on the parcel.

"Fire station" means a building for fire equipment and firefighters.

"Flea market" means a building or part of a building where second hand goods, articles and antiques are offered or kept for sale at retail to the general public, but shall not include any other establishment otherwise defined or classified herein.

"Floor area" means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from centerline of division walls. Floor area includes: basement space, elevator shafts and stairwells at each floor, mechanical equipment

rooms or attic spaces within headroom of 7 feet 6 inches or more, penthouse floors, interior balconies and mezzanines, enclosed porches. Floor area shall not include: accessory water tanks and cooling towers, mechanical equipment or attic spaces with headroom of less than 7 feet 6 inches, exterior steps or stairs, terraces, breeze ways and open spaces.

"Floor area ratio" means the gross floor area of all buildings on a lot divided by the lot area.

"Floor area, gross" means the total square footage of all floors of a new structure.

"Floor area, net" means the total square footage of all nonstorage areas of a structure.

"Florist" means a retail store where flowers and plants or either in singular are sold or offered for sale to the public, and such use may include the incidental raising and arranging of flowers and plants for sale in the store.

"Food processing" means a facility in which food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

"Fortune telling" means the art or practice of one whom claims to be able to predict future events.

"Fraternal association" means a group of people formally organized for a common interest, usually cultural, religious or entertainment with regular meetings, rituals and formal written membership requirements.

"Fuel storage tank facility" means a facility primarily engaged in the bulk storage and distribution of petroleum, gasoline, fuel oil, gas or other similar flammable products in fuel storage tanks.

"Funeral home" means a building designed for the purpose of furnishing funeral supplies and services to the public, and includes facilities intended for the preparation of the dead human body for internment or cremation.

"Gallery" means a building or hall in which a collection of artistic works is displayed sold or auctioned.

"Gaming" means any legally constituted gambling enterprise authorized under the Nevada state law, other than slot machines when such machines are operated incidental to the conduct of a licensed retail business.

"Gaming establishment, non-restricted" means an establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required. For informational purposes, the term refers to an establishment whose gaming operations consist

of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool establishment.

"Gaming, limited" means 15 or less gaming machines in 1 commercial establishment.

"Garage, private" means a sheltered or enclosed space designed and used for the storage of the motor vehicle, boats or other personal property of the residents of the premises.

"Garden supplies" means lawn and garden equipment, furnishings and products associated with the cultivation of, but not limited to, flowers, vegetables, fruits and trees.

"Garden supply/plant nursery" means a facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

"Gas station minimart" means a facility associated with the sale of gasoline products, that also offers for sale prepackaged food items and tangible consumer goods, primarily for self-service by the consumer.

"Gasoline, retail" means the sale of natural gas, manufactured gas, propane gas or any mixture of any of them.

"General property owner" means a property owner that does not request placement in the development project category under Chapter 18.12 (Growth Management).

"Gift shop" means a store selling small decorative or amusing items that are intended to be bought as gifts or souvenirs.

"Golf course" means a tract of land laid out for at least 9 holes for playing the game of golf, improved with trees, greens, fairways, hazards and that may include a clubhouse and shelter.

"Golf course and driving range" means a public or private area operated for the purpose of playing golf, developing golfing techniques and may include a club house, miniature golf courses and recreational facilities.

"Good repair" means maintaining the structural components of the structure, sufficient to prevent deterioration.

"Government facility" means a facility, agency or area used for public purposes, and owned or operated by an instrumentality or agency of federal, state or local government.

"Grade" means the degree of rise or descent of a sloping surface (see slope).

"Grade, finished" means the average proposed level of the finished surface of the ground adjoining a building after all site development work has been completed.

"Grade, natural" means the average proposed level of the finished surface of the ground adjoining a building prior to site development work.

"Grading" means any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

"Grandfathered" means the use was legally in existence at the time of the adoption of the original Carson City land use ordinance, this title, or any amendment hereto.

"Green house" means a building for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such green house, but can be sold directly from such lot at wholesale or retail.

"Grocery store" means a building used for the sale primarily of food products and which specifically excludes the sale of specialty products as a principal use.

"Gross land area" means the total square footage or acreage of a parcel of land prior to subdivision, development, or offer of or acceptance of dedication of land area for access drainage and/or public utility easements and/or rights-of-way.

"Guest building" means a dwelling unit on the same lot as the primary dwelling unit and ancillary to the primary dwelling unit. A guest building may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation, and includes habitable detached structures that may or may not include cooking facilities and which is used exclusively for housing the family members of the primary residence and their non-paying guests. A manufactured or mobilehome is not considered a guest building in SF6, SF12, SF21, SF1A, SF2A, or SF5A zoning districts. A recreational vehicle is not allowed as a guest building in any zoning district.

"Gun club, skeet or target range" means a facility for the sport of shooting at targets to test accuracy in rifle, pistol or archery practice owned or operated by a corporation, association, or individuals.

"Gun store" means a retail establishment in which small hand held pistols to large piece artillery in addition to ammunition are sold.

"Gunsmith" means a maker or repairer of firearms.

"Guyed tower" means a monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

"HRC" means the historic resources commission.

"Habitable space" means a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

“Halfway house for recovering alcohol and drug abusers” has the meaning ascribed to it in NRS 449.008 and means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders.

"Hard surfaced" means 6 inches of decomposed granite or gravel graded and compacted to standards of the development engineering department.

"Hardware store" means a facility for the sale of home, lawn and garden supplies, tools, and construction materials such as brick, lumber and other similar materials.

"Hazardous waste or material" means a waste or material as defined by Section 12 of the Carson City environmental control authority ordinance.

"Health and fitness club" means a building in which facilities are provided for recreational athletic activities including, but not limited to, body building and exercise classes, and shall include associated facilities such as a sauna and solarium.

"Hearing examiner" means the person appointed pursuant to this chapter to review and make decisions on applications for proposed work and pursuant to NRS.

"Hedge" means a 100% sight-obscuring fence-like boundary formed by a dense row of shrubs or low growing mature trees.

"Helipad" means a facility for the landing and taking off of helicopters, but with no accessory gas sales, maintenance or other services.

"Hemp" has the meaning ascribed to it in NRS 557.160 and means any plant of the genus *Cannabis sativa* L. and any part of such a plant, including, without limitation, the seeds thereof and all derivatives, extracts, cannabinoids, isomers, acids, salts and salts of isomers, whether growing or not, with a THC concentration that does not exceed the maximum THC concentration established by federal law for hemp and does not include any commodity or product made using hemp.

"Hemp cultivation facility" means a facility that is owned or operated by a person who is registered in accordance with chapter 557 of NRS and is used to produce hemp, handle hemp for processing into commodities, products or agricultural hemp seed or produce agricultural hemp seed.

"Hillside area" means any parcel or development site having an existing average slope of 15% or greater.

"Hillside development manual" means a document created and adopted pursuant to this chapter which contains technical specifications and requirements for development of parcels in areas governed by this chapter. It is incorporated into the development standards, Division 7.

“Home for individual residential care” has the meaning ascribed to it in NRS 449.0105 and means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two persons with intellectual disabilities or with physical disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

1. A halfway house for recovering alcohol and drug abusers; or
2. A home in which community-based living arrangement services or supported living services are provided by a provider of such services during any period in which the provider is engaged in providing the services.

"Home improvement center" means a building and/or structures for the purpose of retail sale of all types of materials used in building construction and may include garden centers.

"Home occupation" means a use customarily carried on by a dwelling occupant and incidental to the primary residential use, providing such residential character of the property is not changed and is operated in compliance with Chapter 18.05 (Home Occupation).

"Horse corral or stable (commercial)" means a structure for the keeping of horses, mules, or ponies which are boarded for compensation.

"Horse corral or stable (private)" means an accessory structure for the keeping of horses, mules, or ponies for the use of occupants of the premises.

"Hospice" means a home for the terminally ill.

"Hospital" means a building designed and used for the medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses, and supporting services such as gift shops, restaurants and laundromats. Rest homes, nursing homes, convalescent homes and clinics are not included.

"Hotel" means a building containing ~~{6}~~ 3 or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests on a transient basis less than 28 consecutive days total.

1. Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops.
2. Hotel suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room.

"Hotel, residence" means a multi-dwelling unit for extended stay lodging consisting of efficiency units or suites for long-term occupancy up to a maximum of 180 days; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined in this title.

"Ice cream parlor" means a small retail business in which a sweet frozen dessert or snack traditionally made with cream and egg yolks and flavored with a variety of fruits or other extracts are sold and eaten.

"Impound yard" means a place to which disabled motor vehicles, and motor vehicles or other mobile equipment impounded for a breach of the law, may be taken or towed and stored temporarily until reclaimed, but does not include an automobile service station, gas bar, public garage, junk yard, salvage yard or wrecking yard.

"Improvement" means a roadway, landscaping, utilities or any other structure.

"Incineration and reduction of garbage, offal, dead animals or refuse" means a device used to burn waste substances and in which all the combustion factors temperature, retention time, turbulence and combustion air, can be controlled.

"Indoor sport and recreation" means recreational uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, penny arcades, electronic video games and indoor racquetball courts.

"Insurance company" means a company which practices the business of providing insurance.

"Interior decorator" means a person who practices or specializes in interior decoration.

"Janitorial and building cleaning service" means an establishment primarily engaged in the provision of off-site maintenance and custodial services. Typical uses include carpet cleaning, janitorial, pest control and window cleaning.

"Jewelry store" means an establishment which primarily sells new and used jewelry, or reconstitutes precious metal into jewelry forms which are sold at retail on the premises.

"Junkyard" means any space used for collecting, storage, abandonment or sale of junk, wastepaper, rags, scrap metal, discarded material or similar waste including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts or placement of 1 or more dismantled or partially dismantled vehicles.

"Kennel" means a place where ten (10) or more dogs of not less than six months of age are kept, harbored, boarded, or maintained at any given time.

"Kiln" means an oven for hardening, baking or drying substances.

"Kitchen" means a room containing such items as a stove, microwave, hot plate, or other cooking/heating devices used for cooking or the preparation of food.

"Labor and service organizations" means a group of workers from a particular job, industry, or employer identified by shared interests or purpose, for example, a business.

"Laboratory" means a facility for scientific research or the observation and testing of materials.

"Lapidary services" means a service provided by a dealer who specializes in precious or semiprecious stones.

"Lattice tower" means a type of mount that is self-supporting with multiple legs and cross-bracing of structural steel.

"Launderette" means a building or structure where coin-operated laundry machines, using water only, detergents and additives, are made available to the public for the purpose of laundry cleaning.

"Library" means a building containing printed and pictorial material for public use for purposes of study, reference and recreation.

"Lithographer" means one who practices the process in which the image configuration to be printed is rendered on a flat surface, as on stone or now chiefly on sheet zinc or aluminum, and treated so that only those areas to be printed will retain ink.

"Livestock raising" means farm animals kept for use, propagation, or intended profit or gain, and without limiting the generality of the forgoing includes: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, goats, geese, mink and rabbits.

"Loading space" means a parking space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials, each such space to be not less than 15 feet wide, 60 feet long with 14 feet height clearance.

"Locksmith" means one that repairs or makes locks.

"Lodge" or "fraternal organization" means a facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interest; but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues, or other houses of worship.

"Lot" means a distinct parcel of land divided with the intent to transfer ownership or for building 1 primary dwelling unit or structure.

"Lot area" means that area of a horizontal plane bounded by the front, side and rear property lines including any portion of an easement which may exist within such property lines but exclusive of rights-of-way for street purposes. For the purpose of defining lot area, easements are included within the lot area for public utilities and private dead end driveways serving 4 or fewer lots. Private access easements serving more than 4 lots are not included in lot area. Minimum lot area includes all common parking, landscaping and building areas within a single project site that shares such common facilities and common access for the purposes of creating building envelope

parcels, condominium parcels, or other similar subdivision or property within non-residential zoning districts.

"Lot, corner" means a lot situated at the intersection of 2 or more streets, with frontage on at least 2 streets.

"Lot depth" shall be the average distance between the front and rear lot lines measured in the direction of the side lot lines.

"Lot, double frontage" means a lot (not a corner lot) which adjoins 2 streets, which are parallel or within 45 degrees of being parallel to each other. On a double frontage lot, both street property lines shall be deemed front lot lines, unless designated otherwise on a recorded final map.

"Lot, flag" means a lot having access or an easement to a public or private street by a narrow, private right-of-way.

"Lot, interior" means a lot other than a corner lot.

"Lot line" means a property line that divides 1 lot from another lot or from a public or private street or any other public space.

"Lot line, front" shall be the dimension front on a street, except for a flag lot.

"Lot line, rear" means the property line opposite and most distant from the front property line.

"Lot line, side" means any property line perpendicular to a front or rear property line.

"Lot, minimum area" means the smallest lot area permissible in a particular zoning district on which a use or structure may be located.

"Lot width" shall be the average distance between side lot lines measured at right angles to the lot depth.

"Machine shop" means a workshop where various materials, especially metals, are cut, shaped and worked, often to tight specifications using machine tools.

"Magazine sales" means the retail sale of publications issued at regular intervals, usually weekly or monthly, containing articles, stories, photographs, advertisements, and other features, with a page size that is usually smaller than that of a newspaper but larger than that of a book.

"Main building" means a building devoted to the principal use of the lot on which it is situated. On any lot in a residential district, the term refers to the principal dwelling located on that lot.

"Maintenance" means the upkeep of property, building, structures, amenities, parking facilities, landscaping, or lot including repair, painting, trimming, pruning, as well as watering and other ongoing activities that are associated with maintenance.

"Manufactured building" includes any modular building or any building constructed using 1 or more modular components.

"Manufactured home" has the meaning ascribed to it in NRS 489.113 and means a structure which is built on a permanent chassis, designed to be used with or without a permanent foundation as a dwelling when connected to utilities, transportable in one or more sections and eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320 square feet or more. The term:

1. Includes:

(a) The plumbing, heating, air-conditioning and electrical systems of the structure.

(b) Any structure:

(I) Which meets the requirements established by NRS 489.113 and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or

(II) Built in compliance with the requirements of chapter 461 of NRS.

2. Does not include a recreational park trailer.

"Manufacturing" means the use of land, building or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, warehousing or storing or adapting for sale of any goods, substance, article, thing or service.

"Marijuana" has the meaning ascribed to it in subsection 8 of NRS 453D.030 and means all parts of any plant of the genus *Cannabis*, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include:

1. The mature stems of the plant, fiber produced from the stems, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stems except the resin extracted therefrom, fiber, oil or cake, the sterilized seed of the plant which is incapable of germination;

2. The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products; or

3. Hemp as defined in NRS 557.160.

"Marijuana cultivation facility" has the meaning ascribed to it in subsection 9 of NRS 453D.030 and means an entity licensed to cultivate, process and package marijuana, to have marijuana tested by a marijuana testing facility and to sell marijuana to a retail marijuana store, to a marijuana product manufacturing facility and to other marijuana cultivation facilities, but not to consumers.

"Marijuana distributor" has the meaning ascribed to it in subsection 10 of NRS 453D.030 and means a person licensed to transport marijuana from a marijuana establishment to another marijuana establishment.

"Marijuana establishment" has the meaning ascribed to it in subsection 11 of NRS 453.030D and means a marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility, marijuana distributor or retail marijuana store.

"Marijuana product manufacturing facility" has the meaning ascribed to it in subsection 12 of NRS 453D.030 and means an entity licensed to purchase marijuana, manufacture, process and package marijuana and marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana, but not to consumers.

"Marijuana products" has the meaning ascribed to it in subsection 13 of NRS 453D.030 and means products comprised of marijuana or concentrated marijuana and other ingredients that are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

"Marijuana retail store" or "retail marijuana store" has the meaning ascribed to "retail marijuana store" in subsection 18 of NRS 453D.030 and means an entity licensed to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities and retail marijuana stores, and to sell marijuana and marijuana products to consumers.

"Marijuana testing facility" has the meaning ascribed to it in subsection 15 of NRS 453D.030 and means an entity licensed to test marijuana and marijuana products, including for potency and contaminants.

"Massage therapy" means the act of rubbing, kneading or otherwise touching the human body with the hands, feet or any device so as to stimulate circulation or make muscles supple, for a fee, gratuity or other consideration. Massage therapy includes "aesthetician" or "esthetician," as defined in NRS 644 Cosmetology. The term "massage" does not include acts, treatments or services within the meanings of "practice of medicine," "osteopathy," "chiropractic," "physical therapy" or "naturopathic healing" as defined by the Nevada Revised Statutes and does not include the offering of sexually oriented services.

"Meal" means unpackaged food prepared on site, but does not include muffins, fruit, desserts or similar items.

"Mechanical equipment building" means a structure which houses equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilation, air conditioning and similar purposes.

"Median" means a paved or planted area separating a street or highway into 2 or more lanes of travel in opposite directions.

"Medical marijuana cultivation facility" has the meaning ascribed to the term "cultivation facility" in NRS 453A.056 and means a business that:

1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and

2. Acquires, possesses, cultivates, delivers, transfers, transports, supplies or sells marijuana and related supplies to:

- (a) Medical marijuana dispensaries;
- (b) Facilities for the production of edible marijuana products or marijuana-infused products; or
- (c) Other cultivation facilities.

"Medical marijuana dispensary" has the meaning ascribed to it in NRS 453A.115 and means a business that:

- 1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and
- 2. Acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials to the holder of a valid registry identification card as that term is defined in NRS 453A.140.

"Medical marijuana establishment" means :

- 1. A medical marijuana testing facility;
- 2. A medical marijuana cultivation facility;
- 3. A medical marijuana product manufacturing facility; or
- 4. A medical marijuana dispensary.

"Medical marijuana product manufacturing facility" has the meaning ascribed to the term "facility for the production of edible marijuana products or marijuana-infused products" in NRS 453A.105 and means a business that:

- 1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and
- 2. Acquires, possesses, manufactures, delivers, transfers, transports, supplies or sells edible marijuana products or marijuana-infused products to medical marijuana dispensaries.

"Medical marijuana testing laboratory" has the meaning ascribed to the term "independent testing laboratory" in NRS 453A.107.

"Messenger service" means a place wherein communications or other items are taken for eventual delivery to another place, or have been already delivered from another place to be receive at place, but in no event does said definition include a place where wages or bets are placed for delivery to another place where receipts from wages or bets have been delivered from other places.

"Metal storage container" means a fully enclosed unit, excluding semi-truck trailers, that houses storage items in the industrial, commercial and public districts. In addition, used temporarily at a construction site.

"Miniature golf course" means an area of land or a building, structure or premises or part thereof, operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a golf ball driving range.

"Mobilehome" means any nonmotive but mobile facility with or without wheels, so designed contrived to permit occupancy thereof, for permanent living or sleeping purposes, when connected to utilities. Mobilehome does not include a travel trailer, commercial coach, manufactured home, or any structure built in compliance with the requirements of Chapter 461 of the NRS.

"Mobilehome park" means a plot of ground divided into spaces, under the ownership or management of 1 person, firm or corporation for the purpose of locating 2 or more mobilehomes for dwelling or sleeping purposes, excluding the proprietor's unit.

"Mobilehome space" means a portion of land within a mobilehome park for the placement of a single mobilehome and the exclusive use of its occupants.

"Modular building" means an office, apartment, school, motel or other building, whether it is a total building or a room, which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations, adopted pursuant to Section 461.170 of the Nevada Revised Statutes, but does not include a mobilehome.

"Modular component" means any closed unit of construction which bears or requires any electrical, plumbing, heating, air conditioning or any other mechanical connection.

"Monopole" means a type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top. Vertical co-locations often have arrays at intermediate positions on the monopole.

"Mortuary or funeral chapel" means a facility in which bodies are prepared for burial or cremation; a facility where funeral services are conducted.

"Motel" means an establishment providing sleep accommodations on a transient basis less than 28 consecutive days total with the majority of the rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

"Mount" means the structure or surface upon which antennas are mounted. There are 4 types of mounts:

1. Roof-mount: Mounted on the roof of a building.
2. Side-mount: Mounted on the side of a building.
3. Ground-mount: Mounted on the ground.
4. Structure-mount: Mounted on a structure other than a building.

"Municipal building" means a structure or building in which services traditionally provided by local government, including water, sewer, roads, parks, police and fire protection are housed.

"Municipal garage" means a structure opened or operated by a municipality and used primarily for the parking and storing of vehicles owned by the general public.

"Museum" means a building having public significance by reason of its architecture or former use of occupancy or a building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art, and arranged, intended and designed to be used by members of the public viewing, with or without an admission charge, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

"Nightclub" means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment are provided.

"Nonconforming building" means a legally constructed building or structure which does not conform in its construction, area, yard, requirements or height to the regulations of the district in which it is located or to the requirement of the Building Code currently adopted by Carson City.

"Nonconforming use" means the legally created use of a building, structure, or land which does not conform to the regulations of the district in which the use exists and a use for which the property owner has proved that alleged violations are legal nonconformities. Failure to prove this means that alleged violations are illegal and subject to prosecution. Proof submitted by the property owner must ascertain the date the nonconformity was established and that it conformed to the zoning code then in effect.

"Nonflammable definition" is as defined by the adopted Uniform Fire Code.

"Nontoxic definition" is as defined by the Carson City health department and Uniform Fire Code currently adopted by Carson City and regulations.

"Notary public" means one legally empowered to witness and certify documents and take affidavits and depositions.

"NRS" means the Nevada Revised Statutes.

"Nursery" means a place where young trees or other plants are grown for transplanting or for sale, and may also include the sale of related accessory supplies.

"Off-site parking" means parking provided for a specific use but located on a site other than the 1 on which the specific use is located.

"Off-street loading" means designated areas on a development site for the loading and unloading of cargo adjacent to buildings and not in the public right-of-way.

"Office" means a building used primarily for conducting the affairs of a business, profession, service, industry, or government and which may include ancillary services for office workers, such as restaurants, newsstands, or other minor commercial establishments.

"Office" means a building or part thereof, designed, intended or used for the practice of a profession, the business of administrative, professional or clerical operations, including administrative governmental functions or mortgage companies.

"Office park" means a development which contains a number of separate office buildings, accessory and supporting uses and open space and which is designed, planned, constructed and managed on an integrated and coordinated basis.

"Omnidirectional antenna" means a "whip" antenna, this thin rod beams and receives a signal in all directions.

"Open air vending/transient sales lot" means an area that is used exclusively for the sale or taking of orders for any merchandise where such merchandise is displayed or sold in the open area; such activities are not part of the operation of an established business; and no permanent physical structures or facilities are used as integral parts of the sales or order-taking operations. The term includes the display or sale of merchandise in or in connection with a truck, trailer, or movable building of any type.

"Open space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

"Open space, common" means land within or related to a development that is designed and intended for the common use or enjoyment of the residents of the development and their guests.

"Open space, private" means open space, which is normally limited to the use of the occupants of a single dwelling or building or property that abuts such open space.

"Open space, public" means open space owned and maintained by a public agency for the use and enjoyment of the general public.

"Optician" means one who makes lenses and eyeglasses.

"Ordinary maintenance or repair" means, in regard to cultural resources, the maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay or to sustain the existing form, and that does not involve a material change in design, material or other appearance.

"Other qualifying buildings" means new or recently constructed buildings having architectural character consistent with the significant buildings on the cultural resources inventory project report shall qualify with the recommendation of the historic architecture review commission.

"Outdoor entertainment facilities" means a predominately spectator use conducted in open, partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

"Outdoor recreational facility" means uses and facilities pertaining primarily to recreational activities that are carried on primarily outside of structures.

"Outdoor sales" means the placement of goods for sale or for advertisement, outside of the building or structure.

"Outdoor sports and recreation facilities" means a recreational use conducted in open, partially enclosed, screened facilities. Typical uses include archery range, driving ranges, miniature golf courses, swimming pools, tennis courts, outdoor racquetball courts and water parks.

