

#11A

**City of Carson City
Agenda Report**

Date Submitted: November 10, 2008

Agenda Date Requested: November 20, 2008

Time Requested: 25 Minutes

Location Requested: Approx. 10:15 AM

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: Presentation on the new conceptual building floor plans and elevations, including site and landscape plans for the multi-purpose indoor recreation center located directly south of the Boys and Girl's Club of Western Nevada club house located at Northridge Drive and Russell Way.

Staff Summary: On September 6, 2007, the Board of Supervisors approved the partnership between the Boys and Girls Club of Western Nevada (BGCWN) and the City regarding the indoor recreation center. In addition, this action approved the center's location on BGCWN's property at the intersection of Northridge Drive and Russell Way. Also, on March 6, 2008, the Board of Supervisors approved a Memorandum of Understanding between the BGCWN and the City regarding the project. Since then, the project's architect and City management team have developed a design concept based on a co-joined building. Unfortunately, due to property ownership issues and building codes, that original design concept had to be abandoned for a new design concept with separate buildings and single ownerships. This presentation will provide a project overview on the new architectural and site design concepts, including the recreational programming components for the entire project.

Type of Action Requested: (check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify): Presentation

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: No action. Presentation only.

Explanation for Recommended Board Action: On August 21, 2008, the Board of Supervisors amended Valentiner Crane Architects consultant contract to redesign the multi-use indoor recreation center (Refer to Exhibit A). Unfortunately, this was necessary because the original design concept of a co-joined building would not work due to property ownership issues and building codes. Since then, City staff and Boys and Girls Club representatives, along with the Parks and Recreation Commission members, have been working with Mr. Brent Tippetts from Valentiner Crane Architects to develop the new preliminary design concepts for this recreation facility (Exhibit B). These preliminary building and site design concepts were presented by City staff to the Parks and Recreation Commission at their November 4, 2008, meeting (Exhibit C). After hearing the presentation, the Commission unanimously approved the project's preliminary design concepts. As a result, City staff is now forwarding the Commission's recommendation for approval to the Board of Supervisors for consideration and action.

Applicable Statute, Code, Policy, Rule or Regulation: Not applicable at this time

Fiscal Impact: Not applicable at this time

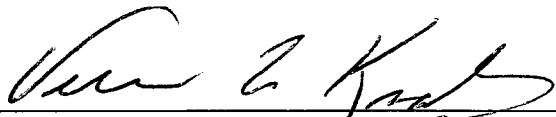
Explanation of Impact: Not applicable at this time

Funding Source: Currently, the City has approximately \$9,300,000 in Quality of Life Initiative (Question 18) funds to use toward the design, construction, and furnishing of the new indoor recreation center's building, including site grading and the construction of the project's parking lot and landscaping. This agenda item is to provide the Board of Supervisors with the opportunity to discuss and hopefully approve the project's new preliminary building and site design concepts.

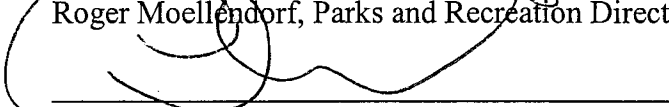
Alternatives: Not applicable at this time.

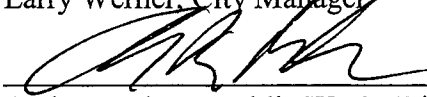
Supporting Material:


- 1) Exhibit A - Board of Supervisors / August 21, 2008, meeting minutes
- 2) Exhibit B - New preliminary building and site design concepts, including new parcel map
- 3) Exhibit C - Parks and Recreation Commission / November 4, 2008, Staff Report
- 4) Exhibit D - Board of Supervisors / September 6, 2007, meeting minutes

Prepared By:  Date: 11/12/08
 Vern L. Krahn, Park Planner

Reviewed By:  Date: 11/12/08
 Roger Moellendorf, Parks and Recreation Director

 Date: 11/12/08
 Larry Werner, City Manager

 Date: 11/12/08
 Andy Burnham, Public Works Director

 Date: 11/10/08
 District Attorney's Office

 Date: 11/12/08
 Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay

(Vote Recorded By)

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acknowledged that the proposed ordinance allows Health and Human Services Department staff to adjust fees as part of a cost recovery program. In response to a further question, he explained that the ordinance provides for established fees. Additional fees are charged in the clinic. Mr. Boothe acknowledged no fees are being increased, and reiterated the proposed ordinance will provide for cost recovery. Mr. Werner provided additional explanation of the purpose of the ordinance to provide more clarity for the Health and Human Services Department to establish fees to recover costs. In response to a question, Supervisor Aldean read a portion of Section 9.04.065, Additional Fees, into the record.