"Outside storage" means the use of a significant portion of a lot or area for the long-term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

"Overlay zone" means a zoning district that is imposed on 1 or more underlying base zoning districts and which provides additional requirements and limitations beyond those required by the underlying zoning district.

"Panel antenna" means a flat surface antenna usually deployed in 3 directional "sectors" (0 degrees to 120 degrees, 120 degrees to 240 degrees and 240 degrees to 360 degrees) and used to concentrate or beam the signal into (or from) that sector only.

"Panel van" means a van not exceeding 7 feet in height, 20 feet in length and maximum MGTV rating 9,500 pounds or less.

"Parcel of land" means any unit legally created and subsequently recorded by the Carson City recorder and shown on the Carson City assessor's maps.

"Park" means a publicly owned area of land, usually with grass, trees, paths, sports fields, playgrounds, picnic areas, and other features for recreation and relaxation.

"Parking, commercial" means a facility for parking that is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

"Parking space" means a permanently maintained space on a lot or parcel, suitable for the parking of 1 automobile.

"Pavilion" means a light, sometimes ornamental roofed structure, used at parks or fairs for amusement or shelter.

"Pawnshop" means a business in which money is loaned on the security of pledges, deposits or other secured transactions in personal property.

"Perfumery" means an establishment that specializes in making or selling of perfume.

"Permit authority" means the planning and community development department, or other city entity vested with responsibility for issuing and enforcing of building, sign or other permits governed by this chapter.

"Permitted use" means a use authorized or permitted alone or in conjunction with other uses in a specified district and subject to the limitations of the regulations of such use district.

"Personal communications services" means an advanced form of radiotelephone services, capable of transmitting and receiving voice, data, text and video messaging, PCS operates in the 1,850-1,990 MHz range.

"Personal services" means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including personal storage. Typical personal services include barber/beauty shop, permanent facial cosmetic shading, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers or florist (excluding greenhouses).

"Personal storage" means a facility with enclosed storage space, divided into separate compartments, each no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.

"Personal storage/retail/office complex" means a mixed use project consisting of retail and/or office space, and mini-storage units. The retail/office space shall comprise a minimum of 60% of a lot's street frontage and shall be constructed prior to or concurrently with the mini-storage units. For the purpose of this section, "mini-storage" means a building or group of buildings in a controlled access compound that contains varying sizes of individual stalls or lockers for the storage of customer's goods or belongings.

"Pet shop" means a retail establishment offering household pets for sale, and where all such creatures are housed within the building, but does not include a shop or place for breeding or overnight boarding of pets.

"Pharmacy" means a business where drugs or medicines are compounded or dispensed by state-licensed pharmacists and which may include retail sales of sundries such as stationery, magazines, cosmetic, and health items.

"Photographer's studio" means a studio used primarily for somebody who takes photographs as a profession, hobby, or art form.

"Planned unit development" means an area of land controlled by a landowner, which is to be developed as a single entity for a number of residential, commercial and/or industrial units, the plan for which does not correspond in lot size, height or size of structure, density, lot coverage and required open space of the regulations established in any one district.

"Post office" means the national organization or government department that is responsible for a country's mail service.

"Previously-owned children's merchandise business" means a business whose primary use is the retail sale of used and new merchandise which is designed for the specific purpose of clothing, entertaining, educating and/or caring for persons under 18 years of age including but not limited to clothing, costumes, play equipment, books, furniture and toys.

"Primary use" means the use for which a lot, structure or building or the major portion thereof, is designed. All primary uses require a permanent primary building on the parcel other than public parks, cemeteries or uses within the agriculture or conservation reserve districts.

"Principal dwelling unit" means the main dwelling unit on a parcel of land.

"Printer" means a person or company that prints books, newspapers, or magazines.

"Private club, lodge, or fraternal organization."

1. Club. A facility of a private organization for the preparation and service of food and/or drink for members and their guests.
2. Lodge or fraternal organization. A facility for a special purpose organization for the sharing of sports, arts, literature, politics, or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

"Professional business" means an establishment primarily engaged in rendering professional services to individuals and businesses on a fee or contract basis. Typical uses may include banking, financial institutions, stock brokerage, advertising, employment services, title company, etc.

"Professional occupation" means the occupation of a licensed engineer, licensed architect, certified public accountant, attorney, real estate broker, doctor, dentist, optometrist or similar profession.

"Prohibited use" means a use that is not permitted by any means in a particular zoning district.

"Project list" means the list of development projects which are eligible to make application for building permits from the development project category.

"Property owner" means a person or entity who has fee title to a parcel(s) of real property in the consolidated municipality of Carson City.

"Proposed work" means any construction, alteration, remodeling, restoration, rehabilitation, demolition or removal of the exterior of a building or structure, or the placement of signs or other activity affecting the exterior appearance of any building or structure or the placements of signs, fences, lighting, parking areas or site improvements, or any other activity affecting the exterior landscape features and spaces that characterize a property and its environment.

"Public areas" means parks, playgrounds, trails, paths, and other recreational areas and open spaces; scenic and historic sites; schools and other publicly operated buildings; and other places where the public is directly or indirectly invited to visit or permitted to congregate.

"Public community" means facilities and uses that serve primarily a larger portion of Carson City.

"Public garage" means a building or portion thereof designed and used for the storage, repair or servicing of motor vehicles or boats as a commercial venture.

"Public hearing" means a meeting, announced and advertised in advance and open to the public, in which members of the public have an opportunity to participate.

"Public improvement" means any improvement, facility or service, together with its associated site or right-of-way necessary to provide transportation, drainage, utilities or similar essential services and facilities and that are usually owned and operated by a governmental agency.

"Public neighborhood" means facilities and uses that serve only a small area of the city.

"Public nursery" means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.

"Public notice" means the advertisement of a public hearing in a paper of general circulation and through the mail, or the posting of a sign on property, each designed to indicate the time, date, place and nature of a public hearing.

"Public or private school" means an educational institution for kindergarten, elementary, or secondary education, which is supported by a public, religious, or private organization.

"Public park" or "playground" means a park, playground, swimming pool, reservoir, golf course, or athletic field owned, operated and maintained by a local or state level government entity.

"Public regional" means federal, state and city facilities and uses whose main purpose is to sustain wide regional needs.

"Public right-of-way" means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a road, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

"Public utility" means a regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the health, safety and welfare.

"Publisher" means a company or person that publishes products such as books, journals, or software.

"Quarry" means an open excavation from which stone or other material is extracted by blasting, cutting, or drilling.

"Radio broadcasting" means a building or portion of a building used as a place for radio broadcasting.

"Radio, TV, microwave communication tower" means a freestanding structure which supports antennae that transmit or receive any portion of the electromagnetic spectrum.

"Ramada" means any roof or shade structure installed, erected or used above a recreational vehicle and vehicle space or any portion thereof.

"Real estate agents and brokers" means a person who buys, sells, and leases property on behalf of somebody else.

"Recording studio" means a building or portion of a building used as a place to record music and videos. The term does not include broadcasting facilities.

"Recreation" means an activity that a person takes part in for pleasure or relaxation rather than as work.

"Recreational vehicle" means the following:

1. Camping Trailer. A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use and shall include its towing vehicle;
2. Motorhome. A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self propelled vehicle;
3. Pickup Coach/Camper. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation;
4. Travel Trailer. A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation and vacation use. It shall have a body width not exceeding 8.5 feet, and a body length not exceeding 60 feet, including its towing vehicle;
5. Park Model;
6. A recreational vehicle is not allowed as a guest building in any zoning district.

"Recreational vehicle park" or "campground" means a parcel or tract of land containing 1 gross acre minimum land area, having as its principal use the transient rental of 2 or more spaces for recreational vehicles or camp spaces including accessory buildings and structures and uses. There will not be more than 30 spaces per acre. The term shall be synonymous with the term "campground." Use of land where unoccupied recreational vehicles are offered for sale or lease, or are stored, is not allowed in a recreational vehicle park.

"Recreational vehicle repair" means establishments primarily engaged in the provision of recreational vehicle repair services to individuals and households.

"Recreational vehicle sales" means the use of any building, land area, other premise for the display and sale of new or used automobiles generally but may include light trucks, vans, trailers,

or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use.

"Recreational vehicle space" means a lot or parcel of land in a recreational vehicle park or campground containing a net minimum area of 1,000 square feet for the placement of a single recreational vehicle or camping space for the exclusive use of its occupants for transient dwelling purposes, including permitted accessory uses and structures.

"Recreational vehicle storage" means the keeping, in an enclosed, 100 percent screened area, "RV's" in the same place for more than 24 hours.

"Recycling collection center" means a facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing or other items for recycling purposes conducted totally within an enclosed structure or container. The term does not include processing except for "can banks" that crush cans as they are deposited.

"Recycling operations" means the process by which waste products are reduced to raw materials and transformed into new and often different products.

"Refuse and sewerage systems" means the entire system of sewer collection, treatment and disposal.

"Rental store" means a facility for the rental of general merchandise to the general public. (See also "video rental".)

"Repeater" means a small receiver/relay transmitter of not more than 20 watts output designed to provide service to areas which are not able to receive adequate coverage from the primary sending and receiving site in a wireless communications network.

"Required land area" means the minimum area of a lot or parcel necessary to permit its use under the provisions of this title.

"Required width" means the minimum area of a lot or parcel necessary to permit its use under the provisions of this title.

"Residential facility for groups" has the meaning ascribed to it in NRS and means an establishment that furnishes food, shelter, assistance and limited supervision to a person with an intellectual disability or a person who is aged or infirm. The term:

1. Includes, without limitation, an assisted living facility; and
2. Does not include:
 - (a) An establishment which provides care only during the day;
 - (b) A natural person who provides care for no more than two persons in his or her own home;
 - (c) A natural person who provides care for one or more persons related to him or her within the third degree of consanguinity or affinity;
 - (d) A halfway house for recovering alcohol and drug abusers; or

(e) A home in which community-based living arrangement services or supported living arrangement services are provided by a provider of such services during any period in which the provider is providing the services.

"Resort" means a group or groups of buildings containing more than 5 dwelling units and/or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge and convention facilities. Has at least 15 percent of its land area devoted to usable open space in addition to required landscaping.

"Restaurant" means a business establishment whose principal business is the preparing and selling of meals of unpackaged food to the customer in a ready to consume state in nondisposable containers, and where the customer consumes these meals while seated at a table within the restaurant building. Alcoholic beverages may be served accessory to food service in a restaurant.

"Restaurant, fast food" means an establishment that offers quick food service and nonalcoholic beverages, accomplished through a limited menu of items already prepared, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at a table. Ordering or pickup of food may take place from an automobile or drive through window.

"Retail sales" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption but not for wholesale and rendering services incidental to the sale of such goods. Typical merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries, convenience, specialty foods, toys, furniture, books, computers, stationary, hardware and similar consumer goods. The term also includes secondhand dealers but excludes secondhand businesses as defined in this title.

"Revegetation" means the stabilization of disturbed or graded soils by replanting with indigenous or other natural appearing plant materials.

"Rezone" means to change the zoning classification of particular lots or parcels of land.

"Riding academy" means any establishment where horses are kept for riding, driving or stabling for compensation or as an accessory use in the operation of a club, association, ranch or similar establishment.

"Room" means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchen, closets, hallways and porches.

"Salvage or reclamation of products" means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this title. Scrap or discarded material includes, but is not limited to, metal,

paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. The term includes facilities for recycling recoverable resources, such as newspapers, magazines, books and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

"Sandblasting" means to clean, polish, or mark glass, metal, or a stone surface by applying a jet of pressurized air or steam mixed with sand or grit.

"Sanitary landfill" means a site where waste material has been buried.

"Sanitary station" means a facility used for removing and disposing of waste from recreational vehicle holding tanks.

"Satellite dish antennae" means any circular, dish shaped or similarly shaped structure designed to receive communications from orbiting satellites or other communication source, together with other equipment related to such purposes. Antennae with signs or lights affixed thereon shall be subject to regulations contained within Division 4 (Signs) of the development standards.

"School" means an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada.

"School, (K-12)" means a building or institution in which children and teenagers are taught, usually up to the age of 17.

"School, college, university" means an educational institution for higher learning that typically includes an undergraduate college and graduate schools in various disciplines, as well as medical and law schools and sometimes other professional.

"School, vocational" means a building or institution that specializes in teaching a specific skill, especially a practical vocation, including, but not limited to, business, dance, music, martial arts, trade or traffic. The term includes a school where student classes are relayed to a remote location, with limited student time spent at the building.

"Screening" means a permanent method of visually screening or obscuring from view from any property, sidewalk or roadway, one abutting or nearby structure or use from another.

"Secondhand business" means a business dealing in used merchandise or accepting donations of used merchandise for resale, but does not mean antiques, junkyard, pawn shop or secondhand dealers as otherwise defined in this title.

"Secondhand dealer" means a specialty shop which deals solely in 1 kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles if no more than 40 percent of the gross floor area of the business is devoted to the sale of used articles. The term

secondhand dealer includes the sale of jewelry and scrap precious metals, but does not include the sale of junk in junkyards as defined in this chapter, the sale of used cars or the sale of other items which the city determines do not fit within the intent of this term. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes, which shall be allowed where retail sales of new merchandise is permitted.

"Security service" means a service employed by a private organization to guard and protect a building or other property.

"Senior citizen home" means a dwelling providing shelter and services for people (age 60 or older) which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Senior citizen home does not include a single-family dwelling pursuant to NRS 278.021.

"Seminary" means an institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

"Setback" means the distance that structures, buildings or uses must be removed from their property lines.

"Setback area, front" means a yard area of which the width is measured the entire length of the front property line between the side property lines; and the depth is measured as the distance between the street right-of-way line and the required front setback line.

"Setback area, rear" means a yard area of which the width is measured the entire length of the rear property line between the side property lines; and the depth is measured as the distance between the rear property line and the required rear yard setback line.

"Setback area, required" means that portion of a lot which is required to be unoccupied and unobstructed from the ground to the sky between a required setback line and the property line, except as otherwise provided in this title.

"Setback area, side" means a yard area of which the width is measured between the side property line and the required side yard setback line and the depth is measured between the front yard setback line and the rear yard setback line.

"Sewage works facility" means any facility designed for the treatment of sewage, which is operated at a municipality, government agency, or utility for collection, treatment, and disposal of waste and the furnishing of potable water.

"Sheriff's office and jail" means a secure place for keeping people found guilty of minor crimes or awaiting legal judgment.

"Shoeshine stand" means a place where the act of giving a clean or shiny finish to shoes by polishing them is done.

"Shopping center" means a group of 5 or more commercial establishments planned and developed as a unit on a single parcel or commonly managed parcels of land.

"Sight distance area" means the area included within that triangular area between the property line and a diagonal line joining points of the edge of pavement line 40 feet from the point of their intersection, or, in the case of rounded corners, the triangular area between the tangents to the curve and a diagonal line joining points on the tangent 40 feet from the points of their intersection. The tangents referred to are those at the beginning and at the end of a curve at the corner.

"Sight-obscuring fence or wall" means a permanent 100 percent sight-obscuring solid barrier with height of all bulk or stacked items not exceeding the highest portion of the fence or wall.

"Sign painting and lettering" means an establishment which specializes in the production of signs.

"Silk-screening" means a method of printing on paper or fabric in which ink is forced through areas of a silk screen that are not blocked out with an impermeable substance.

"Similar use" means a use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking, and circulation, utility demands, environmental impacts, physical space needs and clientele.

"Skating arena" means a building or structure where skating and/or uses associated with skating may be conducted.

"Skyline area" means an area at or near the highest points of a topographic feature and which area is designated as a skyline area on the skyline area map adopted pursuant to Division 7 (Hillside Development) of the development standards.

"Social services center/facility offices" means facilities providing social services directly to the community, such as food banks, blood banks, emergency shelters, crisis centers, etc.

"Softscape surface" means a level area covered with turf, clover, sand or a similar material acceptable for use by young children.

"Special use permit" means a specific discretionary approval for a use which has been determined to have unique circumstances, be more intense or to have a potentially greater impact than a permitted use within the same zoning district.

"Sports arena" means an indoor or outdoor area, surrounded by seating for spectators, where shows or sports events take place.

"Stable" means a building in which horses or livestock are sheltered or fed.

"Stained glass" means glass that has been colored so that it can be used to make a mosaic picture, especially in a window. Stained glass may be made by enameling, burning pigments into the surface, or by fusing metallic oxides with it.

"Standard conditions" means conditions which have been approved by the commission or board, and which are designed to be imposed as a matter of course, where applicable, on the approval of development projects.

"Storage" means to keep or store an item(s) for a period of 24 hours or longer in a given location for future use.

"Storage container" means a fully enclosed unit, excluding semi-truck trailers, that houses storage items in the industrial, commercial and public districts. In addition, used temporarily at a construction site.

"Story" means that part of a building lying between 2 floors or between the floor and ceiling of the highest usable level in the building, or as defined by the Building Code currently adopted by Carson City.

"Street" means a public thoroughfare which affords a primary means of access to abutting property.

"Street vendor" means a vendor of consumable products (edible or flowers).

"Streetscape" means the visual image of a street, including the combination of buildings, parking, signs, hardscape and softscape.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner and may include a root cellar or similar structure. Not included are residential fences, retaining walls, rockeries, decks not exceeding 30 inches in height above grade and similar improvements of a minor character.

"Summer camp" means a place, usually residential, offering outdoor recreational activities and skill development for children during the summer.

"Sundries" means small miscellaneous items, often of too little value to be enumerated.

"Tattoo parlor" means an establishment whose principal business activity is the placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

"Taxidermist" means one who practices the art or skill of preparing, stuffing, and presenting dead animal skins so that they appear lifelike.

"Tea house" or "tea room" means a small restaurant facility, or accessory to a bed and breakfast use open to the public, serving items similar to soup, teas, coffees and sandwiches, limited to 1 meal per day.

"Temporary outdoor sales and activities" means all outdoor sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, seasonal merchandise sales, conducted in parking areas, sidewalks, or space not enclosed by a building. Temporary outdoor sales may also include related activities designed for promotion such as music, food service or displays. Temporary outdoor sales excludes sales of recreational vehicles, vehicles, boats and similar products when conducted at their regular permanently licensed place of business in accordance with applicable zoning district standards. Temporary outdoor sales are temporary in nature in Carson City and subject to time limitations and are by nature non-recurring daily events.

"Tennis or swimming facility" means an improved area used for the playing of tennis or swimming activities.

"Testing laboratory" means a facility for scientific research and testing in technology intensive fields. Examples include biotechnology, pharmaceuticals, genetics, plastics, fabrics, heat transfer, and research facilities.

"THC" has the meaning ascribed to it in NRS 453.139 and means:

1. Delta-9-tetrahydrocannabinol;
2. Delta-8-tetrahydrocannabinol; and
3. The optical isomers of such substances.

"Theater" means a building or part of a building devoted to showing motion pictures or for dramatic, dance, musical or other live performances.

"Three-sided parcel" means a parcel of land containing 3 property lines and is considered to have only a front yard and 2 side yards when determining setback requirements.

"Tour operator" means a person or company that organizes package tours.

"Tower" means a structure or framework, or monopole, that is designed to support wireless communication transmitting, receiving and/or relaying antennas and/or equipment.

"Towing services" means an establishment that provides for the removal and temporary storage of vehicles, but does not include disposal, disassembly, salvage, or accessory storage of inoperable vehicles.

"Tract sales office" means a temporary tract or subdivision office located on the property to which it is appurtenant, and only authorized until the sale of homes in the subdivision is completed.

"Trade school" means a facility for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machinery operation, or other similar trades or crafts which require the use of large equipment, or outdoor training activities, or both.

"Trailer" means a vehicle, other than a vehicle defined as recreational vehicle, that is without motor power and is designed for carrying persons, property, equipment, or other items on its own structure, including, but not limited to semi-trailers, utility trailers, flatbed trailers and hauling trailers.

"Trailer coach" means any building, structure, or vehicle equipped with wheels to facilitate movement from place to place or to travel on a public thoroughfare, and designed, used, and maintained for human habitation. Such definition shall include automobiles or trucks where used for living or sleeping purposes.

"Transfer" means either:

1. The change of ownership of a parcel to which an entitlement certificate has been issued; or
2. The change of an entitlement certificate from the original parcel to which it was issued to a second parcel.

"Transfer station" means a fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site. This site does not include an infectious waste incineration facility.

"Transient dwelling purposes" means the continual rental of a recreational vehicle space or spaces to same persons for a period not to exceed 28 days (short term) or 180 days (extended stay).

"Transient occupancy" means occupancy of lodging facility on a nonpermanent basis, not to exceed 180 days.

"Transit passenger facility" means a facility for the loading and discharging of train or bus passengers.

"Transition zone" means a zoning district that permits uses compatible with uses permitted in 2 adjacent zones that, without the transition zones, could be considered incompatible to each other.

"Travel agency" means a business that arranges transportation, accommodations, and tours for travelers.

"Truck, pickup" means a vehicle with a maximum height of 10 feet and length of 22 feet, with the capacity to carry a maximum of 6 passengers and containing an attached sided but unenclosed cargo area. Pickup trucks have the capacity to carry an enclosed camper in the unenclosed cargo area.

"Truck rental" means a facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage.

"Truck stop" means a roadside station that sells fuel for trucks and may include a restaurant for truck drivers.

"Trucking and hauling services" means a building or a portion of a structure where cargo is stored or where trucks load and unload cargo on a regular basis.

"Use separations" means areas of undeveloped property separating different land uses within a business park. The purpose of the use separation is to combine landscaping, drainage, security, and to provide adequate access to light, air, and physical separations between business, commercial and residential uses.

"Utility company" means an agency or public franchise which provides the public with water, electricity, gas, heat, steam, communication, sewage collection or other similar service for a fee.

"Utility connection fee, also called sewer (and/or) water connection fee" means that fee collected by the city pursuant to Chapters 12.01 and 12.03.

"Utility substations" means an assembly of equipment for electrical, telephone, gas, or other utility company use to provide local distribution of services.

"Variance" means to request a departure from or not to be in full compliance with the provisions of the zoning ordinance requirements for a specific parcel, except for uses, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. Because of special circumstances applicable to the property, strict application to the provisions of the development code standards and requirements deprives such property of privileges enjoyed by others in the vicinity. A self imposed hardship is not a legitimate ground or reason for a variance approval.

"Variety store" means a retail store that sells a wide range of inexpensive items.

"Vehicle" means any device in, upon, or by which any person or property is or may be transported or drawn along a highway, except devices moved by human power or used exclusively upon stationary rails.

"Vending machine operator" means a business in which the primary use is the leasing of coin operated devices, which dispense a product or service without an attendant.

"Veterinary clinic" means a place where animals are given medical care, and boarding of animals is limited to short term care incidental to the clinic use.

"Video sales and rental" means an establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser discs, electronic games, cassettes or other electronic media.

Sales of film, video tapes, laser discs, CD-ROMs, and electronic merchandise associated with VCRs, video cameras, and electronic games are permitted accessory uses.

"Warehouse/distribution center" means an enclosed structure for the storage of goods for distribution or transfer to another location.

"Wastewater treatment facility" means the facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems, and for the reduction and handling of solids and gases removed from such wastes.

"Watchman's quarters" means habitable unit ancillary to the primary use and used solely for security purposes, not to be rented.

"Water storage facility" means the system for collecting, storage and distribution of potable water from the source of supply to the consumer.

"Wedding chapel" means an establishment that primarily provides the facilities and services for weddings on a commercial basis. Such facilities may include a chapel, dressing rooms, offices, reception facilities and gardens. This definition does not include churches and similar congregations where weddings are an ancillary use.

"Whip antenna" means a very thin antenna, usually omnidirectional. Whip antennas have minimum silhouettes but also limited ranges.

"Wholesale sales" means the sale of goods in large quantities for resale by a retailer.

"Wholesale showroom facility" means a building used primarily for the storage of goods and materials and secondarily for the display of merchandise for wholesale purchase.

"Wildlife park" means a large enclosed area of land where wild animals wander relatively freely and people pay to drive around and observe them.

"Wind energy conversion system, private use" means a system consisting of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principle use. A system having a rated capacity of ten (10) kilowatts (kW) or less for residential use or one hundred (100) kW or less for non-residential uses shall be considered a private use system for the purposes of the regulations. These systems are considered accessory uses in all zoning districts.

"Wind machine." The individual component of a Wind Energy Conversion System that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters.

"Winery" means a place where wine is made and or sold.

"Wireless communication facility" means all equipment buildings, and structures with which a wireless communication service carrier broadcasts and receives the radio-frequency waves which carry their services and all locations of said equipment or any part thereof.

"Wireless communication service provider" means an entity licensed by the Federal Communication Commission (FCC) to provide wireless communication services to individuals, businesses or institutions.

"Wireless communication services" means commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as defined in the Telecommunications Act.

"Wrecking yard" means any place where more than 1 damaged, inoperable or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled or handled.

"Yard, front" means a yard lying between the main building and the front lot line and extending across the full width of the lot or parcel. The front yard of a corner lot may face either street frontage.

"Yard, side" means a yard lying between the side lot line and the main building and extending from the front yard line to the rear yard line.

"Yard, rear" means a yard between the main building and the rear lot line and extending across the full width of the lot or parcel. The rear yard of a corner lot is that portion of the lot opposite to the front.

"Yard, street side" means a yard, abutting a street and lying between the street side lot line and the main building and extending from the front yard line to the rear yard line.

"Yards" means an open space on the same lot or parcel with a building and extending from the building to the nearest lot line.

"Youth recreation facility" means an indoor or outdoor facility designed and equipped for the conduct of sports, leisure time activities and other customary and usual youth recreation activities. Programs designed for the users may include leadership programs, education and career guidance, health and life skills, arts, sports, fitness, recreation, and other specialized youth programs.

"Zoo" means a park where live wild animals from different parts of the world are kept in cages or enclosures for people to come and see, and where they are bred and studied by scientists.

SECTION II:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2022.

PROPOSED by _____.

PASSED _____, 2022.

VOTE:

AYES:

NAYS:

ABSENT:

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the Year 2022.

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # ZCA - 18 -

APPLICANT

MAILING ADDRESS, CITY STATE, ZIP

PHONE #

FAX #

EMAIL ADDRESS

For Office Use Only:

ZONING CODE AMENDMENT

FEE: \$3,250.00 + noticing fee

- ☐ Application Form, Written Project Description and Supporting Documentation
- ☐ 6 Completed Application Packets (1 Original + 5 Copies)

Application Reviewed and Received By:

Submittal deadline: see attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Requested Amendment to Development Standards: _____ or Title 18 18.03.010

CHANGE DEFINITION OF HOTEL FROM 6 OR MORE
ROOMS TO 3 OR MORE ROOMS

Required Findings: Title 18 of the Carson City Municipal Code (CCMC) requires that the applicant must present evidence justifying the revision to the Code, that the proposed addition/deletion will be consistent with the objectives of the Master Plan and will not be detrimental to the surrounding properties. A statement relative to findings from Page 2 **MUST** be included herewith, or on an attached sheet.

Please remember that the requested code revision will affect all of Carson City and not only your parcel of land. Present your statement with that in mind. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

my intention was to make 102 N Cherry St back in time which I did. I have made three Suites, a tea room, a common dining area for events, and a library to work or play games. I submitted to Carson City with a high class place to stay that would take them back in time. I truly believe this venue would help the area grow in a very positive way. It could only be an asset not a liability. It would promote more events and venues to Carson City that are lacking. I just want Carson City to experience what I have to offer.

ACKNOWLEDGMENT OF APPLICANT:

certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant's signature

Date



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 20, 2022

Staff Contact: Hope Sullivan, AICP, Community Development Director

Agenda Title: For Possible Action: Discussion and possible action regarding a request from Carson City Holdings LLC ("Applicant") to introduce, on first reading, a proposed ordinance adding a brewery with a tasting room to the list of conditional uses in the Tourist Commercial zoning district. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Applicant is proposing to amend Carson City Municipal Code ("CCMC") 18.04.140 to allow breweries with tasting rooms in the Tourist Commercial zoning district. Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors ("Board") regarding a request for a zoning code amendment. The Board is authorized to amend the CCMC. Pursuant to Nevada Revised Statutes ("NRS") Chapter 237, a business impact statement is not required to be prepared with this ordinance.

Agenda Action: Ordinance - First Reading **Time Requested:** 10 Minutes

Proposed Motion

I move to introduce, on first reading, Bill Number ____.

Board's Strategic Goal

Economic Development

Previous Action

September 28, 2022 (Item 6B) - The Planning Commission conducted a public hearing and voted 7-0 to recommend approval of the ordinance to the Board provided the brewery with tasting room was a conditional use as opposed to a primary permitted use.

Background/Issues & Analysis

Please see the corrected staff report to the Planning Commission dated September 28, 2022 and the application.

Except as specifically exempted, NRS 237.080 requires a business impact statement to be prepared whenever an ordinance by the adoption of which the governing body of a local government exercises legislative powers. Under these exemptions, a business impact statement is not required to be prepared with this ordinance because the ordinance is proposed pursuant to a provision of NRS Chapter 278.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapters 237 and 244; Article 2 of the Carson City Charter; CCMC 18.02.050 and 18.02.075

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not introduce the ordinance, modify the ordinance and/or provide alternative direction to staff.

Attachments:

[Brewery Ordinance.docx](#)

[6.B Staff Report with Supporting Material](#)

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

Summary: An ordinance adding a brewery with a tasting room to the list of conditional uses in the Tourist Commercial zoning district.

BILL NO. _____

ORDINANCE NO. 2022 - _____

AN ORDINANCE RELATING TO ZONING; ADDING A BREWERY WITH A TASTING ROOM AS A CONDITIONAL USE IN THE TOURIST COMMERCIAL ZONING DISTRICT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.140 (TOURIST COMMERCIAL) is hereby amended (**bold, underlined** text is added, ~~[stricken]~~ text is deleted) as follows:

18.04.140 - Tourist commercial (TC). (NRS 278.020)

The TC district is intended to permit a broad range of primary and accessory tourist commercial uses to encourage tourism and to serve the visitor-related activities of Carson City. All uses within this district shall be oriented toward the promotion, accommodation and service of tourism and associated needs of the commercial tourist related activities and services.

The TC district is also established to provide for development and enhancement of the retail and personal service uses, to further serve as a convenience to the needs of the tourist traveler and the associated service providers. Accessory services, which serve to foster the tourist commercial nature of the district, are encouraged and allowed to provide balance for the community.

This district is envisioned to present a sense of arrival and/or gateway presence through the enhancement of both design and location. These TC areas shall also be designed to further ensure compatibility with the surrounding land uses through the provision of design guidelines (setbacks, screening, buffers, hours of operation, etc.) included in the development standards for Carson City.

1. The primary permitted uses in the TC district are this list plus other uses of a similar nature:

Automobile service (automobile gas, maintenance and repair service, no body repair);

Bar;

Bed and breakfast inn;

Campground/RV park (30-day maximum stay);

Commercial amusement and recreation, indoor and outdoor;

Convenience store;

Convention facility;

Gaming (unlimited);

Golf course and driving range;

Hotel;
Hotel, residence;
Indoor sports and recreation facility;
Motel;
Museum;
Nightclub;
Office;
Outdoor entertainment facility;
Outdoor recreational facility (public or private);
Personal services;
Private and public club;
Rental car facility;
Resort;
Restaurant;
Theater;
Wedding chapel.

2. The accessory permitted uses incidental to the primary permitted uses in the TC district are:

Within hotel, motel or commercial complex: automated teller machine, automobile rental, pharmacy, gift store, bakers, boutique, book shop, beauty shop, restaurant, food court, and/or travel agency;

Antiques, retail;

Health and fitness club;

Retail sales;

Watchman's quarters.

3. The conditional uses in the TC district which require approval of a special use permit are:

Brewery with a tasting room;

Campground/RV park (180 day maximum stay);

Cemetery;

Child care facility;

Clinic;

Municipal well facility;

Outdoor display/sales/services;

Personal storage retail/office complex subject to Division 1 and 1.10 (Personal Storage) of the development standards;

Recreational vehicle and trailer repair;

Recreational vehicle and trailer sales (including rental);

Recreational vehicle storage, covered;

Retail sales;

Trade center;

Transport/transfer cargo facility;

Truck stop;

Utility substation.

SECTION II:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2022.

PROPOSED by _____.

PASSED _____, 2022.

VOTE:

AYES:

NAYS:

ABSENT:

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of the month
of _____ of the year 2022.

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2022

FILE NO: ZA-2022-0382

AGENDA ITEM: 6.B

STAFF CONTACT: Hope Sullivan, Community Development Director

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request by applicant Carson City Holdings, LLC ("Applicant") for a recommendation to the Board of Supervisors concerning an ordinance relating to zoning; adding a brewery with a tasting room as a primary permitted use in the tourist commercial zoning district; and providing other matters properly relating thereto an ordinance relating to breweries. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is proposing to amend Carson City Municipal Code ("CCMC") 18.04.140 to allow breweries with tasting rooms in the Tourist Commercial zoning district. Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors regarding a request for a zoning code amendment. The Board of Supervisors is authorized to amend the code.

PROPOSED MOTION: "I move to recommend to the Board of Supervisors approval of ZA-2022-0382.

LEGAL REQUIREMENTS: NRS 278.260; CCMC 18.02.050 (Review); and CCMC 18.02.075 (Zoning map amendments and zoning code amendments)

KEY ISSUES: Is the requested use consistent with the findings for a zoning code amendment?

DISCUSSION:

The applicant is requesting to allow a brewery with a tasting room in the Tourist Commercial zoning district. The Tourist Commercial zoning district is intended to permit a broad range of primary and accessory tourist commercial uses to encourage tourist and to serve the visitor-related activities of Carson City. All uses within this district shall be oriented toward the promotion, accommodation and service of tourism and associated needs to the commercial tourist related activities and services. expanded hours of operation for marijuana dispensaries and an increase to the allowable signage. The applicant proposes mimicking the signage limitations of Washoe County and the hours of operation of the City of Reno and Washoe County.

Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors relative to zoning code amendments based on the three required findings of fact. The Planning Commission must make each of the findings in the affirmative to recommend approval. The Board of Supervisors is authorized to amend the zoning code.

PUBLIC COMMENTS:

As of the writing of this staff report, no public comments were received. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Carson City Community Development Department Planning Division.

FINDINGS:

The Commission, in forwarding a recommendation to the Board of Supervisors for approval of a Zoning Code Amendment, shall make the findings of fact found in CCMC 18.02.075(5). The following findings are recommended by staff:

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.

The proposed addition of a brewery with a tasting room will provide an opportunity to enhance the visitor experience as well as diversify the economic base of the city. This is consistent with Master Plan Guiding Principle 5: *A Strong Diversified Economic Base* encourages the City to maintain and enhance the base of primary jobs and provide a broader range of retail services to serve residents of Carson City as well as those in surrounding counties.

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

The applicant is proposing to amend the code to allow a brewery with a tasting room in the Tourist Commercial zoning district. This will allow for an additional tourist attraction in this zoning district. This is consistent with the intent of the zoning district which is ‘to permit a broad range of primary and accessory tourist commercial uses to encourage tourism to serve the visitor-related activities of Carson City.’ By allowing a brewery with tasting room, it will complement other uses currently permitted in the Tourist Commercial zoning district. Note other uses that are currently permitted uses in the Tourist Commercial zoning district include a bar, a nightclub, outdoor entertainment facility, a private and public club, a resort, a restaurant, and a theater.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The proposed amendment to allow a brewery with a tasting room will not negatively impact existing or planned public services or facilities. The Tourist Commercial zoning district exists in areas of the City currently served by public facilities and uses that establish in this zoning district will be considered infill development. Staff reached out to the Carson City Sheriff’s Office and it has no concerns with the proposed amendment.

Attachments:

- 1) Draft ordinance
- 2) Application packet

Summary: An ordinance adding a brewery with tasting room to the list of primary permitted uses in the Tourist Commercial zoning district.

BILL NO. _____

ORDINANCE NO. 2022 - _____

AN ORDINANCE RELATING TO ZONING; ADDING A BREWERY WITH A TASTING ROOM AS A PRIMARY PERMITTED USE IN THE TOURIST COMMERCIAL ZONING DISTRICT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.140 (TOURIST COMMERCIAL) is hereby amended (**bold, underlined** text is added, ~~[stricken]~~ text is deleted) as follows:

18.04.140 - Tourist commercial (TC). (NRS 278.020)

The TC district is intended to permit a broad range of primary and accessory tourist commercial uses to encourage tourism and to serve the visitor-related activities of Carson City. All uses within this district shall be oriented toward the promotion, accommodation and service of tourism and associated needs of the commercial tourist related activities and services.

The TC district is also established to provide for development and enhancement of the retail and personal service uses, to further serve as a convenience to the needs of the tourist traveler and the associated service providers. Accessory services, which serve to foster the tourist commercial nature of the district, are encouraged and allowed to provide balance for the community.

This district is envisioned to present a sense of arrival and/or gateway presence through the enhancement of both design and location. These TC areas shall also be designed to further ensure compatibility with the surrounding land uses through the provision of design guidelines (setbacks, screening, buffers, hours of operation, etc.) included in the development standards for Carson City.

1. The primary permitted uses in the TC district are this list plus other uses of a similar nature:

Automobile service (automobile gas, maintenance and repair service, no body repair);

Bar;

Bed and breakfast inn;

Brewery with a tasting room;

Campground/RV park (30-day maximum stay);

Commercial amusement and recreation, indoor and outdoor;

Convenience store;

Convention facility;

Gaming (unlimited);

Golf course and driving range;
Hotel;
Hotel, residence;
Indoor sports and recreation facility;
Motel;
Museum;
Nightclub;
Office;
Outdoor entertainment facility;
Outdoor recreational facility (public or private);
Personal services;
Private and public club;
Rental car facility;
Resort;
Restaurant;
Theater;
Wedding chapel.

2. The accessory permitted uses incidental to the primary permitted uses in the TC district are:

Within hotel, motel or commercial complex: automated teller machine, automobile rental, pharmacy, gift store, bakers, boutique, book shop, beauty shop, restaurant, food court, and/or travel agency;
Antiques, retail;
Health and fitness club;
Retail sales;
Watchman's quarters.

3. The conditional uses in the TC district which require approval of a special use permit are:

Campground/RV park (180 day maximum stay);
Cemetery;
Child care facility;
Clinic;
Municipal well facility;
Outdoor display/sales/services;
Personal storage retail/office complex subject to Division 1 and 1.10 (Personal Storage) of the development standards;
Recreational vehicle and trailer repair;
Recreational vehicle and trailer sales (including rental);
Recreational vehicle storage, covered;
Retail sales;
Trade center;
Transport/transfer cargo facility;
Truck stop;
Utility substation.

SECTION II:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2022.

PROPOSED by _____.

PASSED _____, 2022.

VOTE:

AYES:

NAYS:

ABSENT:

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of the month
of _____ of the year 2022.

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

For Office Use Only:

ZONING CODE AMENDMENT

FILE #

FEE: \$3,250.00 + noticing fee

APPLICANT

Carson City Holding, LLC

- ☐ Application Form, Written Project Description and Supporting Documentation
- ☐ 5 Completed Application Packets (1 Original + 4 Copies)

MAILING ADDRESS, CITY STATE, ZIP

1500 Old Hot Springs Road, Carson City, NV 89706

Application Reviewed and Received By: _____

PHONE #

FAX #

907-229-1465

Submittal deadline: Planning Commission application submittal schedule.

EMAIL ADDRESS

markbegich@gmail.com

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Requested Amendment to Development Standards: _____ or Title 18 04.140 

We wish to have an amendment the uses in the Tourist Commercial Zoning District to include Brewery with tasting room.

We believe this will be compatible to the current uses in TC and would be complementary.

Required Findings: Title 18 of the Carson City Municipal Code (CCMC) requires that the applicant must present evidence justifying the revision to the Code, that the proposed addition/deletion will be consistent with the objectives of the Master Plan and will not be detrimental to the surrounding properties. A statement relative to findings from Page 2 **MUST** be included herewith, or on an attached sheet.

Please remember that the requested code revision will affect **all** of Carson City and not only your parcel of land. Present your statement with that in mind. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

As there is limited TC zoned property in Carson City, there would be minimal impact to the community. The uses identified in TC would not be in direct conflict to the idea of expanding the uses to Breweries. Within the last few years around the country many communities have amended their zoning to accommodate these types of facilities in their tourist and retail zones. In the past these facilities were seen as industrial and just manufacturing. Now days they are seen as opportunities to highlight local craft beers, viewing the operations and tasting the beers. They are destination for tourist and the local community.

This amendment would be in line with the Carson City Master Plan by encourage commerical mix use and redevelopment or underutilized warehouse in a changed area.

ACKNOWLEDGMENT OF APPLICANT:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.



Applicant's signature

08/27/2022

Date

1. The plan is to develop an existing warehouse at 1588 Old Hot Springs Road Show Brewery and tasting room for Shoe Tree Brewery. Shoe tree brewery is currently on our adjoining property and has developed a significant business and would like to expand and brew their beer in cans. The facility would be used as the brewery, viewing, and tasting area.

The viewing would allow visitors and local community to see the production of the beer. The tasting area would allow the visitors and community to taste the beer in the facility.

The Carson City Municipal Code (CCMC 18.02.075) sets out the required findings.

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.

This amendment and development support the Master Plan. It provides a mix of commercial development for the area. This area has already experienced this mixed-use commercial development and continues that pattern.

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

This will not have any impact on properties adjoining. The current land use next door is also TC zoned and is Restaurant, Bar, Hot Springs pool, light industrial, offices and retail.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

It will not adversely impact the public health, safety and welfare and the public services. We have already upgraded the property to increase the size of the water and sewer facilities on the property. The traffic will have minimal impact as the draw is from customers already coming to the adjoining property that we operate.

This area falls under the C/RC in the Master Plan. I have highlighted in blue the areas we fall under and recognized in the Master Plan. When you come to this property or the adjoining property it truly is a one stop shop for your recreational needs. You can come to the pools, go to the bar and restaurant or to the future brewery. From a visitor's perspective it becomes a one stop shop for them. For the local community it becomes a place to come after work or on the weekends. By also being located next to a large retail center it draws many people to the area for the day, shopping, recreating, and eating.

*C/RC centers provides a mix of retail services in a concentrated setting that serves the local community but may also include larger retail centers with **unique stores or characteristics that provide a regional draw**. C/RC centers are typically anchored by large format national retailers, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods, often under one roof. Complementary uses, such as restaurants, specialty markets, specialty stores (such as books, furniture, computers, audio, office supplies, or clothing stores) are also appropriate. **The concentrated, unified design of C/RC centers allows a variety of community needs to be met in a "one-stop shop" setting.***



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Aaron Lowe, Deputy Fire Chief

Agenda Title: For Possible Action: Discussion and possible action regarding the Carson City Fire Department's ("CCFD's") share of a regional grant award from the Federal Emergency Management Agency's ("FEMA's") Assistance to Firefighters Grant ("AFG") in the amount of \$392,727.27, with a local match obligation not to exceed \$39,272.73, to purchase 56 self-contained breathing apparatus ("SCBA") units and 24 additional SCBA masks. (Aaron Lowe, alowe@carson.org)

Staff Summary: The North Lake Tahoe Fire Protection District ("NLTFPD") acted as the lead agency for a regional AFG application, which included CCFD. FEMA recently notified NLTFPD that the regional AFG application was approved, and CCFD's share provides a total budget of \$432,000 to purchase SCBA units and masks, with 90 percent of the funds (\$392,727.27) coming from FEMA and 10 percent (\$39,272.73) coming from local match. CCFD's current SCBA's are over ten years old and will be required to be replaced in 2024.

Agenda Action: Formal Action / Motion

Time Requested: 15 minutes

Proposed Motion

I move to accept the grant award as presented.

Board's Strategic Goal

Safety

Previous Action

January 6, 2022 (Item 23A) – The Board of Supervisors ("Board") authorized CCFD's inclusion in the regional application for FEMA AFG funds.

Background/Issues & Analysis

FEMA approved the regional AFG application for a total, overall budget of \$1,949,000, with 90 percent of the funds (\$1,771,818.18) coming from FEMA and 10 percent (\$177,181.82) coming from local match. These AFG funds may be used to purchase SCBA units (which include two cylinders, a mask and a harness) and additional SCBA masks. NLTFPD was the lead agency for the AFG application, which also included CCFD, East Fork Fire Protection District, Smith Valley Fire Protection District and Tahoe Douglas Fire Protection District.

CCFD's proportional share of the AFG award is slightly more than 22 percent, resulting in a total budget of \$432,000 to purchase SCBA units and masks. Carson City will be responsible for a 10 percent local match, not to exceed \$39,272.73.

SCBA units are required for firefighters to comply with U.S. Department of Labor Occupational Safety and Health Administration regulations concerning response to structure fires, vehicle fires and other hazardous

materials incidents. Rules promulgated by the U.S. Department of Transportation and the National Institute for Occupational Safety and Health will require CCFD’s current SCBA units to be replaced by July 1, 2024. Additionally, CCFD’s existing SCBA units are outdated under National Fire Protection Association standards. The AFG funds will allow CCFD to address this issue by purchasing 56 new SCBA units, plus an additional 24 SCBA masks.

The approved Fiscal Year (“FY”) 2023 Capital Improvement Plan (“CIP”) for CCFD allots adequate funding for the AFG local match obligation and any additional operational components.

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Grants Policy

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: Grant match and additional components are funded in the Capital Projects Fund / Fire Equipment/2102025-506514. A grant project number, expenditure and revenue accounts will be established upon Board approval of grant acceptance.

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Total amount for the SCBA grant match and components approved in May 2022 as part of the CIP Plan was \$239,751. If the grant is accepted, the match of \$39,273 and additional components of approximately \$176,840 would be paid by the current budget. If accepted the grant fund will be augmented for the Grant Revenue and expenses of \$392,727.

The cost of each SCBA is approximately \$7,500 for a total of \$420,000 + \$12,000 for additional masks = \$432,000:

• Federal Funding 90%	\$ 392,727
• Carson City Grant Match 10%	\$ 39,273
• Total Cost of SCBAs	\$ 432,000

Alternatives

Do not accept the grant award and/or provide alternative direction.

Attachments:

[FEMA NOFO FY 2021 AFG.pdf](#)

[Costs Award.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

Effective date: 09/15/2022



Ryan Sommers
NORTH LAKE TAHOE FIRE PROTECT DIST
866 ORIOLE WAY
INCLINE VILLAGE, NV 89451

EMW-2021-FG-06838

Dear Ryan Sommers,

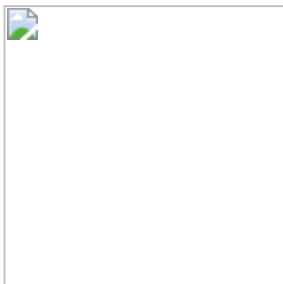
Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year (FY) 2021 Assistance to Firefighters Grant (AFG) Grant funding opportunity has been approved in the amount of \$1,771,818.18 in Federal funding. As a condition of this grant, you are required to contribute non-Federal funds equal to or greater than 10.0% of the Federal funds awarded, or \$177,181.82 for a total approved budget of \$1,949,000.00. Please see the FY 2021 AFG Notice of Funding Opportunity for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- 2021 AFG Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,



PAMELA WILLIAMS

Assistant Administrator, Grant Programs

Summary Award Memo

Program: Fiscal Year 2021 Assistance to Firefighters Grant

Recipient: NORTH LAKE TAHOE FIRE PROTECT DIST

UEI-EFT: K7U6SNCXVQK7

DUNS number: 078773914

Award number: EMW-2021-FG-06838

Summary description of award

The purpose of the Assistance to Firefighters Grant program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program's purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for Fiscal Year (FY) 2021 Assistance to Firefighters Grants funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

Amount awarded table

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Object Class	Total
Personnel	\$0.00
Fringe benefits	\$0.00
Travel	\$0.00
Equipment	\$1,947,500.00
Supplies	\$0.00
Contractual	\$1,500.00
Construction	\$0.00
Other	\$0.00
Indirect charges	\$0.00
Federal	\$1,771,818.18
Non-federal	\$177,181.82
Total	\$1,949,000.00
Program Income	\$0.00

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the FY2021 AFG NOFO.