Mayor Teixeira entertained a motion. **Supervisor Williamson moved to introduce, on first reading, Bill No. 130, amending Carson City Municipal Code, Title 9, Health and Welfare, Chapter 9.04, Health Division Permit and Fee Schedule, to add a new section, 9.04.065, Additional Fees, which allows the department to set reasonable fees for providing services to members of the public, and other matters properly related thereto. Supervisor Aldean seconded the motion. Motion carried 5-0.**

8. FIRE - ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 14, FIRE, SECTION 14.02.045, SECTION 105.7 - REQUIRED CONSTRUCTION PERMITS, TO PROVIDE FOR A TECHNICAL CORRECTION TO AN INTERNAL REFERENCE, AND BY AMENDING SECTION 14.02.115, SECTION 903 - FIRE SPRINKLERS, TO REVISE THE METHOD FOR THE DETERMINATION OF TOTAL FLOOR AREA, AND OTHER MATTERS PROPERLY RELATED THERETO (8:59:08) - Fire Chief Stacey Giomi introduced and provided background information on this item, and reviewed the agenda report. He acknowledged the proposed amendment to Section 14.02.115, 903, Fire Sprinklers, represents a win-win for the City and the Builders Association of Western Nevada ("BAWN"). He further acknowledged the Chief Building Official will be authorized to determine total floor area, as defined within the exterior walls. He noted that the Fire Code is generally a maintenance code, not a construction code. Therefore, the portions of the code addressing construction "best belong" under the purview of the Chief Building Official.

Mayor Teixeira entertained public comment. (9:01:58) BAWN Director of Governmental Affairs Sheena Beaver provided additional background information on development of the proposed amendment to Section 14.02.115, 903 - Fire Sprinklers.

Mayor Teixeira called for additional public comment and, when none was forthcoming, entertained a motion. **Supervisor Staub moved to introduce, on first reading, Bill No. 131, an ordinance amending the Carson City Municipal Code, Title 14, Fire, Section 14.02.045, Section 105.7 - Required Construction Permits, to provide for a technical correction to an internal reference; and by amending Section 14.02.115, Section 903 - Fire Sprinklers, to revise the method for the determination of total floor area, and other matters properly related thereto. Supervisor Livermore seconded the motion. Motion carried 5-0.**

*** 9. PURCHASING AND CONTRACTS - ACTION TO APPROVE AN AMENDMENT NO. 1 TO THE ORIGINAL CONTRACT 0708-134, "ARCHITECTURAL AND ENGINEERING SERVICES FOR CARSON CITY INDOOR RECREATION CENTER/MULTI-PURPOSE GYM" WITH VALENTINER CRANE ARCHITECTS, TO CHANGE THE SCOPE OF WORK, EXTEND THE COMPLETION DATE TO OCTOBER 31, 2010, AND INCREASE THE CONTRACT AMOUNT BY \$92,000.00, AND INCLUDE A CONTINGENCY AMOUNT OF \$25,000.00 FROM**

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THE QUESTION #18 ACCOUNT, AS PROVIDED IN FY 2008 / 2009 (9:04:07) - Purchasing and Contracts Coordinator Sandy Scott introduced this item, and reviewed the agenda report. In response to a question, Parks and Recreation Department Director Roger Moellendorf estimated \$90,000 had been spent thus far. He provided background information on the purpose for the amendment. In response to a further question, he explained the requirement to "go back and separate the buildings and look at designing a separate facility from the Boys and Girls Clubs." He advised that approximately 23 percent of the work originally done by Valentiner Crane will carry over to the new project. This includes the traffic, sewer / water, and lighting studies, and topographical mapping.