Approved request details:

Grant writer fee

Grant writer fee

DESCRIPTION

1 Grant Writer Fee: \$1500

QUANTITY	UNIT PRICE	TOTAL
1	\$1,500.00	\$1,500.00

BUDGET CLASS

Contractual

Personal Protective Equipment (PPE)

Additional funding

DESCRIPTION

70 additional SCBA masks @ \$500 each = \$35,000

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	70	\$500.00	\$35,000.00	Equipment

SCBA: SCBA Unit includes: Harness/Backpack, Face Piece and 2 cylinders

DESCRIPTION

255 SCBA with mask and 2 cylinders @ \$8515 each = \$2,171,325

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	255	\$7,500.00	\$1,912,500.00	Equipment

CHANGE FROM APPLICATION

Price from \$8,515.00 to \$7,500.00

JUSTIFICATION

This reduction is because the cost requested for SCBA exceeds the average price range calculated from market research and prior awards for the same item.

Agreement Articles

Program: Fiscal Year 2021 Assistance to Firefighters Grant

Recipient: NORTH LAKE TAHOE FIRE PROTECT DIST

UEI-EFT: K7U6SNCXVQK7

DUNS number: 078773914

Award number: EMW-2021-FG-06838

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Article 1**Assurances, Administrative Requirements, Cost Principles, Representations and Certifications**

I. DHS financial assistance recipients must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances – Non-Construction Programs, or OMB Standard Form 424D Assurances – Construction Programs, as applicable. Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances as instructed by the awarding agency. II. DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at Title 2, Code of Federal Regulations (C.F.R.) Part 200 and adopted by DHS at 2 C.F.R. Part 3002. III. By accepting this agreement, recipients, and their executives, as defined in 2 C.F.R. § 170.315, certify that their policies are in accordance with OMB’s guidance located at 2 C.F.R. Part 200, all applicable federal laws, and relevant Executive guidance.

Article 2**General Acknowledgements and Assurances**

All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. I. Recipients must cooperate with any DHS compliance reviews or compliance investigations conducted by DHS. II. Recipients must give DHS access to examine and copy records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities or personnel. III. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports. IV. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law, or detailed in program guidance. V. Recipients (as defined in 2 C.F.R. Part 200 and including recipients acting as pass-through entities) of federal financial assistance from DHS or one of its awarding component agencies must complete the DHS Civil Rights Evaluation Tool within thirty (30) days of receipt of the Notice of Award for the first award under which this term applies. Recipients of multiple awards of DHS financial assistance should only submit one completed tool for their organization, not per award. After the initial submission, recipients are required to complete the tool once every two (2) years if they have an active award, not every time an award is made. Recipients should submit the completed tool, including supporting materials, to CivilRightsEvaluation@hq.dhs.gov. This tool clarifies the civil rights obligations and related reporting requirements contained in the DHS Standard Terms and Conditions. Subrecipients are not required to complete and submit this tool to DHS. The evaluation tool can be found at <https://www.dhs.gov/publication/dhs-civil-rights-evaluation-tool>. The DHS Office for Civil Rights and Civil Liberties will consider, in its discretion, granting an extension if the recipient identifies steps and a timeline for completing the tool. Recipients should request extensions by emailing the request to CivilRightsEvaluation@hq.dhs.gov prior to expiration of the 30-day deadline.

Article 3	Acknowledgement of Federal Funding from DHS Recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.
Article 4	Activities Conducted Abroad Recipients must ensure that project activities performed outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.
Article 5	Age Discrimination Act of 1975 Recipients must comply with the requirements of the Age Discrimination Act of 1975, Public Law 94-135 (1975) (codified as amended at Title 42, U.S. Code, § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.
Article 6	Americans with Disabilities Act of 1990 Recipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, Pub. L. 101-336 (1990) (codified as amended at 42 U.S.C. §§ 12101– 12213), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.
Article 7	Best Practices for Collection and Use of Personally Identifiable Information Recipients who collect personally identifiable information (PII) are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines PII as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy Template as useful resources respectively.
Article 8	Civil Rights Act of 1964 – Title VI Recipients must comply with the requirements of Title VI of the Civil Rights Act of 1964 (codified as amended at 42 U.S.C. § 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at 6 C.F.R. Part 21 and 44 C.F.R. Part 7.

Article 9	Civil Rights Act of 1968 Recipients must comply with Title VIII of the Civil Rights Act of 1968, Pub. L. 90-284, as amended through Pub. L. 113-4, which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (see 42 U.S.C. § 3601 et seq.), as implemented by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features. (See 24 C.F.R. Part 100, Subpart D.)
Article 10	Copyright Recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.
Article 11	Debarment and Suspension Recipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689, which are at 2 C.F.R. Part 180 as adopted by DHS at 2 C.F.R. Part 3002. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.
Article 12	Drug-Free Workplace Regulations Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 C.F.R. Part 3001, which adopts the Government-wide implementation (2 C.F.R. Part 182) of Sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 8101-8106).
Article 13	Duplication of Benefits Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies; to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions; or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

Article 14	Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX Recipients must comply with the requirements of Title IX of the Education Amendments of 1972, Pub. L. 92-318 (1972) (codified as amended at 20 U.S.C. § 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at 6 C.F.R. Part 17 and 44 C.F.R. Part 19.
Article 15	Energy Policy and Conservation Act Recipients must comply with the requirements of the Energy Policy and Conservation Act, Pub. L. 94- 163 (1975) (codified as amended at 42 U.S.C. § 6201 et seq.), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.
Article 16	False Claims Act and Program Fraud Civil Remedies Recipients must comply with the requirements of the False Claims Act, 31 U.S.C. §§3729- 3733, which prohibit the submission of false or fraudulent claims for payment to the Federal Government. (See 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made.)
Article 17	Federal Debt Status All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See OMB Circular A-129.)
Article 18	Federal Leadership on Reducing Text Messaging while Driving Recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in E.O. 13513, including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the Federal Government.
Article 19	Fly America Act of 1974 Recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under 49 U.S.C.) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. § 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.
Article 20	Hotel and Motel Fire Safety Act of 1990 Recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of Section 6 of the Hotel and Motel Fire Safety Act of 1990, 15 U.S.C. § 2225a

Article 21	John S. McCain National Defense Authorization Act of Fiscal Year 2019 Recipients, subrecipients, and their contractors and subcontractors are subject to the prohibitions described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232 (2018) and 2 C.F.R. §§ 200.216, 200.327, 200.471, and Appendix II to 2 C.F.R. Part 200. Beginning August 13, 2020, the statute – as it applies to DHS recipients, subrecipients, and their contractors and subcontractors – prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons
Article 22	Limited English Proficiency (Civil Rights Act of 1964, Title VI) Recipients must comply with Title VI of the Civil Rights Act of 1964, (42 U.S.C. § 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited and additional resources on http://www.lep.gov.
Article 23	Lobbying Prohibitions Recipients must comply with 31 U.S.C. § 1352, which provides that none of the funds provided under a federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.
Article 24	National Environmental Policy Act Recipients must comply with the requirements of the National Environmental Policy Act of 1969, (NEPA) Pub. L. 91-190 (1970) (codified as amended at 42 U.S.C. § 4321 et seq. and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which require recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans
Article 25	Nondiscrimination in Matters Pertaining to Faith-Based Organizations It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

Article 26	Non-Supplanting Requirement Recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.
Article 27	Notice of Funding Opportunity Requirements All the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. All recipients must comply with any such requirements set forth in the program NOFO.
Article 28	Patents and Intellectual Property Rights Recipients are subject to the Bayh-Dole Act, 35 U.S.C. § 200 et seq, unless otherwise provided by law. Recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.
Article 29	Procurement of Recovered Materials States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. 89-272 (1965), (codified as amended by the Resource Conservation and Recovery Act, 42 U.S.C. § 6962.) The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.
Article 30	Rehabilitation Act of 1973 Recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, Pub. L. 93-112 (1973), (codified as amended at 29 U.S.C. § 794,) which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.
Article 31	Reporting of Matters Related to Recipient Integrity and Performance General Reporting Requirements: If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this federal award, then the recipients must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

Article 32**Reporting Subawards and Executive Compensation**

Reporting of first tier subawards. Recipients are required to comply with the requirements set forth in the government-wide award term on Reporting Subawards and Executive Compensation located at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated here by reference in the award terms and conditions.

Article 33**Required Use of American Iron, Steel, Manufactured Products, and Construction Materials**

Recipients and subrecipients must comply with the Build America, Buy America Act (BABAA), which was enacted as part of the Infrastructure Investment and Jobs Act §§ 70901-70927, Pub. L. No. 117-58 (2021); and Executive Order 14005, Ensuring the Future is Made in All of America by All of America's Workers. See also Office of Management and Budget (OMB), Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure. Recipients and subrecipients of federal financial assistance programs for infrastructure are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless: (1) all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project, but are not an integral part of the structure or permanently affixed to the infrastructure project. When necessary, recipients may apply for, and the agency may grant, a waiver from these requirements. (a) When the federal agency has made a determination that one of the following exceptions applies, the awarding official may waive the application of the domestic content procurement preference in any case in which the agency determines that: (1) applying the domestic content procurement preference would be inconsistent with the public interest; (2) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or (3) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent. A request to waive the application of the domestic content procurement preference must be in writing. The agency will provide instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and

must be reviewed by the OMB Made in America Office. There may be instances where an award qualifies, in whole or in part, for an existing waiver described. For awards by the Federal Emergency Management Agency (FEMA), existing waivers are available and the waiver process is described at 'Buy America' Preference in FEMA Financial Assistance Programs for Infrastructure | FEMA.gov. For awards by other DHS components, please contact the applicable DHS FAO. To see whether a particular DHS federal financial assistance program is considered an infrastructure program and thus required to include a Buy America preference, please either contact the applicable DHS FAO, or for FEMA awards, please see Programs and Definitions: Build America, Buy America Act | FEMA.gov.

Article 34 SAFECOM

Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

Article 35 Terrorist Financing

Recipients must comply with E.O. 13224 and U.S. laws that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

Article 36 Trafficking Victims Protection Act of 2000 (TVPA)

Trafficking in Persons. Recipients must comply with the requirements of the government-wide financial assistance award term which implements Section 106 (g) of the Trafficking Victims Protection Act of 2000 (TVPA), codified as amended at 22 U.S.C. § 7104. The award term is located at 2 C.F.R. § 175.15, the full text of which is incorporated here by reference.

Article 37 Universal Identifier and System of Award Management

Requirements for System for Award Management and Unique Entity Identifier
Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A, the full text of which is incorporated here by reference.

Article 38 USA PATRIOT Act of 2001

Recipients must comply with requirements of Section 817 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.

Article 39 Use of DHS Seal, Logo and Flags

Recipients must obtain permission from their DHS FAO prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

Article 40	Whistleblower Protection Act Recipients must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. §§ 4304 and 4310.
Article 41	Environmental Planning and Historic Preservation (EHP) Review DHS/FEMA funded activities that may require an Environmental Planning and Historic Preservation (EHP) review are subject to the FEMA EHP review process. This review does not address all federal, state, and local requirements. Acceptance of federal funding requires the recipient to comply with all federal, state and local laws. DHS/FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by DHS/FEMA grant funds, through its EHP review process, as mandated by: the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and any other applicable laws and executive orders. To access the FEMA EHP screening form and instructions, go to the DHS/FEMA website. In order to initiate EHP review of your project(s), you must complete all relevant sections of this form and submit it to the Grant Programs Directorate (GPD) along with all other pertinent project information. The EHP review process must be completed before funds are released to carry out the proposed project; otherwise, DHS/FEMA may not be able to fund the project due to noncompliance with EHP laws, executive orders, regulations, and policies. If ground disturbing activities occur during construction, applicant will monitor ground disturbance, and if any potential archeological resources are discovered the applicant will immediately cease work in that area and notify the pass-through entity, if applicable, and DHS/FEMA.
Article 42	Applicability of DHS Standard Terms and Conditions to Tribes The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon recipients and flow down to subrecipients as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.
Article 43	Acceptance of Post Award Changes In the event FEMA determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, recipients will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate recipient acceptance of the changes to the award. Please call the FEMA/GMD Call Center at (866) 927-5646 or via e-mail to ASK-GMD@fema.dhs.gov if you have any questions.

Article 44	Disposition of Equipment Acquired Under the Federal Award For purposes of original or replacement equipment acquired under this award by a non-state recipient or non-state subrecipients, when that equipment is no longer needed for the original project or program or for other activities currently or previously supported by a federal awarding agency, you must request instructions from FEMA to make proper disposition of the equipment pursuant to 2 C.F.R. section 200.313. State recipients and state subrecipients must follow the disposition requirements in accordance with state laws and procedures.
Article 45	Prior Approval for Modification of Approved Budget Before making any change to the FEMA approved budget for this award, you must request prior written approval from FEMA where required by 2 C.F.R. section 200.308. For purposes of non-construction projects, FEMA is utilizing its discretion to impose an additional restriction under 2 C.F.R. section 200.308(f) regarding the transfer of funds among direct cost categories, programs, functions, or activities. Therefore, for awards with an approved budget where the federal share is greater than the simplified acquisition threshold (currently \$250,000), you may not transfer funds among direct cost categories, programs, functions, or activities without prior written approval from FEMA where the cumulative amount of such transfers exceeds or is expected to exceed ten percent (10%) of the total budget FEMA last approved. For purposes of awards that support both construction and non-construction work, FEMA is utilizing its discretion under 2 C.F.R. section 200.308(h)(5) to require the recipient to obtain prior written approval from FEMA before making any fund or budget transfers between the two types of work. You must report any deviations from your FEMA approved budget in the first Federal Financial Report (SF-425) you submit following any budget deviation, regardless of whether the budget deviation requires prior written approval.
Article 46	Indirect Cost Rate 2 C.F.R. section 200.210(a)(15) requires the terms of the award to include the indirect cost rate for the federal award. If applicable, the indirect cost rate for this award is stated in the budget documents or other materials approved by FEMA and included in the award file.
Article 47	Award Performance Goals FEMA will measure the recipient's performance of the grant by comparing the number of items requested in its application, the numbers acquired (ordered, paid, and received) within the period of performance. In order to measure performance, FEMA may request information throughout the period of performance. In its final performance report submitted at closeout, the recipient is required to report on the recipients compliance with the applicable industry, local, state and national standards described in the NOFO.

Obligating document

1. Agreement No. EMW-2021-FG-06838	2. Amendment No. N/A	3. Recipient No. 880181106	4. Type of Action AWARD	5. Control No. WX00671N2022T		
6. Recipient Name and Address NORTH LAKE TAHOE FIRE PROTECT DIST 866 ORIOLE WAY INCLINE VILLAGE, NV 89451		7. Issuing FEMA Office and Address Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 1-866-927-5646		8. Payment Office and Address FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20742		
9. Name of Recipient Project Officer Ryan Sommers		9a. Phone No. 7758310351	10. Name of FEMA Project Coordinator Assistance to Firefighters Grant Program	10a. Phone No. 1-866-274-0960		
11. Effective Date of This Action 09/15/2022	12. Method of Payment OTHER - FEMA GO	13. Assistance Arrangement COST SHARING		14. Performance Period 09/22/2022 to 09/21/2024 Budget Period 09/22/2022 to 09/21/2024		
15. Description of Action a. (Indicate funding data for awards or financial changes)						
Program Name Abbreviation	Assistance Listings No.	Accounting Data(ACCS Code)	Prior Total Award	Amount Awarded This Action + or (-)	Current Total Award	Cumulative Non-Federal Commitment
AFG	97.044	2022-F1-GB01 - P410-xxxx-4101-D	\$0.00	\$1,771,818.18	\$1,771,818.18	\$177,181.82
Totals			\$0.00	\$1,771,818.18	\$1,771,818.18	\$177,181.82
b. To describe changes other than funding data or financial changes, attach schedule and check here: N/A						
16. FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address) This field is not applicable for digitally signed grant agreements						
17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)					DATE	
18. FEMA SIGNATORY OFFICIAL (Name and Title) PAMELA WILLIAMS, Assistant Administrator, Grant Programs					DATE 09/15/2022	

Award

Department	SCBA w/ Mask and 2 Bottles	Additional Masks	Total Masks	Total Bottles
Carson City Fire Department	56	24	56	112
TDFPD	53	0	53	106
East Fork FPD	69	25	94	138
NLTFPD	47	13	60	94
SVFPD	30	8	38	60
Totals	255	70	301	510
Est. Cost per	\$ 7,500.00	\$ 500.00		
Total Cost	\$ 1,912,500.00	\$ 35,000.00		\$ 1,947,500.00

Department	SCBA w/ Mask and 2 Bottles	Additional Masks	Grant Writing	Grant	Matching	% of Total Funds
Carson City Fire Department	\$ 420,000.00	\$ 12,000.00		\$ 432,000.00	\$ 39,272.73	22.17%
TDFPD	\$ 397,500.00	\$ -		\$ 397,500.00	\$ 36,136.36	20.40%
East Fork FPD	\$ 517,500.00	\$ 12,500.00		\$ 530,000.00	\$ 48,181.82	27.19%
NLTFPD	\$ 352,500.00	\$ 6,500.00	\$ 1,500.00	\$ 360,500.00	\$ 32,772.73	18.50%
SVFPD	\$ 225,000.00	\$ 4,000.00		\$ 229,000.00	\$ 20,818.18	11.75%
Totals						
Est. Cost per	\$ 7,500.00	\$ 500.00				
Total Cost	\$ 1,912,500.00	\$ 35,000.00		\$ 1,949,000.00	\$ 177,181.82	

\$ 1,771,818.18

\$ 177,181.82

\$ 392,727.27 \$ 39,272.73 \$ 432,000.00



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 20, 2022

Staff Contact: Sean Slamon, Fire Chief; Bryon Hunt, Fire Captain; and Dave Aurand, Business Manager

Agenda Title: For Possible Action: Discussion and possible action regarding direction from the Board of Supervisors ("Board") on a request from the Professional Fire Fighters of Nevada Benevolent Association ("PFFN") to incorporate Carson City's World Trade Center Steel I-Beam ("Beam"), which is currently part of the City's 9/11 Memorial in Mills Park ("City Memorial") into a forthcoming memorial to the firefighters of the State being constructed at the Nevada State Capitol Complex ("State Memorial"). (Sean Slamon, sslamon@carson.org and Bryon Hunt, bhunt@carson.org)

Staff Summary: Nevada Senate Bill ("SB") 540 was enacted in 2017 and allows the PFFN to construct "a memorial to the firefighters of this State" at the Capitol Complex. PFFN has requested that the City consider moving the Beam to the State Memorial. The State Memorial is nearing completion, and its design would allow it to incorporate the Beam. Staff seeks direction regarding whether the Board is open to allowing the Beam to be used in the State Memorial and, if so, direction to perform appropriate due diligence for that transaction.

Agenda Action: Formal Action / Motion **Time Requested:** 15 minutes

Proposed Motion

Depends on discussion. If direction is to proceed: "I move to direct staff to proceed with due diligence to incorporate the Beam into the State Memorial."

Board's Strategic Goal

Efficient Government

Previous Action

December 19, 2013 (Item 9-5) – The Board took action to designate Mills Park as the permanent location of the City Memorial.

October 1, 2009 (Item 16) - The Board authorized the Mayor to sign a letter to the Port Authority of New York and New Jersey requesting that Carson City be awarded an item from the debris of the World Trade Center.

Background/Issues & Analysis

In late 2016, PFFN started the process of designing a new firefighter memorial. PFFN successfully lobbied at the State Legislature for space at the Capital Complex for a firefighter memorial, which was approved by enactment of SB 540 in 2017.

Over this past year, PFFN has raised enough money to finally commence construction of the State Memorial with the assistance of its contractor, Q&D Construction. The cost so far has exceeded \$750,000. All money has been raised through donations.

The supporting materials for this item show how PFFN would incorporate the Beam into the State Memorial, if the City were to approve moving the Beam.

PFFN is open to an arrangement where the City will retain ownership of the Beam, but permit it to be incorporated into the new State Memorial. If the City were interested in donating the Beam to PFFN for display at the State Memorial, PFFN would be happy to explore that option as well.

Moving the Beam from the City Memorial to the State Memorial would be done at no cost to the City, and Q&D Construction has agreed to help with any changes that need to be made based upon the decision of the Board. The plaque currently affixed to the Beam would remain on the Beam at the new State Memorial.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.265 and 332.185; Section 1.040 of the Carson City Charter; and SB 540

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: All costs will be covered by the PFFN.

Alternatives

Attachments:

[Fallen Firefighters Memorial.pdf](#)

[12_19_13 agenda item.pdf](#)

[WTC - 911 Memorial.pdf](#)

Board Action Taken:

Motion: _____

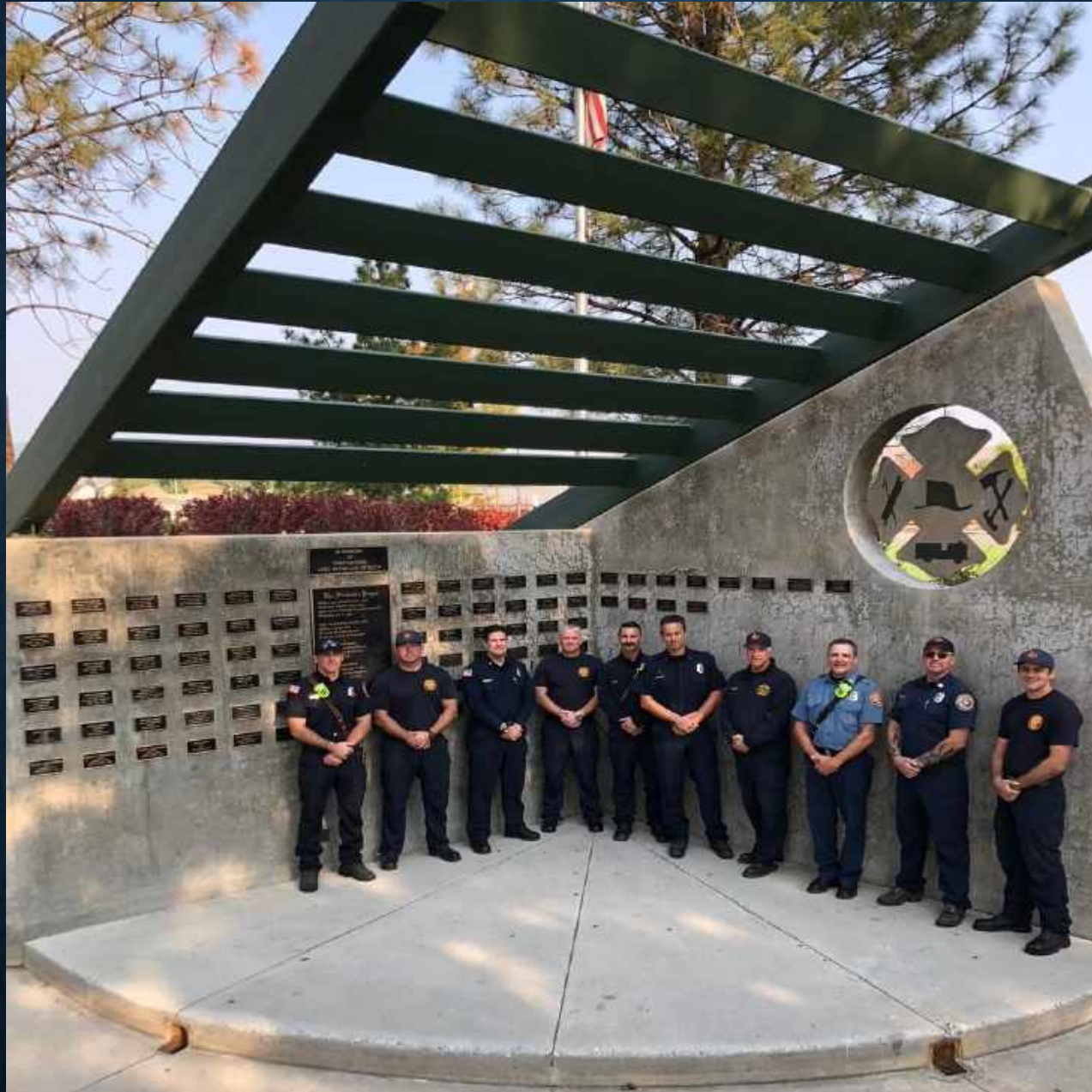
1) _____

2) _____

Aye/Nay

(Vote Recorded By)

FALLEN FIREFIGHTERS MEMORIAL





- The original Firefighters memorial in Mills Park was dedicated on June 6, 1993.
- This memorial was made possible by numerous donation from all around the state with many of them coming from individuals in Carson City.
- The city graciously donated the land that the memorial currently sits on.
- The current memorial is managed by a board of individuals from Northern Nevada.
- Carson City Parks & Recreation has graciously maintained the memorial for the past 25+ years.

- For the last 15+ years there has been an effort to move the current Firefighters memorial to Capitol grounds.
- This was for many reasons; however, moving it to Capitol grounds would provide 24 hour security and ensure the memorial would not be damaged or defaced.
- We also chose the Capitol grounds because this is where the Fallen Police and Military Memorials are located.

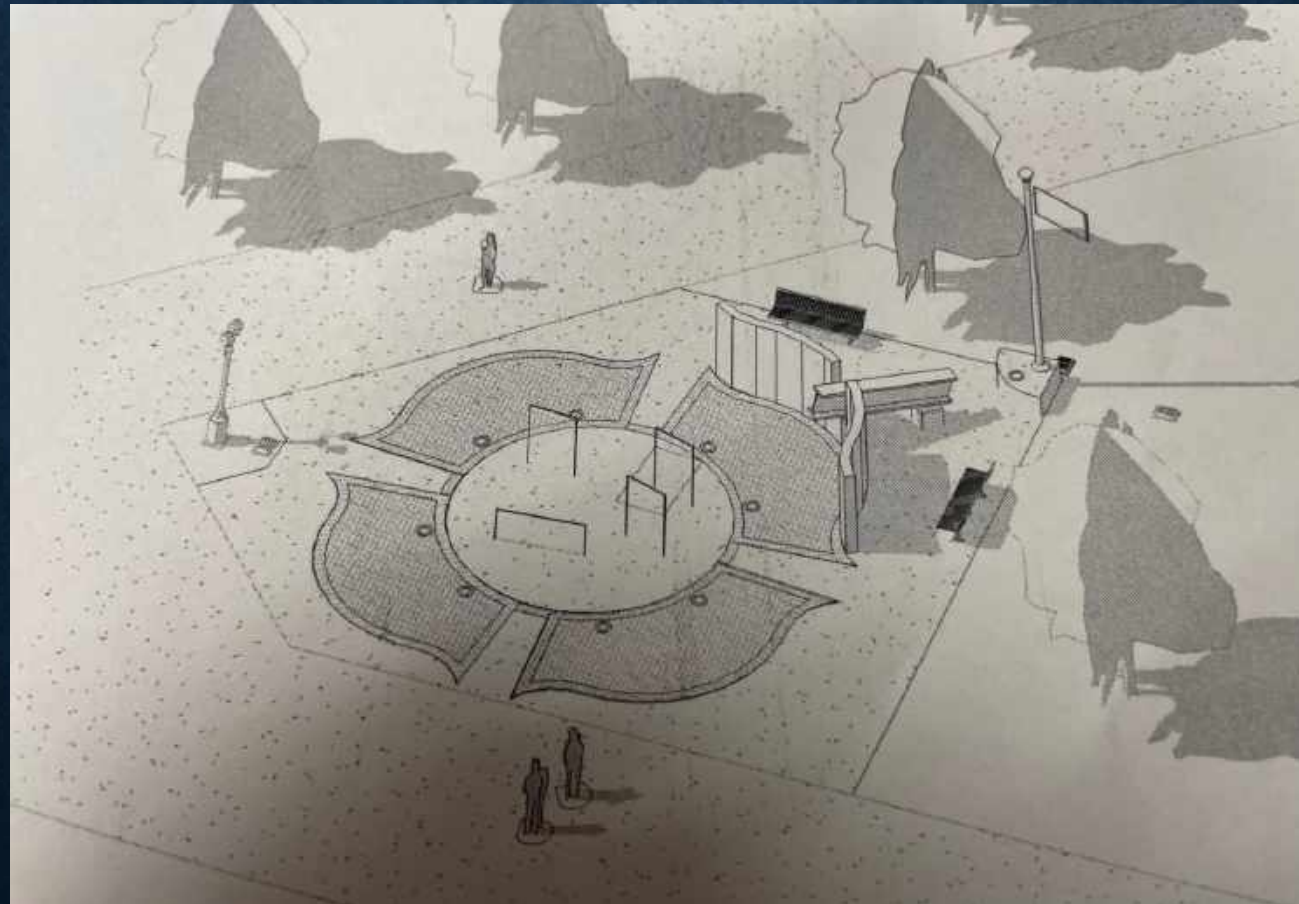




- Multiple sessions ago the Professional Firefighters of Nevada began to lobby for a bill to secure a location on Capitol grounds.
- In 2017 SB 540 was drafted and carried by then Senator Aaron Ford. It dedicated a site on Legislative Grounds for a permanent Fallen Fire Fighters Memorial.
- SB 540 passed and was signed by Governor Sandoval.
- The site that was given is very close to the Fallen Police Officers Memorial

- With the signing of the bill, the PFFN was given control and oversight of the new memorial.
- The decommissioning of the original Firefighters Memorial, and the commissioning of the new Firefighters Memorial, has been planned and will be carried out with input from the original Firefighters Memorial Board and the PFFN.
- The memorial has been paid for by community donations solicited by the PFFN and by the firefighters of the state of Nevada.
- The largest donations thus far have been made by members of the PFFN, NV Energy, Southwest Gas, an incredibly gracious individual from Las Vegas, and the firefighter/police football game. The rest has been made up of hundreds of other generous individuals and businesses.
- The construction of the new Memorial will use no Government dollars.

RENDERING OF NEW MEMORIAL



- The new Memorial will consist of a large rear wall with five life-sized bronze statues of firefighters working at a fire scene.
- The wall will be clad in black granite with the names of the fallen etched in.
- QR codes will be provided on the wall near each name to provide a story about each fallen firefighter.
- This new memorial will forever represent ALL firefighters, whether they be career, volunteer, or private.



MEMORIAL STATUES



WORLD TRADE CENTER 9/11 BEAM

With the creation of a new Fallen Firefighters Memorial and the closing of the Original Fallen Firefighters the PFFN is requesting to move the WTC 9/11 beam to the new Memorial site.

The new location is fitting home to a piece of history that symbolizes the sacrifices made by both Fire and Police.

It also will be in a location that is well visited in this City. Capitol grounds are visited by citizens from all over the State of Nevada, the United States and the World.

The Beam will still rest in this City and will be forever Memorialized as part of the City and it's Citizens

BEAM CONTINUED

The New Memorial location will provide a much greater level of security. We were required to provide cameras that are monitored 24 hours a day by Capitol Police. The Capitol grounds are provided with a high level of around the clock security.

The Beam will be maintained year round by a combination of the Legislative Counsel Bureau and the PFFN. It will be maintained in a manner fitting the Honor it deserves.

The moving and the maintenance of the Beam will be at no cost to the City. The PFFN will bear all those costs. The Original plaque will remain on the Beam as a reminder of where it came from.

The monies are provided for in our Benevolent Account that is funded by our License Plate fees and Donations.

**City of Carson City
Agenda Report**

Date Submitted: December 6, 2013

Agenda Date Requested: December 19, 2013
Time Requested: Consent

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: For Possible Action: To approve the current and temporary location of the World Trade Center 9/11 Memorial in Mills Park to be designated as the permanent location for the monument.

Staff Summary: Supervisor Jim Shirk has requested that the current and temporary location of the 9/11 Memorial in Mills Park be designated as the permanent site, which is located southeast of the front entrance to the Pony Express Pavilion's front plaza area (Exhibit A). It was agreed by all that the current site is not very accessible or functional due to the lack of improvements or amenities. Staff has not invested in the current site to date due to the anticipated relocation of the memorial per the direction of the Board of Supervisors' action taken on January 19, 2012 (Exhibit B). Since that time Supervisor Shirk has found it difficult to find the donations and funds necessary to relocate the memorial (Exhibit C) to the permanent site. After communications with staff we now believe that leaving the memorial at it's current location will be more cost effective and hopefully enable future improvements to come sooner. Staff has identified some possible improvements such as A.D.A. compliant paths to access the memorial, a small plaza area, lighting, interpretive signs, a flag pole, and additional landscaping. There is no allocated funding at this time for any improvements to the memorial. The request to designate the current site as the permanent location was brought before the Parks and Recreation Commission and unanimously approved on December 3, 2013 (Exhibit D).

Type of Action Requested: (check one)

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: I move to approve the current and temporary location of the World Trade Center 9/11 Memorial in Mills Park to be designated as the permanent location for the monument.

Explanation for Recommended Board Action: This action will enable the Parks and Recreation Department to begin the design process and identify costs associated with the improvements and will enhance efforts to seek available funding and donations for said improvements.

Applicable Statute, Code, Policy, Rule or Regulation: N/A

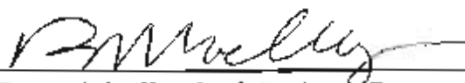
Fiscal Impact: N/A

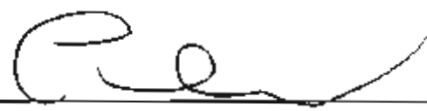
Explanation of Impact: Not known at this time.

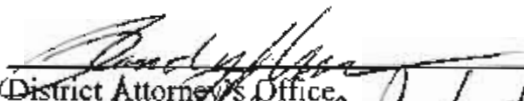
Funding Source: N/A

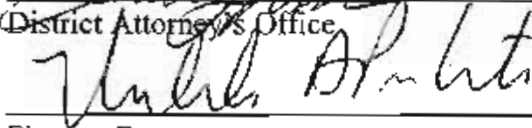
Alternatives: Not to approve the request and proceed with the action approved by the Board of Supervisors on January 19, 2012.

Supporting Material: Exhibit A (photo of the current and temporary location of the memorial), Exhibit B (Agenda Report and photos from the January 19, 2012 Board of Supervisors meeting), Exhibit C (support letter to staff from Supervisor Shirk), and Exhibit D (Parks and Recreation Commission Staff Report from the December 3, 2013 meeting).

Prepared By:  **Date:** 12/10/13
Roger Moellendorf, Parks & Recreation Director

Reviewed By:  **Date:** 12/10/13
Lawrence A. Werner, City Manager

 **Date:** 12/19/13
District Attorney's Office

 **Date:** 12/10/13
Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay
2: _____

(Vote Recorded By)



Exhibit A

**City of Carson City
Agenda Report**

Date Submitted: January 6, 2012

Agenda Date Requested: January 19, 2012
Time Requested: 10 Minutes

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: Action to approve a recommendation from the Parks and Recreation Commission designating the Seely Loop in Mills Park as the permanent location for the 9/11 World Trade Center Memorial. (Roger Moellendorf, Parks and Recreation Director, and Jim Shirk)

Staff Summary: Mr. Jim Shirk met with the Parks and Recreation Commission during the Commission's December 6, 2011, meeting seeking a recommendation for a permanent location for the 9/11 World Trade Center. The Commission selected the lawn area on the Seely Loop north of the Firemen's Memorial in Mills Park as the preferred site. This recommendation is being forwarded to the Board of Supervisors for approval.

Type of Action Requested: (check one)

☐ Resolution ☐ Ordinance
☒ Formal Action/Motion ☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: I move to approve a recommendation from the Parks & Recreation Commission designating the Seely Loop in Mills Park as the permanent location for the 9/11 World Trade Center Memorial.

Explanation for Recommended Board Action: Mr. Shirk was instrumental in securing a relic I-beam from the World Trade Center from the Port Authority of New York and New Jersey for a memorial for the 9/11 World Trade Center terrorist attack. A temporary memorial was developed on the east end of Mills Park near the Pony Express Pavilion in time for the tenth anniversary of the 9/11 attacks.

Mr. Shirk and an informal committee consisting of Mayor Bob Crowell, Supervisor Shelly Aldean, Sheriff Kenny Furlong, and Fire Chief Stacey Glomi have been searching for a permanent site for the memorial. It has been this committee's goal to include public input into both selecting a permanent site for the memorial and in determining the design for the memorial. Mr. Shirk met with the Parks and Recreation Commission during the Commission's December 6, 2011, meeting seeking a recommendation for a permanent location for the 9/11 World Trade Center. Four sites were considered as a permanent memorial site including, 1) The present site in Mills Park, 2) The preferred site on the lawn on the Seely Loop north of the Firemen's Memorial in Mills Park, 3) The southeast corner of Roop and William streets near the north end of the new Community Center parking lot, and 4) A site directly in front of the Community Center between the two trees in the lawn. The Commission felt strongly that the two sites near the Community Center were inappropriate due to traffic noise and visual obstructions (power poles and lines and the Community Center's reader board). The Commission felt that the Seely Loop site was superior in that it provides a serene, reflective and contemplative location, and that the close proximity to the Firemen's Memorial was appropriate.

Applicable Statute, Code, Policy, Rule or Regulation: Carson City Charter; Section 2.140

Fiscal Impact: N/A

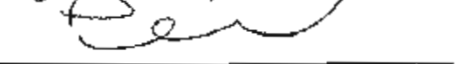
Explanation of Impact: N/A

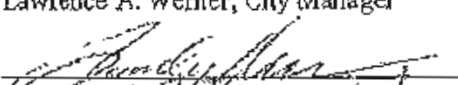
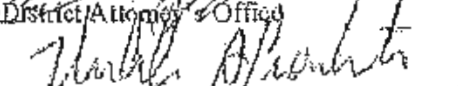
Funding Source: N/A

Alternatives: 1) Select another site. 2) Reject the Parks and Recreation Commission's recommendation and direct them to reconsider other sites.

Supporting Material: Photographs of the four sites.

Prepared By:  Date: 1/12/12
Roger Moellendorf, Parks & Recreation Director

Reviewed By:  Date: 1/10/12
Lawrence A. Werner, City Manager

 Date: 1/19/12
District Attorney's Office
 Date: 1/10/12
Finance Department

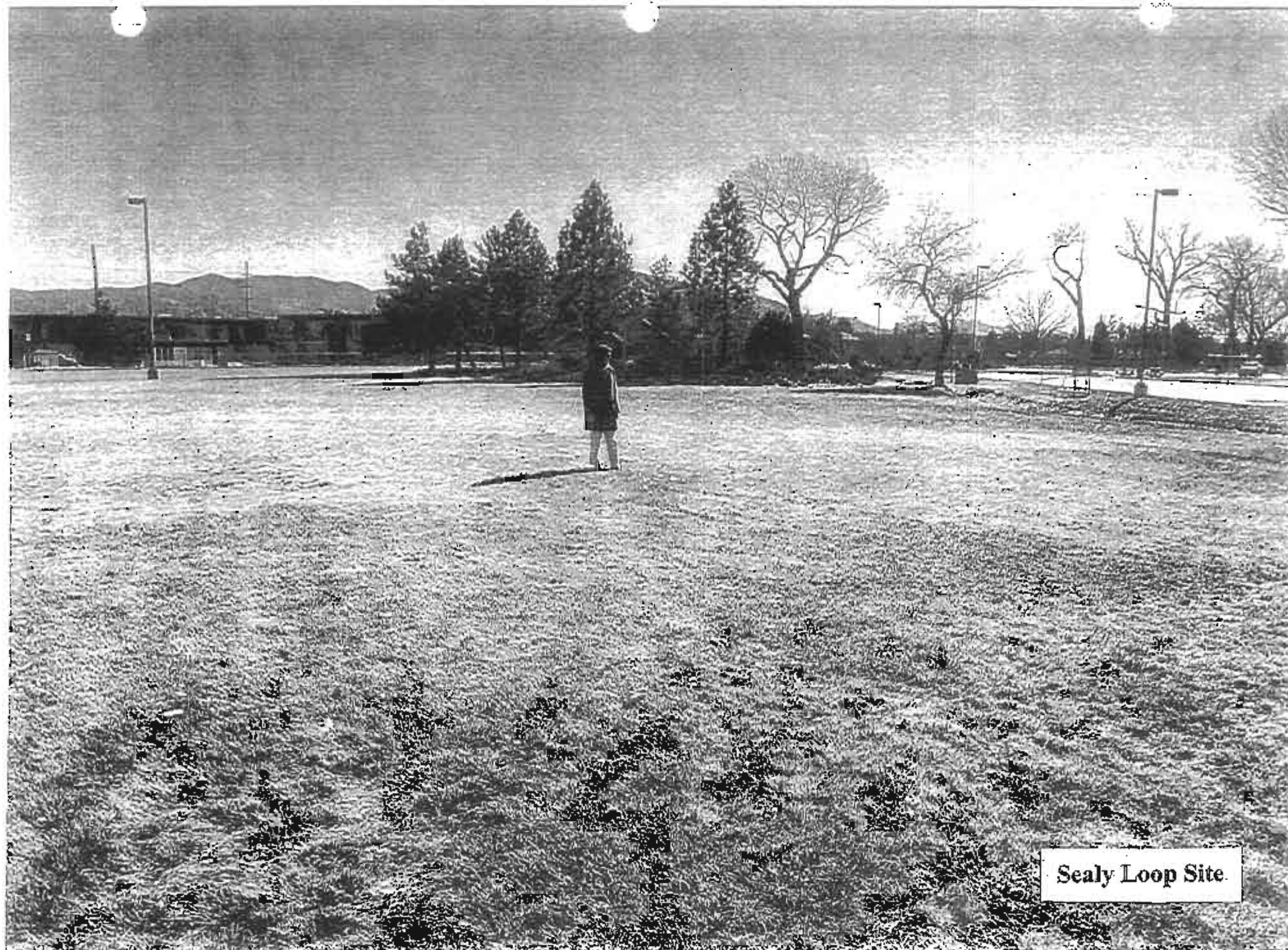
Board Action Taken:

Motion: _____ 1: _____ Aye/Nay

2: _____

(Vote Recorded By)





Sealy Loop Site



**Southeast Corner
Roop and William Streets**



Front of Community Center



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

November 5, 2013

Roger Mollendorf

Scott Fahrenbruch

Parks & Recreation

As we have discussed in the past, my intent was to raise funding for the World Trade Center Steel I-Beam relocation within Carson City Park system from its present location. With much regret, I am reporting the possibility of raising funds for this undertaking has not gained any momentum, and the future does not hold any promise of achieving any type of funding.

For this reason, it is in the best interest of the citizens of Carson City, if the Parks & Recreation Department would assume the responsibility of the management and maintenance of the Steel Beam.

It is my opinion that the present location should be considered the permanent home for this treasure. If your Department could arrange to have better access to the Beam, along with lighting and seating it would better serve the public.

Thank you for your consideration,

A handwritten signature in dark ink, appearing to read "Jim Shirk", is written over a large, faint, circular stamp or watermark.

Jim Shirk, Supervisor

201 North Carson Street, Suite 402, Carson City, Nevada • 89701
(775) 283-7074 • Fax: (775) 887-2286
e-mail: jshirk@carson.org

Exhibit C

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

MEETING DATE: December 3, 2013

AGENDA ITEM NUMBER: 3C

APPLICANT: Scott Fahrenbruch, Director of Operations
Jim Shirk, Carson City Supervisor

REQUEST: For possible action to recommend to the Board of Supervisors that the current and temporary location of the World Trade Center 9/11 Memorial in Mills Park be designated as the permanent location for the monument.

GENERAL DISCUSSION: Staff has had recent conversations with Supervisor Jim Shirk regarding the current and temporary location of the 9/11 Memorial in Mills Park, which is just south of the front entrance to the Pony Express Pavilion's front plaza entrance (Exhibit A). It was agreed by all that the current site is somewhat stark and lacking amenities to attract visitors. Staff has been reluctant to initiate improvements to the existing Memorial based on a previous action by the Board of Supervisors on January 19, 2012 which officially designated another location in Mills Park as the permanent site (Exhibit B). We are now requesting to designate the current location as the permanent location for the Memorial, which will allow us and others to pursue funding opportunities for improvements. These improvements may include A.D.A. compliant paths to access the Memorial, a small plaza area, lighting, a flag pole, interpretive signs, and possibly some additional landscaping. There is no funding designated for this purpose at this time.

Staff and Supervisor Shirk will present this item and provide more details at the meeting on the reasons for this proposed action and how we might be able to phase improvements as funding opportunities allow.

RECOMMENDED ACTION: I move to recommend to the Board of Supervisors that the current and temporary location of the World Trade Center 9/11 Memorial in Mills Park be designated as the permanent location for the monument.

Item # 16

**City of Carson City
Agenda Report**

Date Submitted: September 22, 2009

Agenda Date Requested: October 1, 2009

Time Requested: 5 mins

To: Board of Supervisors

From: Shelly Aldean, Supervisor

Subject Title: Action to approve and authorize the Mayor to sign a letter to the Port Authority of New York and New Jersey requesting Carson City be awarded an item from the debris of the World Trade Center.

Staff Summary: The Board of Supervisors has been requested to support the community's efforts to obtain a piece of steel from the World Trade Center debris to create a memorial to serve as a remembrance to the fallen heroes and the efforts that they put forth on that tragic day of September 11, 2001.

Type of Action Requested:

(check one)

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement:

☐ Yes ☒ No

Recommended Board Action: I move to approve and authorize the Mayor to sign a letter to the Port Authority of New York and New Jersey requesting Carson City be awarded an item from the debris of the World Trade Center.

Explanation for Recommended Board Action: See staff summary.

Applicable Statute, Code, Policy, Rule or Regulation: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: Modify or deny.

Supporting Material: Letter



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

October 1, 2009

MR. CHRISTOPHER O. WARD
EXECUTIVE DIRECTOR
THE PORT AUTHORITY OF NEW YORK & NEW JERSEY
225 PARK AVENUE SOUTH, 15th FLOOR
NEW YORK, NY 10003

Dear Mr. Ward:

On behalf of the Carson City Board of Supervisors and the citizens of the Capital City of Nevada, I am writing to request that we be afforded the honor of receiving a piece of steel from the World Trade Center (preferably an 8 to 10 foot long I-beam) so that we may pay proper homage to the innocent men and women who perished on September 11, 2001 and to those citizens and public servants who displayed unparalleled courage in the face of terrible adversity. It is our intention to display the item at Mills Park in the heart of our city as a visible reminder of that tragic day and as a lasting and respectful tribute to all victims of terrorism and random acts of violence.