Mayor Teixeira reviewed costs associated with the recreation center project, thus far. He expressed the hope that some progress will be made on construction in the near future "rather than just taking a ton of money in engineering and architectural work." Supervisor Livermore discussed the flexibility of design and material use which a stand-alone building will provide. He noted the community's need for an indoor recreation facility, and expressed the belief that the facility will be delivered, as planned, with the available capital. In response to a question, Mr. Moellendorf advised that the \$818,900 figure reflected in the agenda report represents the total contract with the architect / engineering firm, including the construction drawings. The subject amendment will add \$92,000 to the contract. Mr. Moellendorf acknowledged that additional architecture will "eat into the total project budget," but expressed the hope there may be savings in design of the stand-alone facility. In reference to Supervisor Livermore's comments, he reiterated that the stand-alone design will not be restricted to matching the design of the Boys and Girls Clubs facility, nor will the exact same materials be required.

Supervisor Staub noted the additional benefit of being able to determine the optimal location for the structure on the parcel, in consideration of potential future expansion of both the Boys and Girls Clubs and the recreation facilities. Supervisor Aldean agreed that spending the additional funding is unfortunate, but noted previously-expressed citizen concerns over "being joined at the hip with the Boys and Girls Clubs." The stand-alone facility provides a certain degree of autonomy which is important in terms of protecting the City's investment. Mr. Moellendorf agreed and, in reference to Supervisor Staub's comments, advised that the original design was "really hampered" by being physically joined to the Boys and Girls Clubs facility. He reiterated that the stand-alone facility design can be maximized in consideration of utilities and future amenities such as water features. In response to a comment, Mr. Moellendorf advised that the City could have continued with the co-joined building if either party could have agreed to one owner of the facility. "Neither party ... for good reasons, wanted to give up ownership of their facility." Mayor Teixeira commented the project now makes much more sense.

Mayor Teixeira entertained a motion. At Supervisor Livermore's request, Mr. Moellendorf reviewed the project time table. Supervisor Aldean noted a change to page 2 of the contract. **Supervisor Livermore moved to approve Amendment No. 1 to the Original Contract 0708-134, "Architectural and Engineering Services for Carson City Indoor Recreation Center / Multi-Purpose Gym" with Valentiner Crane Architects to change the scope of work, extending the completion date to October 31, 2010, and increasing the contract amount by \$92,000.000, and include a contingency amount of \$25,000.00 from the Q18 Account, as provided in FY 2008 / 2009 with reference to the amendment sheet provided today on the same contract. Supervisor Staub seconded the motion. Motion carried 5-0.**