In anticipation that we might receive this important and historical artifact, citizens in our community are already mobilizing to ensure the creation and long term preservation of this permanent memorial which is certain to become one of our city's most cherished possessions.

Thank you in advance for your thoughtful consideration of our request. Should you have any questions, please don't hesitate to contact me.

Respectfully,

Robert L. Crowell
Mayor

Robert L. Crowell, Mayor
201 North Carson Street, Suite #2, Carson City, Nevada • 89701
(775) 887-2100 • Fax: (775) 887-2286
e-mail: bcrowell@ci.carson-city.nv.us



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CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

October 1, 2009

MR. CHRISTOPHER O. WARD
EXECUTIVE DIRECTOR
THE PORT AUTHORITY OF NEW YORK & NEW JERSEY
225 PARK AVENUE SOUTH, 15th FLOOR
NEW YORK, NY 10003

Dear Mr. Ward:

On behalf of the Carson City Board of Supervisors and the citizens of the Capital City of Nevada, I am writing to request that we be afforded the honor of receiving a piece of steel from the World Trade Center (preferably an 8 to 10 foot long I-beam or a piece of steel similar in size and shape) so that we may pay proper homage to the innocent men and women who perished on September 11, 2001 and to those citizens and public servants who displayed unparalleled courage in the face of terrible adversity. It is our intention to display the item at Mills Park in the heart of our city as a visible reminder of that tragic day and as a lasting and respectful tribute to all victims of terrorism and random acts of violence.

In anticipation that we might receive this important and historical artifact, citizens in our community are already mobilizing to ensure the creation and long term preservation of this permanent memorial which is certain to become one of our city's most cherished possessions.

Thank you in advance for your thoughtful consideration of our request. Should you have any questions, please don't hesitate to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert L. Crowell".

Robert L. Crowell
Mayor

Robert L. Crowell, Mayor

201 North Carson Street, Suite #2, Carson City, Nevada • 89701
(775) 887-2100 • Fax: (775) 887-2286
e-mail: bcrowell@ci.carson-city.nv.us



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

October 1, 2009

Mr. Christopher O. Ward, Executive Director
The Port Authority of New York and New Jersey
225 Park Avenue South
New York, NY 10003

Dear Mr. Ward:

The members of the Carson City Fire Department are very much in support of the efforts that are underway within our community to obtain a piece of steel from the World Trade Center rubble. We all realize the individual strength and sacrifice that was shown on September 11, 2001, by our firefighters, law enforcement officers, military, and civilians, and we wish to honor these fallen heroes with a World Trade Center Memorial. Our memorial will serve as a remembrance to those fallen heroes and the efforts that they put forth on that tragic day.

Carson City is Nevada's Capital, and we have a strong history of showing dedication to our fallen comrades. We have both a state firefighters memorial and a law officers memorial within our community. The responsibility for maintaining these facilities falls to our members, and we take that job seriously and approach our efforts with pride and honor. Our World Trade Center Memorial would be cared for with that same dedication.

I'm sure you will receive many requests such as ours. I just want to assure you that the men and women of the Carson City Fire Department stand ready to do whatever is necessary to ensure that a World Trade Center Memorial can become a reality for our community, which will ensure that future generations will know and remember these fallen heroes.

Sincerely,

R. Stacey Giomi
Fire Chief/Emergency Management Director



901 E. Musser St.
Carson City, NV 89701

Ken Furlong
Sheriff

775-887-2500
Fax: 775-887-2026

October 1, 2009

Mr. Christopher O. Ward
Executive Director
The Port Authority of New York and New Jersey
225 Park Avenue South
New York, NY 10003

RE: Memorializing the World Trade Center

Dear Mr. Ward,

The Carson City Sheriff's Office employs 144 sworn and civilian employees and serves a community of over 57,000. As a combined municipality, all of the traditional "police" and "sheriff" functions practiced across America are joined under this department. And as is common throughout Carson City, many of our first responders have and are currently serving in hostile areas around the world, such as Iraq and Afghanistan.

On September 11, 2001 the towers were fallen by multiple acts of terror. As they fell, plumes of smoke and ash fell across the entire nation, only to reveal the devastation of twisted steel, forever lost families, friends and first responders whose only intention was save lives. Our nation stood in horror, not for a moment, but for an eternity captured live on millions of televisions across this country.

As generations of Americans grow and our way of life faces new and great challenges, we must all carry the wounds that were suffered that September day. I, along with my fellow first responders and the citizenry of this state capital community must forever hold sacred the silent candles of those lost. To memorialize an artifact from the World Trade Center in this town, prominently displayed and secured, will insure that the heroes who suffered most that day will never be lost.

As the Sheriff of this community, I hope that you will find Carson City and our citizens to be worth of embracing the spirits of all of those who have fallen. In return, we accept the fullest responsibility to memorialize our nation's loss with the greatest dignity, respect and honor that it so deserves.

Respectfully,

Ken Furlong
Sheriff

Carson City Sheriff's Office

CARSON CITY BOARD OF SUPERVISORS
Minutes of the October 1, 2009 Meeting
Page 7

16. SUPERVISOR ALDEAN - ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN A LETTER TO THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY REQUESTING CARSON CITY TO BE AWARDED AN ITEM FROM THE DEBRIS OF THE WORLD TRADE CENTER (9:25:40) - Mayor Crowell introduced this item, and thanked Supervisor Aldean for working with Mr. Jim Shirk. Supervisor Aldean reviewed revisions to the letter included in the agenda materials. She discussed the significance of September 11, 2001 to the nation's history, and the appropriateness of memorializing the individuals who lost their lives in the tragedy.

(9:28:33) Jim Shirk expressed appreciation to Supervisor Aldean, the Board members, Fire Chief Stacey Giomi, and Sheriff Ken Furlong for their support. He discussed the intent to raise funds within the community for the memorial. Supervisor Williamson thanked Mr. Shirk, and expressed support for the worthwhile and noble effort. She suggested forming a non-profit Nevada corporation in order to safeguard contributors, and wished all the collaborators the best. Mr. Shirk advised of having considered the non-profit corporation.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. Supervisor Aldean expressed appreciation to Mr. Shirk for all his efforts, and looked forward to working cooperatively to ensure the memorial is a suitable tribute. **Supervisor Aldean moved to approve and authorize the Mayor to sign a letter to the Port Authority of New York and New Jersey requesting that Carson City be awarded an item from the debris of the World Trade Center, as amended. Supervisor Williamson seconded the motion. Motion carried 5-0.** Mayor Crowell thanked Mr. Shirk and Supervisor Aldean.

17. PUBLIC WORKS

17(A) ACTION TO ADOPT, ON SECOND READING, BILL NO. 123, AN ORDINANCE AMENDING TITLE 12, WATER, SEWERAGE, AND DRAINAGE, CHAPTER 12.03, SEWER CONNECTION CHARGES AND USE RATES, SECTION 12.03.030, SCHEDULE OF CONNECTION FEES AND HOOK-UP CHARGES, BY DECREASING CONNECTION CHARGES; AND OTHER MATTERS PROPERLY RELATED THERETO (9:32:16) - Mayor Crowell introduced this item. Deputy Public Works Director Ken Arnold reviewed the agenda report. He acknowledged the rationale pertinent to first reading was the same.

Mayor Crowell entertained public comment. (9:33:08) Northern Nevada Development Authority Executive Director Rob Hooper expressed support for the proposed ordinance, and advised of "several other companies ... that are interested now in looking at our area that weren't interested before." He advised of a food manufacturing company, which representatives are interested in locating in this area, and which would be anticipated to generate approximately \$7 million in local taxes over a four-year period. He explained that this company's specific need for a building "cannot be met in this area right now" due to a "template manufacturing process" and a specifically-engineered "set of plans that they have to build to." He reiterated his support for the proposed ordinance.

Mayor Crowell described the proposed ordinance as "two-pronged," including stimulus and economic justification. Based on the staff analysis, he explained that the "economic underpinning" of connection fees is "either gone or in the process of going away." He discussed the importance of not considering the proposed ordinance as a way to gain the advantage in the "incentive war" over other counties. He discussed the importance of working together regionally, and requested Mr. Hooper to convey this message.

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File

Friday, November 12, 2010

The Port Authority of New York and New Jersey
225 Park Avenue South
New York, New York 10003

The purpose of this letter is to confirm and memorialize the full and complete legal transfer by The Port Authority of New York and New Jersey (the "Port Authority") to Carson City Board of Supervisors of that certain piece of steel of the former World Trade Center, identified as G-0137 in the Port Authority's World Trade Center Archive: Artifact Inventory Report of January 31, 2007 (the "Steel"). Carson City Board of Supervisors has requested that the Steel be made available to them, in its present condition.

1. A property interest in the above-described Steel is hereby conveyed, and full and complete legal ownership of the Steel is given.
2. The Port Authority makes no representation or warranty whatsoever as to the condition or fitness of the Steel, either express or implied, and no Commissioner, officer, agent, or employee of the Port Authority is authorized to make any representation or warranty as to the Steel. Carson City Board of Supervisors shall have no claim against the Port Authority for any defect or other condition of the Steel and agrees to accept the Steel "as is." There are no warranties, express or implied.
3. Carson City Board of Supervisors agrees to defend, indemnify and hold the Port Authority, its Commissioners, officers, representatives and employees harmless from and against all losses, liabilities, damages, injuries, claims, demands, costs, attorney fees, and other expenses incurred by the Port Authority and/or its Commissioners, officers, representatives and employees in any manner resulting from or arising with respect to Carson City Board of Supervisors's possession, use or operation of the Steel or the possession, use or operation of the Steel by any person under the control and authority of Carson City Board of Supervisors.
4. Carson City Board of Supervisors will be responsible for all costs of the removal and transportation of the Steel to its facility.
5. This agreement may not be assigned by either party without the approval of the other party.
6. This Agreement is subject to all the terms and conditions of either or both of a Court Order dated December 4, 2009 or July 22, 2010, of the United States District Court for the Southern District of New York, both annexed hereto.
7. Any written notice given by either party to the other under the provisions of, or with respect to, this letter agreement, shall be delivered in person, or by certified or registered

mail to the following addresses:

Port Authority: The Port Authority of NY & NJ
225 Park Avenue South
New York, NY 10003
Attn.: Executive Director

The Port Authority of NY & NJ
225 Park Avenue South
New York, NY 10003
Attn.: General Counsel

Carson City Board of Supervisors: Carson City Board of Supervisors
201 North Carson Street, Suite #2
Carson City, NV 89701

or to such other address(es) as each party hereto may notify the other.

8. This agreement shall be governed by and construed in accordance with the laws of the State of New York.
9. The entire agreement of the parties is contained herein and no changes or modifications shall be valid or enforceable unless in writing and signed by the party to be charged therewith.
10. Neither the Commissioners of the Port Authority, nor any director, officer or employee thereof shall be held personally liable under or in connection with this letter agreement.
11. If any provision of this letter agreement is determined to be unlawful, contrary to public policy, void or unenforceable, all remaining provisions shall continue in full force and effect.

To confirm the agreement of the Port Authority with the foregoing, kindly sign a counterpart of this letter in the space provided below, and return such signed counterpart to the attention of the undersigned.

Very truly yours,

Robert L. Crowell
Mayor

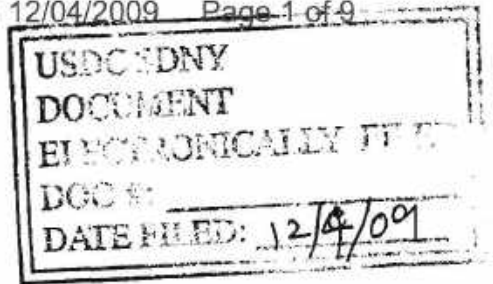
Carson City Board of Supervisors

The Port Authority of New York and New Jersey

By: _____
Title: Executive Director

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

X



IN RE: SEPTEMBER 11 LITIGATION

21 MC 97

X

X

IN RE: SEPTEMBER 11 PROPERTY DAMAGE
AND BUSINESS LOSS LITIGATION

21 MC 101

X

X

IN RE: WTC DISASTER SITE LITIGATION

21 MC 100

X

ORDER

Upon consideration of the application of the Port Authority of New York and New Jersey (the "Port Authority"), and an opportunity having been given to all parties in the above-entitled action to object, it is hereby

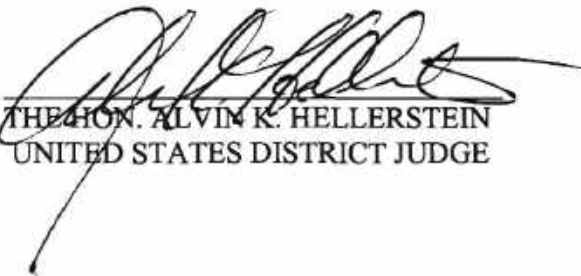
ORDERED, that the Port Authority is permitted to transfer full and complete legal ownership of the attached list of steel (Exhibit A) currently located at John F. Kennedy International Airport, Hangar 17, and it is further

ORDERED, that the transfer and the recipient organization's possession of certain WTC Artifacts will be subject to the right of any party to the September 11

Litigations or their representatives to inspect and test any steel artifact upon ten days notice to the recipient organization and the Port Authority.

Dated: New York, New York

12/3 2009


THE HON. ALVIN K. HELLERSTEIN
UNITED STATES DISTRICT JUDGE

Port Authority's WTC Artifacts
Inventory Archive Item Number

A-0004
A-0007
A-0009
A-0016
A-0017
A-0023
A-0024
A-0039
A-0041
A-0043
A-0044
B-0024
B-0025
B-0026
B-0027
B-0028
B-0030
B-0031
B-0032
B-0034
B-0038
B-0041
B-0046
B-0047
B-0048
B-0050
B-0062
C-0011.001
C-0011.002
C-0011.003
C-0011.004
C-0011.005
C-0011.006
C-0011.007
C-0013
C-0021
C-0024
C-0033
C-0034
C-0035
E-0001
E-0002
E-0003
E-0004
E-0005
E-0006
E-0007
E-0009

EXHIBIT A

Item Type

Steel Column
Structural Triad (Part)
Steel Box Beam
Tower Core Column
Tower Exterior Wall Column
Tower Exterior Tree Panel
Tower Exterior Wall Panel
Steel Beam
Steel Plate
Tower Exterior Wall Panel
Tower Exterior Wall Panel
Cladding – Aluminum Panel
Cladding – Aluminum Panel
Cladding – Aluminum Panel
Cladding – Aluminum Panel
Cladding – Aluminum Panel
Cladding – Aluminum Trim
Cladding – Aluminum Panel
Cladding – Aluminum Trim
Cladding – Aluminum Trim
Cladding – Aluminum Trim
Cladding – Aluminum Trim
Cladding – Aluminum Angle
Cladding – Aluminum Panel
Cladding – Aluminum Panel
Cladding – Aluminum Panel
Cladding – Aluminum Trim
Bronze Anodized Aluminum Panel
001 North Tower Antenna (Part)
002 North Tower Antenna (Part)
003 North Tower Antenna (Part)
004 North Tower Antenna (Part)
005 North Tower Antenna (Part)
006 North Tower Antenna (Part)
007 North Tower Antenna (Part)
North Tower Antenna
Elevator Motor
Elevator Motor
Flag Pole
Flag Pole
Flag Pole
Tower Exterior Tree Panel
Tower Exterior Tree Panel
Tower Exterior Tree Panel
Tower Exterior Column with Spandrel
Tower Exterior Column with Spandrel
Tower Exterior Column with Spandrel
Tower Exterior Column with Spandrel
Tower Exterior Column with Spandrel

E-0010	Tower Exterior Column with Spandrel
E-0011	Tower Exterior Tree Panel
E-0012	Tower Exterior Tree Panel
E-0013	Tower Exterior Tree Panel
E-0014	Tower Exterior Tree Panel
E-0015	Tower Exterior Tree Panel
E-0016	Tower Exterior Tree Panel
E-0017	Tower Exterior Tree Panel
E-0018	Tower Exterior Tree Panel
E-0019	Tower Exterior Tree Panel
E-0022	Tower Exterior Column with Spandrel
E-0024	Tower Exterior Column with Spandrel
E-0025	Steel Column
E-0026	Tower Exterior Tree Panel (Part)
E-0028	Tower Exterior Column with Spandrel
E-0029	Tower Exterior Tree Panel
E-0030	Steel Column
E-0031	Tower Exterior Column with Spandrel
F-0004	Steel Exterior Column Section
F-0006.001	001 Composite #1: Fragment
F-0006.003	003 Composite #1: Fragment
F-0006.004	004 Composite #1: Fragment / Debris
F-0008	Steel Train Rail
F-0009	Steel Train Rail
F-0014	Light Pole
F-0021.000	000 Miscellaneous Building Material
F-0032.014	014 Metal File Cabinet (Part)
G-0011	Steel Bent Plate
G-0012	Steel Beam
G-0016	Steel Column & Diagonal
G-0020	Beam and Post Connection
G-0033	Galvanized Steel Stud
G-0039	Steel Tube
G-0041	Steel Beam
G-0048	Steel Beam
G-0050	Steel Beam
G-0057	Steel Beam
G-0058	Steel Beam
G-0059	Steel Angle
G-0060	Steel Beam
G-0061	Steel Beam
G-0062	Steel Column
G-0063	Steel Column
G-0065	Steel Column
G-0072	Steel Beam
G-0073	Steel Beam
G-0074	Steel Bent Plate
G-0075	Steel Angle
G-0076	Sheet Metal
G-0077	Built-Up Steel Beam
G-0079	Steel Train Rail
G-0080	Steel Train Rail

G-0081	Steel Train Rail
G-0082	Steel Train Rail
G-0084	Steel Beam
G-0085	Steel Tube
G-0088	Steel Column
G-0089	Steel Beam
G-0090	Steel Beam
G-0091	Steel Beam
G-0092	Steel Beam
G-0093	Steel Bent Plate
G-0095	Steel Train Rail
G-0097	Steel Train Rail
G-0098	Steel Plate
G-0100	Steel Column
G-0101	Steel Column
G-0102	Steel Beam
G-0113	Steel Train Rail
G-0114	Steel Column
G-0121	Steel Tube Post
G-0134	Steel Plate
G-0141	Steel Plate
G-0144	Miscellaneous Steel
G-0146	Steel Beam
G-0147	Steel Beam
G-0158	Miscellaneous Steel
H-0040	Steel Beam
H-0047	Steel Beam
H-0048	Steel Train Rail
H-0049	Steel Column – Tube Section
H-0050	Steel Train Rail
H-0052	Steel Beam
H-0053	Steel Beam
H-0054	Steel Beam
H-0055	Steel Beam
H-0056	Steel Beam
H-0057	Steel Beam
H-0058	Steel Beam
H-0059	Steel Beam
H-0060	Steel Beam
H-0061	Steel Beam
H-0062	Steel Beam
H-0063	Steel Train Rail
H-0065	Steel Column
H-0067	Steel Beam
H-0068	Steel Beam
H-0069	Steel Beam
H-0072	Steel Train Rail
H-0073	Steel Beam
H-0074	Steel Beam
H-0075	Steel Beam
H-0076	Steel Beam
H-0078	Steel Beam

H-0079	Steel Angle
H-0081	Steel Beam
H-0082	Steel Beam
H-0083	Steel Train Rail
H-0084	Steel Train Rail
H-0087	Steel Beam
H-0089	Double Steel Train Rail
H-0092	Steel Train Rail
H-0093	Steel Train Rail
H-0094	Steel Beam
H-0095	Steel Beam
H-0096	Steel Beam
H-0097	Steel Beam
H-0098	Steel Beam
H-0103	Steel Train Rail
H-0104	Steel Beam
H-0106	Steel Beam
H-0108	Steel Beam
H-0109	Steel Beam
H-0110	Steel Beam
H-0111	Steel Beam
H-0114	Steel Train Rail
H-0115	Steel Train Rail
H-0116	Steel Train Rail
H-0117	Steel Train Rail
H-0119	Steel Train Rail
H-0121	Steel Beam
H-0122	Steel Beam
H-0124	Steel Beam
H-0125	Steel Train Rail
H-0126	Steel Beam
H-0127	Steel Train Rail
H-0129	Steel Tube
H-0130	Steel Beam
H-0131	Steel Train Rail
H-0132	Steel Train Rail
H-0133	Steel Beam
H-0138	Steel Train Rail
H-0139	Steel Beam
H-0141	Steel Train Rail
H-0142	Steel Train Rail
H-0156	Steel Beam
H-0162	Steel Beam
I-0067	Steel Train Rail
I-0070	Steel Beam
I-0072	Steel Beam
I-0073	Steel Beam
I-0074	Steel Beam
I-0075	Steel Beam
I-0076	Steel Beam
I-0077	Steel Beam
I-0078	Steel Beam

I-0080	Steel Beam
I-0081	Steel Beam
I-0082	Steel Beam
I-0083	Steel Beam
I-0085	Steel Train Rail
I-0087	Steel Beam
I-0088	Steel Column
I-0089	Steel Beam
I-0090	Steel Beam
I-0091	Steel Beam
I-0092	Steel Beam
I-0093	Steel Beam
I-0094	Steel Beam
I-0095	Steel Beam
I-0096	Steel Beam
I-0098	Steel Train Rail
I-0099	Steel Train Rail
I-0100	Steel Beam
I-0101	Steel Pipe
I-0102	Crash Rail
I-0103	Steel Beam
I-0104	Steel Beam
I-0105	Steel Plate
I-0106	Steel Plate
I-0107	Steel Beam
I-0108	Steel Beam
I-0109	Steel Train Rail
I-0110	Steel Beam
I-0111	Steel Train Rail
I-0112	Steel Train Rail
I-0113	Steel Box Column
I-0114	Steel Beam
I-0116	Steel Train Rail
I-0117	Steel Train Rail
I-0118	Steel Beam
I-0121	Steel Beam
I-0126	Steel Beam
I-0128	Steel Beam
I-0132	Steel Beam
I-0133	Steel Plate
I-0138	Steel Beam
I-0139	Steel Bent Plate
I-0142	Steel Beam
I-0143	Steel Beam
I-0145	Steel Beam
I-0147	Steel Beam
I-0149	Steel Beam
I-0150	Steel Beam
I-0151	Steel Beam
I-0152	Steel Beam
I-0153	Steel Post
I-0154	Steel Column

I-0155	Steel Beam (Part)
I-0158	Steel Beam
I-0160	Steel Beam
I-0166	Steel Column
I-0168	Steel Beam
I-0171	Steel Column
I-0175	Steel Beam
I-0176	Steel Column
J-0002	Tower Exterior Wall Steel
J-0003	Tower Exterior Wall Steel
J-0004	Tower Exterior Wall Steel
J-0008	Tower Exterior Wall Steel
J-0009	Tower Exterior Wall Steel
J-0010	Tower Exterior Wall Steel
J-0011	Tower Exterior Wall Steel
L-0001	Steel Beam (Part) with Symbol Cutouts
L-0005	Steel Beam (Part) with Symbol Cutouts
L-0006	Steel Beam (Part) with Symbol Cutouts
L-0014	Steel Beam (Part) with Symbol Cutouts
L-0025	Tower Exterior Wall with Symbol Cutouts

NIST Number

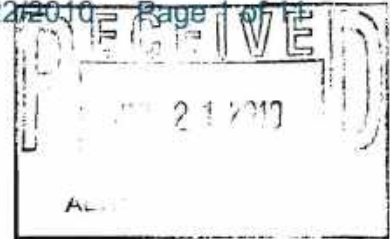
ASCE-3
 B-1075
 B-6152-1
 B-6152-2
 C-10
 C-11
 C-15
 C-28
 C-32
 C-35
 C-43
 C-44
 C-45
 C-47 (not visbl on pc)
 C-49 or S-6
 C-54
 C-55
 C-61
 C-62
 C-64
 C-67
 C-68
 C-71
 C-73
 C-74
 C-75
 C-78