S C H E M A T I C D E S I G N P A C K A G E
CARSON CITY RECREATION CENTER

OCTOBER 17, 2008



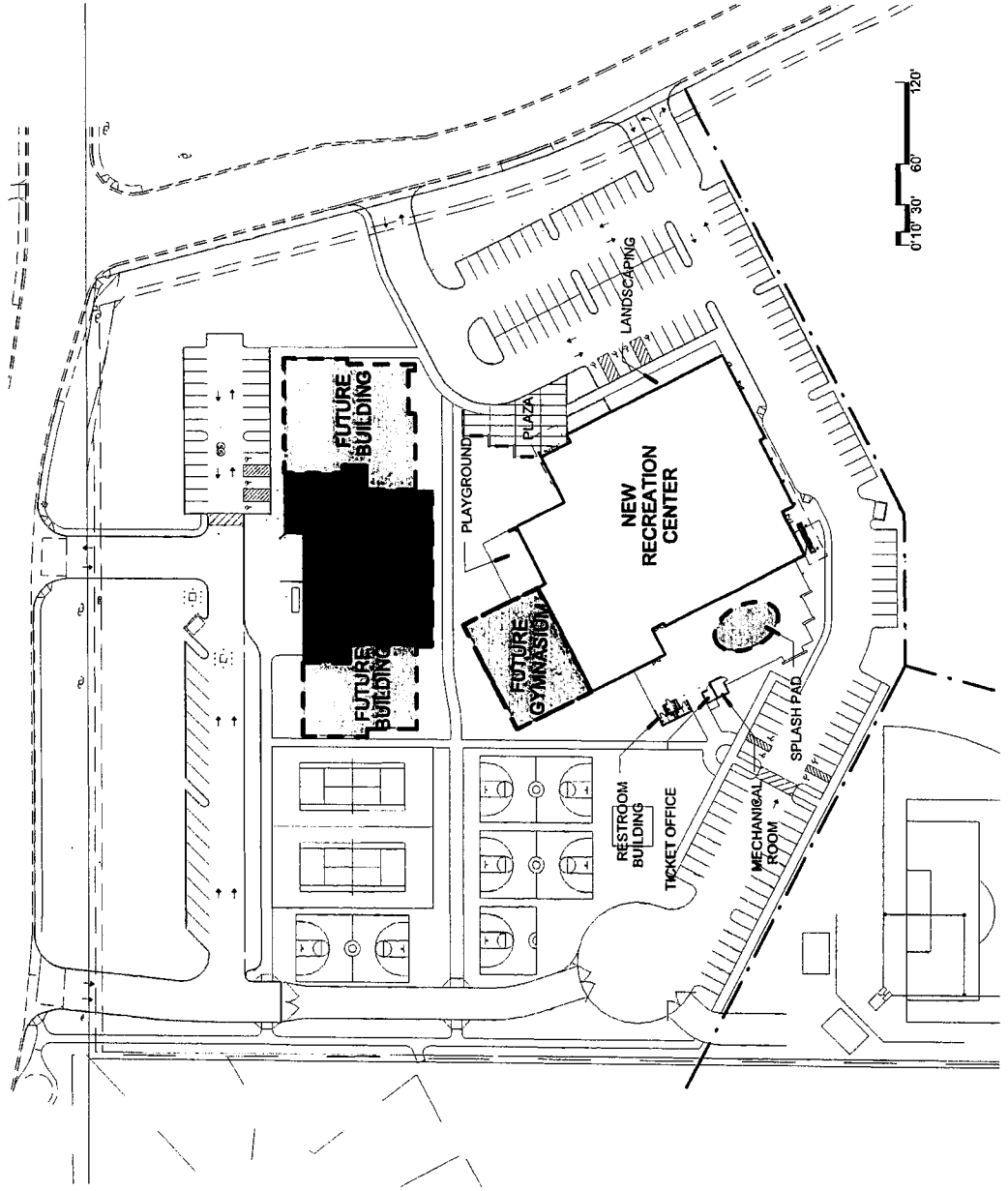
Square Footage Comparison

This comparison tracks the development of square footage allotment. At the left side of the table are the quantity and square footage as they appear in the original program. At the right side of the table are the quantity and square footage as they appear in the current design. The column at the far right shows the square footage difference between the program and the current design.

The totals listed as the Net Assignable Square Footage (NASF) do not include square footage for mechanical rooms, wall thickness or circulation spaces. The original program included an additional 20% of the NASF for spaces such as these. This allotment is called the Building Efficiency factor. The current building efficiency at the end of schematic design is 13%.