Brief Description

1 column, bottom 1/3rd of left column
 Wide flange
 Heavy rectangular column
 Heavy rectangular column
 Full panel
 2 columns, upper 2/3rds
 Partial of single column
 1 column of unknown location
 1 column, upper 1/3rd
 Wide flange
 1 column, lower 1/2
 Wide flange, FEMA reported possible core cols
 Wide flange, FEMA reported possible core cols
 3 columns, upper 1/2
 portion of 1 column
 1 column, small piece with extended outer web
 1 column, lower 1/3rd
 Wide flange
 Wide flange
 1 column with a lot missing
 1 column, rest unknown
 1 column, upper 1/2
 Wide flange
 1 column, upper 1/2
 Wide flange
 Portion of 1 column and spandrel, rest unknown
 Wide flange

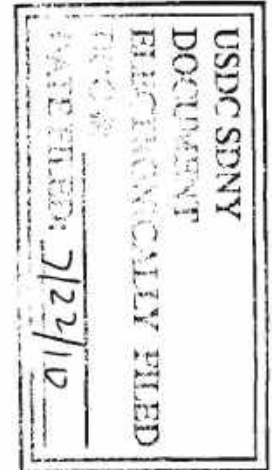
C-79	Rectangular col, FEMA rptd pos core col
C-80	Wide flange, FEMA reported possible core col
C-82	Wide flange
C-89	2 full columns
C-91	Channel
C-93	Partial of single column
C-95	Channel
C-97	Channel
C-99	Channel
C-100	Possible angle from a floor truss
C-101	Similar to corner column, but much thinner
C-102	Partial of single column
C-104	Possible angle from a floor truss
C-105	Channel
C-117	3 columns, lower 1/3
C-118	Channel
C-124	Channel
C-126	Wide flange
C-129	Channel
C-130	Wide Flange
C-133	1 column, bottom 1/3rd of unknown location
C-142	Wide flange
C-143	Channel
C-145	Channel
C-146a	Mangled ball of steel and concrete--Composite
C-147	Channel
C-148	Channel
C-149	Piece of floor truss
C-150	Wide flange
C-152	Channel
C-153	Channel
C-154	Thin rectangular beam with supports
C-155	Wide flange
M-11	Wide flange
M-18	Large box beam, 19" x 21" x 17.5' long
M-20	2 columns, lower 1/3rd
M-22	Large box beam, 19" x 26.5" x 9.5' long
M-23	Possibly part of Wide flange or I-beam
M-24	Channel
M-28	3 columns, lower 1/4th
M-37	Wide flange
N-3	1 column, upper 1/2
N-4	1 column, middle 1/3rd
N-5	Part of spandrel plate with bolts
N-6	1 column, length of spandrel, crushed
S-10 or C-17	2 columns, lower 1/2
U-6	3 columns, upper 1/4
n-0017	
n-0033	
n-022	
-141	

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK



IN RE: SEPTEMBER 11 LITIGATION

21 MC 97



IN RE: SEPTEMBER 11 PROPERTY DAMAGE
AND BUSINESS LOSS LITIGATION

21 MC 101

IN RE: WTC DISASTER SITE LITIGATION

21 MC 100

ORDER

Upon consideration of the application of the Port Authority of New York and New Jersey (the "Port Authority"), and an opportunity having been given to all parties in the above-entitled action to object, it is hereby

ORDERED, that the Port Authority is permitted to transfer full and complete legal ownership of the attached list of items (Exhibit A) currently located at John F. Kennedy International Airport, Hangar 17, and it is further

ORDERED, that the transfer and the recipient organization's possession of certain WTC Artifacts will be subject to the right of any party to the September 11

Litigations or their representatives to inspect and test any steel artifact upon ten days notice to the recipient organization and the Port Authority.

Dated: New York, New York

7/22, 2010


THE HON. ALVIN K. HELLERSTEIN
UNITED STATES DISTRICT JUDGE

Exhibit A

Inventory Archive Item Number	Description
A-0001	Tower Exterior Wall Spandrel
A-0002	Tower Exterior Wall Spandrel
A-0003	Tower Core Column
A-0005	Steel Beam
A-0006	Steel Beam
A-0008	Tower Core Column
A-0010	Tower Core Box Column
A-0011	Tower Core Column
A-0012	Tower Exterior Wall Column
A-0013	Tower Exterior Wall Column
A-0014	Tower Exterior Wall Column
A-0015	Tower Exterior Wall Column
A-0025	Steel Beam
A-0026	Tower Exterior Wall Column
A-0027	Tower Exterior Wall Column
A-0028	Steel Beam
A-0029	Steel Beam
A-0030	Steel Beam
A-0031	Steel Beam
A-0032	Steel Column
A-0033	Steel Beam
A-0034	Steel Beam
A-0035	Steel Beam
A-0036	Steel Beam
A-0037	Steel Beam
A-0038	Steel Beam
A-0040	Steel Beam
A-0042	Steel Plate
A-0045	Steel Column
A-0046	Steel Column
A-0047	Steel Beam
A-0048	Steel Beam
B-0029	Cladding -- Aluminum Trim
B-0033	Cladding -- Stainless Steel Trim
B-0035	Cladding -- Aluminum Trim
B-0036	Cladding -- Aluminum Trim
B-0037	Cladding -- Aluminum Trim
B-0039	Cladding -- Aluminum Panel
B-0040	Cladding -- Aluminum Tube
B-0042	Cladding -- Aluminum Tube
B-0043	Cladding -- Aluminum Tube
B-0044	Cladding -- Aluminum Angle
B-0049	Cladding -- Aluminum Panel
B-0051	Cladding -- Aluminum Panel
B-0053	Cladding -- Aluminum Trim
B-0054	Cladding -- Aluminum Panel
B-0056	Cladding -- Aluminum Panel
B-0061	Bronze Anodized Aluminum Panel
B-0063	Bronze Anodized Aluminum Panel
B-0064	Bronze Anodized Aluminum Panel
B-0065	Cladding -- Aluminum Panel
B-0068	Granite Coping Stone
C-0001	North Tower Antenna
C-0002	North Tower Antenna
C-0004	North Tower Antenna
C-0005	North Tower Antenna
C-0006	North Tower Antenna
C-0008	North Tower Antenna
C-0011	North Tower Antenna
C-0012	North Tower Antenna
C-0014	North Tower Antenna

Inventory Archive Item Number	Description
C-0015	North Tower Antenna
C-0016	North Tower Antenna
C-0017	North Tower Antenna
C-0018	North Tower Antenna
C-0020	Elevator Motor
C-0026	Elevator Motor
C-0027	Elevator Motor
C-0028	Elevator Motor
C-0029	Elevator Motor
C-0030	Elevator Cab Floor Platform
C-0031	Flag Pole
C-0032	Flag Pole
C-0040	Path Signage
C-0041	Path Signage
C-0042	Path Signage
C-0043	Mall Signage
C-0044	WTC Signage
C-0045	WTC Signage
C-0046	WTC Signage
C-0047	PATH Signage
C-0048	WTC Signage
C-0049	Street Signage
C-0050	WTC Signage
C-0051	Signage: the letter "D"
C-0052	Signage: the letter "S"
C-0053	Pre-cast Concrete Planter
C-0056	Pre-cast Concrete Bench
C-0059	Signage from WTC Concourse Level
C-0060	Signage from WTC Concourse Level
C-0061	Replacement Connections
D-0001	PATH Train Car #745
D-0002	PATH Train Car #143
F-0001	Reinforced Concrete Column
F-0002	Reinforced Concrete Column
F-0011	Steel Reinforcing Bar
F-0013	Pipe--10in. Diameter
F-0015	Steel Figure
G-0001	Steel Beam
G-0002	Steel Box Beam (Part)
G-0003	Steel Beam
G-0004	Steel Box Beam (Part)
G-0005	Steel Train Rail
G-0006	Steel Tube
G-0007	Steel Train Rail
G-0008	Steel Plate
G-0009	Steel Plate
G-0010	Steel Column
G-0013	Steel Beam
G-0014	Steel Beam
G-0015	Steel Box Column
G-0017	Built-Up Steel Beam
G-0018	Steel Beam
G-0019	Steel Beam
G-0021	Steel Box Beam (Part)
G-0022	Steel Beam
G-0023	Steel Beam
G-0024	Steel Beam
G-0025	Steel Tube & Connection
G-0026	Steel Beam
G-0027	Steel Beam
G-0028	Steel Beam

Exhibit A

Inventory Archive Item Number	Description
G-0029	Steel Beam
G-0030	Steel Beam
G-0031	Steel Channel
G-0032	Steel Beam (Part)
G-0035	Steel Column Base Plate
G-0036	Steel Beam
G-0037	Steel Beam
G-0038	Steel Beam
G-0040	Steel Strap With Stud
G-0042	Steel Train Rail
G-0043	Steel Base Plate
G-0044	Steel Beam
G-0045	Steel Beam (Part)
G-0046	Built-Up Section
G-0049	Steel Beam
G-0053	Steel Beam
G-0054	Steel Beam
G-0056	Steel Beam (Part)
G-0067	Steel Beam
G-0068	Steel Beam
G-0069	Steel Beam
G-0070	Transfer Girder
G-0078	Steel Beam
G-0083	Steel Beam
G-0086	Steel Plate
G-0086	Steel Plate
G-0087	Steel Column
G-0096	Steel Train Rail
G-0103	Steel Column
G-0104	Steel Column
G-0106	Steel Beam
G-0107	Steel Beam
G-0108	Steel Tube
G-0109	Steel Train Rail
G-0110	Steel Beam
G-0111	Steel Beam
G-0112	Steel Beam
G-0115	Steel Train Rail
G-0116	Steel Beam
G-0117	Steel Beam
G-0118	Steel Beam
G-0119	Steel Column
G-0120	Steel Box Beam (Part)
G-0121	Steel Tube Post
G-0122	Steel Plate
G-0123	Steel Plate
G-0124	Steel Post -- Tube & Connection
G-0125	Steel Beam (Part)
G-0126	Steel Beam
G-0127	Steel Beam
G-0128	Steel Beam
G-0130	Steel Beam
G-0131	Steel Beam
G-0132	Steel Column
G-0135	Steel Beam
G-0137	Steel Beam
G-0138	Steel Column
G-0139	Steel Beam
G-0140	Steel Plate
G-0142	Steel Channel - Stair Carriage
G-0145	Steel Beam

Exhibit A

Inventory Archive Item Number	Description
G-0148	Steel Beam
G-0149	Steel Beam
G-0150	Steel Column
G-0151	Steel Beam
G-0152	Steel Beam
G-0153	Steel Beam
G-0154	Steel Column
G-0155	Steel Column
G-0156	Steel Beam
G-0157	Steel Beam
G-0159	Steel Beam
G-0160	Steel Strap
G-0161	Steel Beam
H-0001	Steel Column
H-0002	Steel Beam
H-0003	Steel Beam
H-0004	Steel Column
H-0005	Steel Beam
H-0006	Steel Beam
H-0007	Steel Column
H-0008	Steel Beam
H-0009	Steel Train Rail
H-0010	Steel Beam
H-0011	Steel Plate
H-0012	Steel Train Rail
H-0013	Steel Train Rail
H-0014	Steel Column
H-0015	Steel Beam
H-0016	Steel Tube
H-0017	Steel Beam
H-0018	Steel Box Beam. (Part)
H-0019	Steel Beam
H-0020	Steel Beam
H-0021	Steel Beam
H-0022	Steel Train Rail
H-0023	Steel Beam
H-0024	Steel Train Rail
H-0025	Steel Beam
H-0026	Steel Beam
H-0027	Steel Train Rail
H-0028	Steel Beam
H-0029	Steel Beam
H-0030	Steel Column
H-0031	Steel Beam
H-0032	Steel Beam
H-0033	Steel Beam
H-0034	Steel Beam
H-0035	Steel Column
H-0036	Steel Beam
H-0037	Steel Beam
H-0038	Steel Beam
H-0039	Steel Beam
H-0041	Steel Beam
H-0042	Steel Beam
H-0043	Steel Beam
H-0044	Custom Steel Beam
H-0045	Steel Beam
H-0046	Steel Beam
H-0051	Steel Beam
H-0064	Steel Box Column
H-0066	Steel Column

Exhibit A

Inventory Archive Item Number	Description
H-0070	Steel Column
H-0071	Steel Column
H-0077	Steel Beam
H-0079	Steel Angle
H-0080	Steel Column
H-0086	Steel Beam
H-0088	Steel Column
H-0090	Steel Beam
H-0091	Steel Beam
H-0099	Steel Plate
H-0100	Steel Plate
H-0101	Steel Plate
H-0105	Steel Column
H-0107	Steel Beam
H-0112	Steel Beam
H-0113	Steel Train Rail
H-0118	Steel Beam
H-0120	Steel Bent Plate
H-0123	Steel Beam
H-0128	Steel Beam
H-0134	Steel Beam
H-0135	Steel Beam
H-0136	Steel Beam
H-0137	Steel Beam
H-0140	Steel Beam
H-0143	Steel Column
H-0144	Steel Beam
H-0145	Steel Beam
H-0146	Steel Column
H-0147	Steel Column
H-0148	Steel Beam
H-0149	Steel Beam
H-0150	Steel Beam
H-0151	Steel Beam
H-0152	Steel Beam
H-0153	Steel Column
H-0154	Steel Beam
H-0155	Steel Beam
H-0157	Steel Beam
H-0158	Steel Beam
H-0159	Custom Steel Beam
H-0160	Steel Beam
H-0161	Steel Box Column
I-0001	Steel Beam
I-0002	Steel Diagonal Brace
I-0003	Steel Beam
I-0004	Steel Beam
I-0005	Steel Beam
I-0006	Steel Beam
I-0007	Steel Beam
I-0008	Steel Column
I-0009	Steel Column
I-0010	Steel Column
I-0011	Steel Train Rail
I-0012	Steel Column
I-0013	Steel Column
I-0014	Steel Column
I-0015	Steel Column
I-0016	Steel Column
I-0017	Steel Column
I-0018	Steel Bent Plate

Exhibit A

Inventory Archive Item Number	Description
I-0019	Steel Beam
I-0020	Steel Column
I-0021	Steel Beam
I-0022	Steel Box Column
I-0023	Steel Box Column
I-0024	Steel Column
I-0025	Steel Column
I-0026	Steel Beam
I-0027	Steel Column
I-0028	Steel Beam
I-0029	Custom Steel Construction
I-0030	Steel Column
I-0031	Steel Beam
I-0032	Steel Beam
I-0033	Steel Train Rail
I-0034	Steel Train Rail
I-0035	Steel Train Rail
I-0036	Steel Beam
I-0037	Steel Beam
I-0039	Steel Beam
I-0040	Steel Column
I-0041	Steel Beam
I-0042	Steel Column
I-0043	Steel Column
I-0045	Steel Beam
I-0046	Steel Beam
I-0047	Steel Train Rail
I-0048	Steel Beam
I-0049	Steel Beam
I-0050	Steel Beam
I-0051	Steel Column
I-0052	Steel Beam
I-0053	Steel Beam
I-0054	Steel Beam
I-0055	Steel Beam (Part)
I-0056	Steel Train Rail
I-0057	Steel Train Rail
I-0058	Steel Train Rail
I-0059	Steel Beam
I-0060	Steel Beam
I-0061	Steel Beam
I-0062	Steel Beam
I-0063	Steel Beam
I-0064	Steel Beam
I-0065	Steel Bent Plate
I-0066	Steel Beam
I-0068	Steel Beam
I-0069	Steel "T"
I-0071	Steel Column
I-0079	Steel Reinforcing Bar
I-0086	Steel Beam
I-0097	Steel Beam
I-0119	Steel Beam
I-0120	Steel Beam
I-0122	Steel Beam
I-0123	Steel Train Rail
I-0124	Steel Column
I-0125	Steel Column
I-0127	Steel Bent Plate
I-0129	Steel Column
I-0130	Steel Beam

Inventory Archive Item Number	Description
I-0131	Steel Column
I-0134	Steel Beam
I-0135	Steel Train Rail
I-0136	Steel Train Rail
I-0141	Steel Bent Plate
I-0144	Steel Beam
I-0146	Steel Beam
I-0156	Steel Beam
I-0157	Steel Column
I-0159	Steel Column
I-0161	Steel Post
I-0162	Steel Column
I-0163	Steel Column
I-0164	Steel Column
I-0165	Steel Column
I-0167	Steel Column
I-0169	Steel Beam
I-0170	Steel Beam
I-0172	Steel Column
I-0173	Steel Box Column
I-0174	Steel Column
I-0177	Steel Stair Channel
I-0178	Steel Stair Channel
J-0001	Tower Exterior Wall Steel
J-0005	Tower Exterior Wall Steel
J-0006	Tower Exterior Wall Steel
J-0007	Tower Exterior Wall Steel
J-0012	Tower Exterior Wall Steel
J-0013	Tower Exterior Wall Steel
J-0014	Tower Exterior Wall Steel
J-0015	Tower Exterior Wall Steel
L-0002	Steel Beam (Part) with Symbol Cutouts
L-0003	Tower Exterior Wall with Symbol Cutouts
L-0004	Steel Beam with Symbol Cutouts
L-0007	Steel Beam (Part) with Symbol Cutouts
L-0008	Steel Beam (Part) with Symbol Cutouts
L-0009	Steel Beam (Part) with Symbol Cutouts
L-0010	Steel Beam (Part) with Symbol Cutouts
L-0011	Steel Beam (Part) with Symbol Cutouts
L-0012	Steel Beam (Part) With Symbol Cutouts
L-0015	Steel Beam (Part) with Symbol Cutouts
L-0016	Steel Beam (Part) with Symbol Cutouts
L-0017	Tower Exterior Wall Aluminum with Cutouts
L-0018	Steel Beam with Symbol Cutouts
L-0019	Steel Beam with Symbol Cutouts
L-0020	Steel Beam with Symbol Cutouts
L-0021	Steel Plate with Symbol Cutouts
L-0022	Steel Beam (Part) with Symbol Cutouts
L-0023	Steel Beam with Symbol Cutouts
L-0024	Steel Beam with Symbol Cutouts
L-0026	Steel Beam (Part) with Symbol Cutouts
M-0001	Steel Beam
M-0002	Steel Column
M-0003	Steel Beam
M-0004	Steel Beam
M-0005	Steel Beam
M-0006	Steel Beam
M-0007	Steel Beam
M-0008	Steel Beam
M-0009	Steel Beam
M-0010	Steel Column

Exhibit A

Inventory Archive Item Number	Description
NIST-007	Column
NIST-012	NIST Steel
NIST-013	NIST Steel
NIST-014	NIST Steel
NIST-015	NIST Steel
NIST-016	NIST Steel
NIST-017	NIST Steel
NIST-018	Corner Column
NIST-023	NIST Steel
NIST-031	Wide flange
NIST-035	Channel
NIST-036	NIST Steel
NIST-037	NIST Steel
NIST-039	NIST Steel
NIST-044	Channel
NIST-052	NIST Steel
NIST-054	Long beam
NIST-055	Narrow beam with rivets
NIST-056	Small beam
NIST-058	Steel Channel
NIST-063	Box column
NIST-065	Long beam
NIST-066	Very long beam
NIST-068	Two beams
NIST-069	Long beam
NIST-072	Gnarled beams
NIST-073	Metal decking
NIST-074	NIST Steel
NIST-075	NIST Steel
NIST-076	Three columns
NIST-078	Steel
NIST-079	Steel box
NIST-080	Steel box
NIST-081	Three Columns
NIST-082	NIST Steel
NIST-083	NIST Steel
NIST-084	NIST Steel
NIST-085	Aluminum Sheathing
NIST-101	NIST Steel
NIST-106	Three columns
NIST-107	Two columns
NIST-109	Steel column
NIST-110	Three columns
NIST-111	Panel
NIST-112	Two columns
NIST-113	Two Columns
NIST-114	Column
NIST-115	Three full columns
NIST-116	Two Columns
NIST-117	Three full columns
NIST-118	Column
NIST-119	Washer and nut
NIST-120	Partial single column
NIST-121	Steel column
NIST-123	Three Column
NIST-124	Steel Column
NIST-125	One column
NIST-126	Two full columns
NIST-127	Two Columns
NIST-128	Bowtie Section
NIST-129	Bowtie Section

Inventory Archive Item Number	Description
NIST-130	Three Columns
NIST-131	Two full columns
NIST-132	Channel
NIST-133	Thin steel
NIST-134	Thin steel
NIST-135	Wide Flange
NIST-136	Bent beam
NIST-138	Wide Flange
NIST-139	Straight beam
NIST-140	Wide Flange
NIST-141	Wide Flange
NIST-142	Column
NIST-143	Partial column
NIST-144	Curved beam
NIST-145	Wide Flange
NIST-146	Corner column
NIST-147	Column
NIST-149	Long beam
NIST-150	Full panel
NIST-151	Wide flange
NIST-153	Two Columns
NIST-154	Column
NIST-156	Wide Flange
NIST-157	Single column
NIST-159	Two columns
NIST-161	Wide flange
NIST-162	Rectangular Column
NIST-163	One column
NIST-164	Column
NIST-165	Two columns
NIST-166	Full panel
NIST-167	Full column
NIST-168	Partial panel
NIST-169	One column
NIST-172	Small Steel
NIST-173	NIST Steel
NIST-174	NIST Steel
NIST-175	NIST Steel
NIST-176	NIST Steel
NIST-177	NIST Steel
NIST-178	NIST Steel
NIST-179	NIST Steel
NIST-180	NIST Steel



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding the 30% design concepts for the East William Street Complete Streets Project ("Project") and to authorize staff to advance to the 60% design stage. (Randall Rice, rrice@carson.org)

Staff Summary: This Project includes complete street improvements along East William Street between North Carson Street and the I-580/U.S. Highway 50 interchange, including pavement reconstruction and preservation, utility replacement, safety enhancements, undergrounding of overhead utilities and multi-modal transportation infrastructure. Staff will present the 30% level of design concepts that have been developed for the corridor based on the previous input and direction from the public and the Regional Transportation Commission ("RTC"). Staff will also discuss the overall status of the design improvements planned for the corridor.

Agenda Action: Formal Action / Motion

Time Requested: 20 minutes

Proposed Motion

I move to approve the 30% design as presented and authorize staff to advance the project to the 60% design stage.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

July 7, 2022 – The Board of Supervisors ("Board") approved the amendment to Contract No. 21300204 with Nichols Consulting Engineers, CHTD ("NCE") to provide phase two design and construction support services for the Project, for an additional \$1,919,215.00 for a total not to exceed amount of \$2,309,493.50.

January 6, 2022 – The Board awarded Contract No. 21300204 to NCE to provide phase one preliminary design services for the Project for \$390,242.50.

Background/Issues & Analysis

The 30% design plans have been developed for the corridor using a combination of the input collected from the public and the RTC. Staff have reviewed possible ways to incorporate pedestrian crossing and connectivity enhancements and add buffered bike lanes as elements into the design. Staff will present the 30% design concepts which include curb, gutter and sidewalk improvements, buffered bike lanes, narrowed lane widths, enhanced pedestrian crosswalk locations and small median islands. Based on additional input from the Board, RTC and the Redevelopment Authority Citizen's Committee ("RACC"), staff plan to finalize the design concept for the corridor and advance the design to 60%. The corridor design will be a balance between the input

provided, the known corridor needs based on engineering judgment and the available funding. This balanced approach will be necessary to distribute the limited funding to the identified needs.

Beginning with the Board's vision in 2014, the Project focused on safety of all transportation modes, infrastructure for alternative modes, efficiency of traffic operations, facilities for people with disabilities and integration with land-use plans. The Complete Streets vision for East William Street began with the Greening America's Capitals East William Street Study, completed in 2016.

In the spring of 2022, Carson City was awarded a Rebuilding American Infrastructure with Sustainability and Equity ("RAISE") grant for \$9.3 million. The highly competitive RAISE grant was awarded by the United States Department of Transportation, which described the project as an important investment in Carson City's infrastructure with a focus to improve pedestrian safety, mobility and green infrastructure.

Carson City staff contracted with Wood Rodgers to conduct a Traffic Report in the spring of 2022. The evaluation included review of crash data, traffic volumes and storage capacity, as well as analysis of level of service for intersections and segments along the William Street corridor. Improvement opportunities were recommended for incorporation into design of the Project.

Carson City staff conducted various public outreach efforts through the winter and spring of 2022. The first effort included a field tour on January 8, 2022, where staff visited businesses along the corridor to explain the project and encourage feedback. The second effort was creation of an online comment map for citizens to provide comments and concerns. A survey was sent out to the general public in the same time period of January-February with various questions relating to how the corridor is used, existing conditions and suggested improvements. Finally, three open house meetings were held in the first two weeks of February.

On May 4, 2022, the RTC approved the East William Street Feasibility Study. The study incorporated comments received through extensive public outreach and industry best practices to develop conceptual designs.

On October 3, 2022, the RACC reviewed the 30% design concepts and provided comments.

On October 12, 2022, the RTC reviewed the 30% design concepts and provided comments.

The following is a tentative schedule of remaining key milestones leading up to final design of the project:

Design milestones & Future Board/Committee updates (Board, RACC and RTC):

- Winter 2022/Spring 2023 – 60% design
- Summer 2023 – Final design

Community meetings and workshops:

- Jan/Mar 2022 – Survey and Comment Map - Complete
- February 1, 3 and 8, 2022 – Open House - Complete
- May 3, 2022 – Design Alternates Open House Meeting - Complete
- Winter/Spring of 2022/2023 – Design Public Meeting and Workshops
- Summer 2023 – Construction Impacts Workshop Meeting

Direction and comments from the Board will be incorporated into the East William Complete Streets 60% design.

This project may be broken into two parts to support undergrounding of overhead utilities. The available funding and final bid pricing will determine the limits of the undergrounding and multiple contracts may be required to support this work.

If you have any questions regarding the Project you can contact Darren Anderson, Senior Project Manager, at danderson@carson.org (775-283-7584) or Randall Rice, City Engineer, at rrice@carson.org (775-283-7378).

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachments:

[2022_10_20 - BOS 30 Presentation E. William St.pdf](#)

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)



CONNECTING



WITH THE CAPITAL

East William Complete Streets Project

October 20, 2022 BOS

Project Overview



This project will transform the corridor between N. Carson Street and the I-580 interchange from a busy, congested vehicle thoroughfare to a safer multimodal, accessible roadway shared by all users including drivers, cyclists, and pedestrians; otherwise known as a Complete Street.

Project Benefits and Goals



- Review travel lane widths and corridor configuration
- Improve safety for pedestrians, cyclists and automobiles
- Improve accessibility for disabled persons
- Support land use plans and economic development
- Increase multimodal travel capacity to accommodate growing population and employment
- Improve utility and drainage infrastructure



Community Outreach

- Extensive business and community outreach through multiple public meetings and an interactive comment map.
- Discussed project features, timeline and opportunities to stay involved through design and construction
- Majority of stakeholders are positive about the project





What Did We Hear

- More trees and landscape strips
- Separate bike/ped from auto traffic
- Wider sidewalks
- Sidewalk connectivity
- Improved pedestrian safety
- Enhanced street lighting
- Protected left turns
- LID and drainage improvements
- Traffic calming
- Driveway elimination/consolidation
- Improved site distance and traffic flow
- Add marked bike lanes
- Additional parking at Mills Park
- More electric car charging stations
- Consider a roundabout and pedestrian bridge
- Art
- Underground utilities



Preferred Alternative

N. Carson to Roop



Preferred Alternative

Roop to Saliman



Preferred Alternative

Saliman to Gold Dust West





Preliminary Design

◎ Preferred Alternative

- Utility undergrounding
- Sidewalk and pedestrian ramps
- Roadway striping
- Pedestrian and street lighting
- Traffic signal modifications
- Landscaping
- Low Impact Development





N Stewart Street Intersection



Remove One
Eastbound Lane

Add Bike Lanes East
and West

Add Landscaping and
Wider Sidewalks

Remove One
Southbound Lane

Add Dedicated Right
Turn Lane

Add Medians with
Landscaping

Legend



Potential Bus Stop



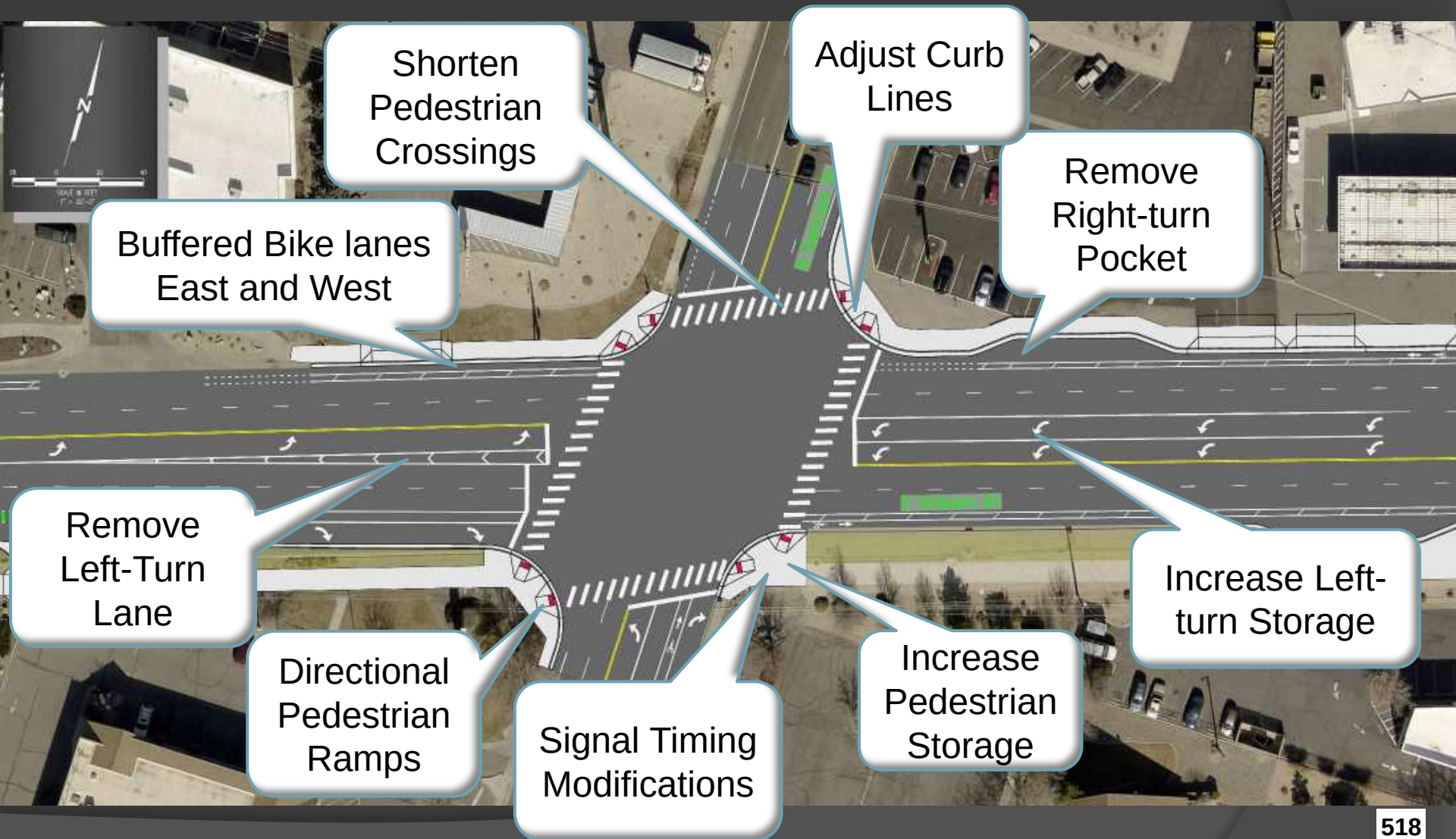


State Street Intersection



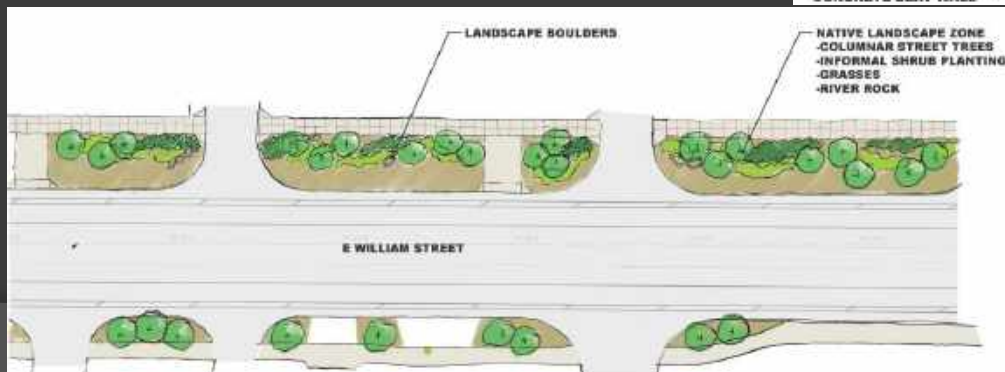
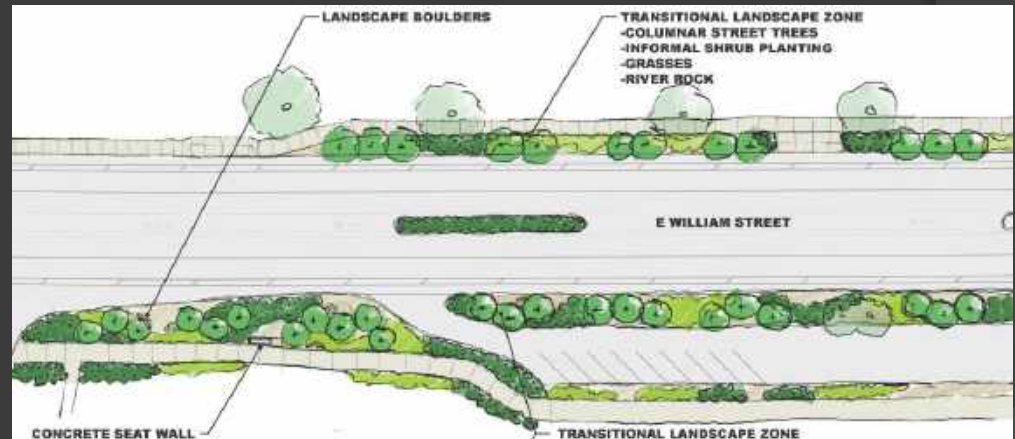
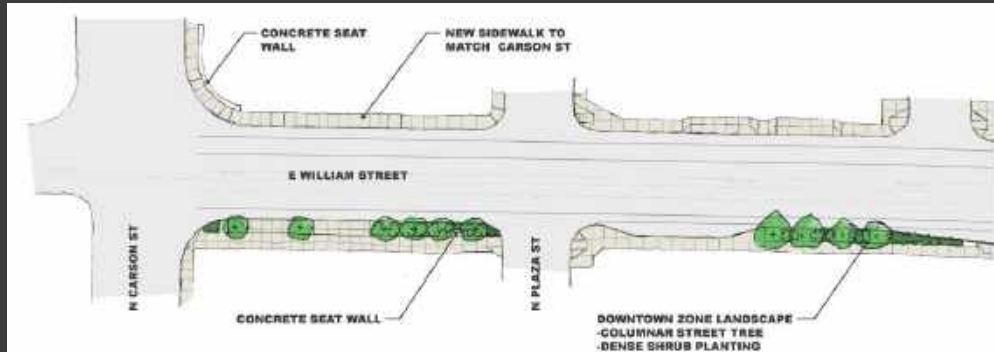


Saliman Intersection



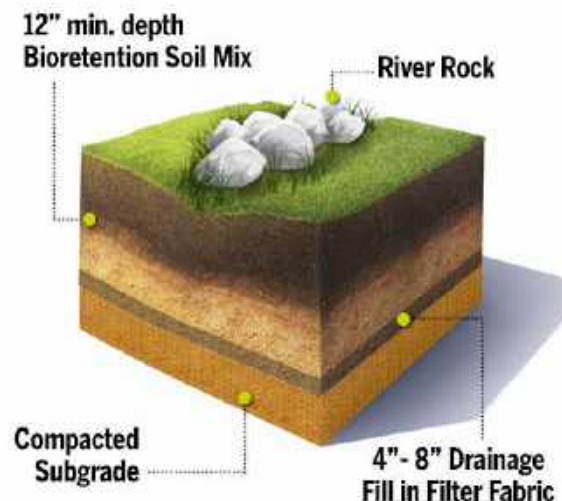


Landscape Design





Low Impact Development



Project Funding



● Total Project Funding: **\$23,189,704**

RAISE = \$9,300,000

Federal Earmark = \$2,000,000

Redevelopment = \$404,620

Infrastructure = \$6,329,297

Stormwater = \$490,000

Water = \$2,600,000

Sewer = \$2,065,787

A banner for RAISE Grants. The top section is dark blue with "RAISE" in large orange letters and "Grants" in white. Below it, in smaller white text, is "Rebuilding America Infrastructure with Sustainability and Equity". A horizontal bar with an orange left half and a blue right half contains the text "Rural, Capital" in white. The bottom section is light yellow and contains the following text: "East William Street Complete Streets Project", "Carson City" (in bold), "Carson City, Nevada", and "Grant Funding: \$9,300,000" (in bold).

RAISE Grants
Rebuilding America Infrastructure with Sustainability and Equity

Rural, Capital

East William Street Complete Streets Project

Carson City
Carson City, Nevada

Grant Funding: \$9,300,000

Next Steps



- Design milestones:
 - 60% Design in progress – December 2022
 - Summer 2023 – Final design
 - Construction – Planned to start in early 2024

- Upcoming Community Meetings/Workshops:
 - Design Update Public Meeting and individual contact – Winter/Spring 2022/2023
 - Construction Impacts Workshop meeting - Winter 2023

- Future Board/Committee updates (RACC, RTC, BOS):
 - Present at 60% and 90% project stages

Project Communication Tools

www.CarsonProud.com

Text "Carson Proud" to (775) 522-5722

Darren Anderson, PE
Senior Project Manager
danderson@carson.org
775-283-7584



CONNECTING



Thank you!





STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Nancy Paulson, City Manager

Agenda Title: For Discussion Only: Discussion and presentation by the City Manager regarding an update on current City projects, activities and other items of interest to the Board of Supervisors and the community. (Nancy Paulson, npaulson@carson.org)

Staff Summary: The City Manager will present an update on current City projects, activities and other items of interest to the Board of Supervisors and the community. This will include an overview of Internal Finance Committee and Community Development activities, as well as upcoming City events.

Agenda Action: Other / Presentation

Time Requested: 5 Minutes

Proposed Motion

N/A

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

Attachments:

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

City Manager Update

October 20, 2022

Upcoming Events

- October 22, 2022 - Early Voting Begins
- November 8, 2022 - General Election

In-Person Polling Location - Carson City Community Center

October 27, 2022
BOO-nanza
4-7pm at Mills Park

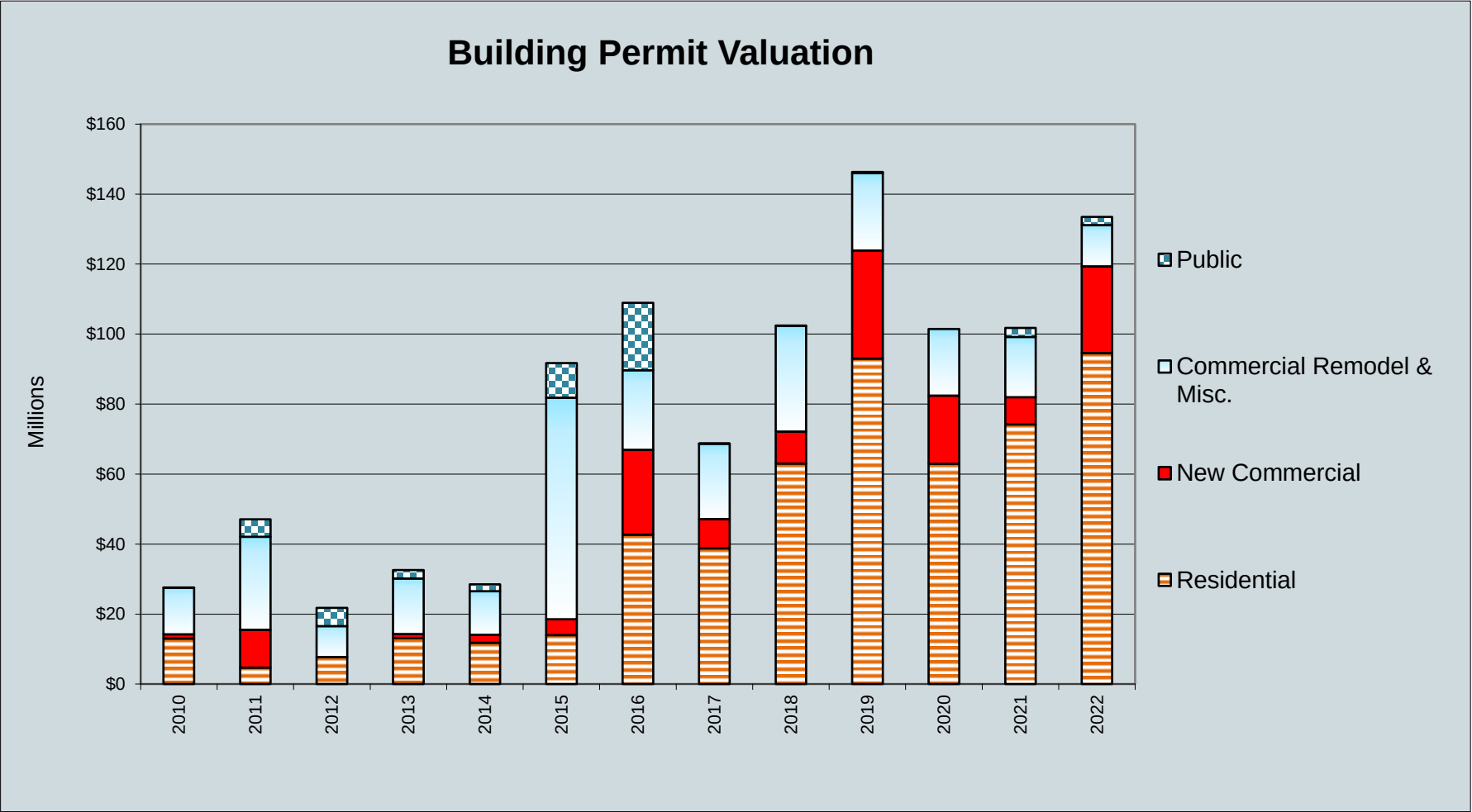


October 29, 2022
Nevada Day Parade
10am



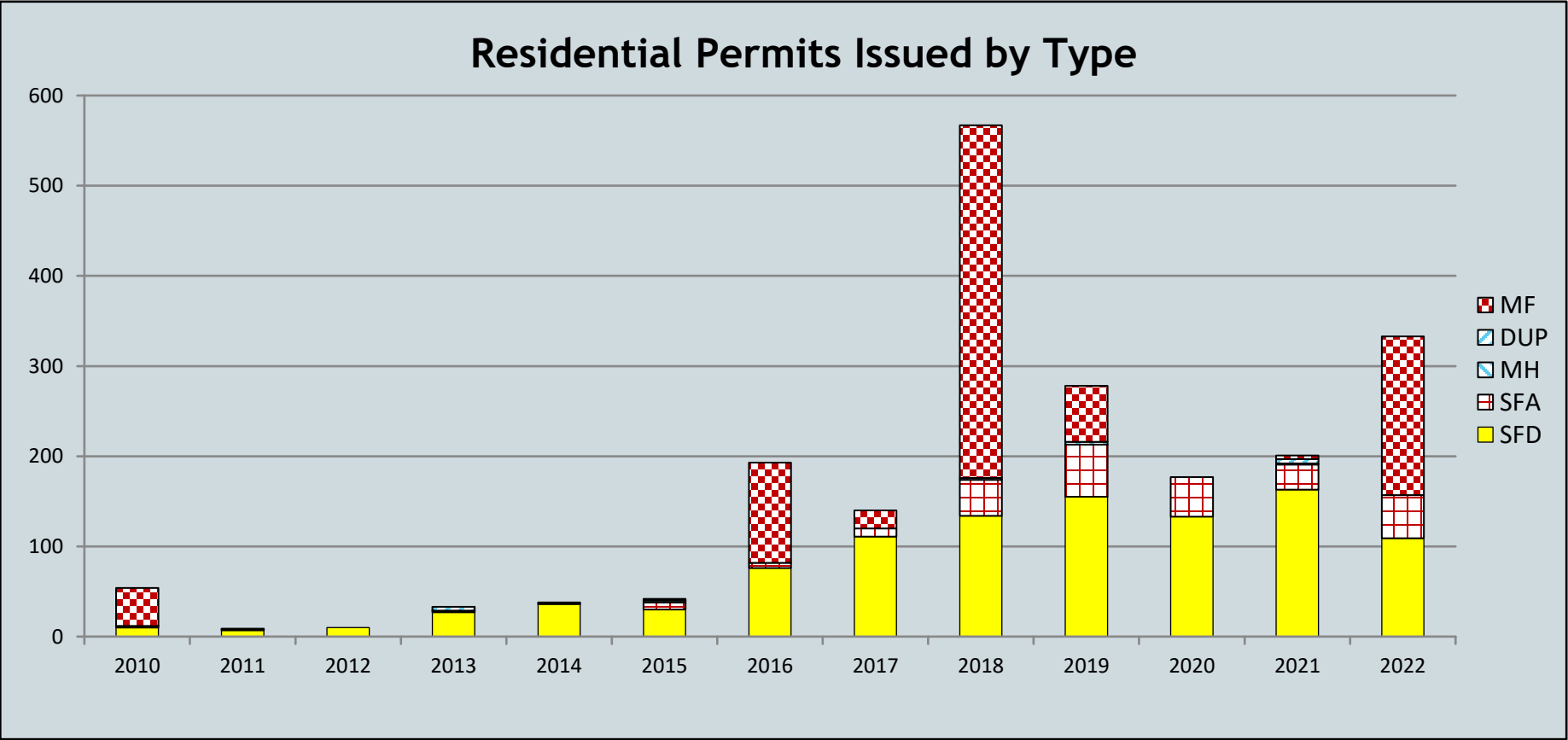
Community Development

BUILDING PERMIT ACTIVITY REPORT



- 2022 Building Permit Valuation YTD total: \$133.48 million

BUILDING PERMIT ACTIVITY REPORT



MF – Multi-Family (3+ attached units)
DUP – Duplex
MH – Manufactured Home
SFA – Single Family Attached
SFD – Single Family Detached

2022 YTD Total: 333 units

- 109 Single Family Detached
- 48 Single Family Attached
- 176 Multi-Family

Internal Finance Committee (Aug 31 - Oct 12, 2022)

➤ General Fund Contingency:

- Irrigation renovation and repairs on 5th Street medians - \$10,510

➤ Capital Projects / Extraordinary Maintenance Funds (Undesignated):

- No requests were approved for this period.

Upcoming Agenda Items

- **Truck Routes Ordinance**
- **Proposed Ordinance Prohibiting Scooter/Bike Share**
- **Ordinance for Issuance of Bonds for the William Street Corridor Project**
- **Tentative Subdivision Map - Anderson Ranch West**
- **Tentative Subdivision Map and Zoning Map Amendment - Ash Canyon**