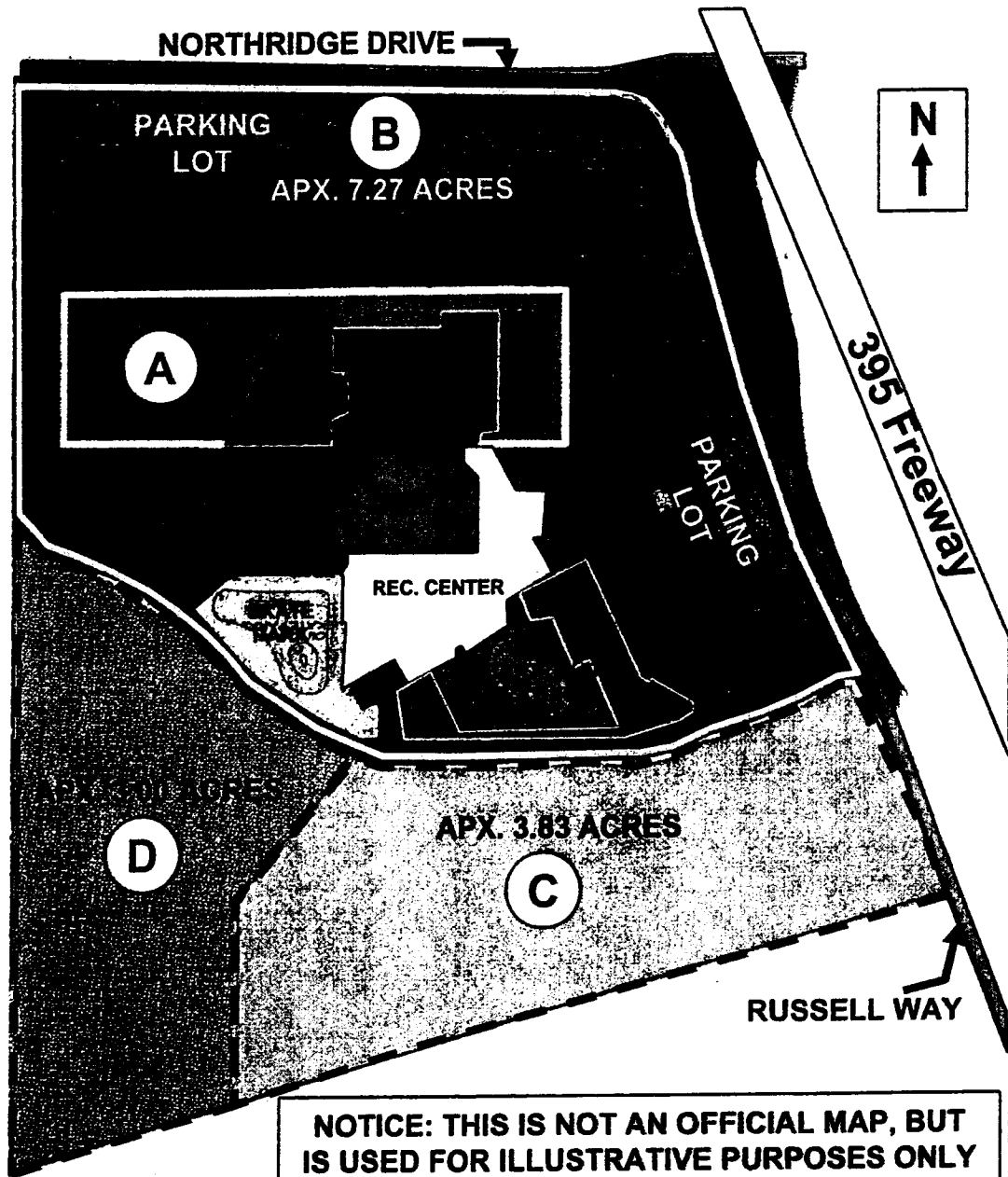
In addition to the programmed spaces a list of bid alternates and their square footage is included at the bottom of the table.

Program	QTY	NASF	Total	Net Assignable Square Footage (NASF)	Building Efficiency	Programmed Building Efficiency	Actual Building Efficiency
Administration							
Facility Manager Office	1	180	180				
Program Coordinator Office	3	120	360				
Conference Room	0	200	200				
Recreation Equipment Storage	0	0	0				
Workstation	0	0	0				
Work Room	0	0	0				
Subtotal - Carson City Requirements			740				
Programmed Elements							
Entry Lobby w/ Lounge Area	1	1,200	1,200				
Men's Locker Room	1	1,600	1,600				
Women's Locker Room	1	1,600	1,600				
Family Change Room	1	150	150				
Men's Public Restroom	1	140	140				
Women's Public Restroom	1	140	140				
Gymnasium	1	12,000	12,000				
Gymnasium Storage	1	500	500				
Fitness Center	1	3,000	3,000				
Fitness Storage/Workroom	1	1,000	1,000				
Aerobics/Dance Studio	1	1,000	1,000				
Elevated Track	1	4,080	4,080				
Child Care w/ Child Restroom	1	300	300				
General Building Storage	1	200	200				
Receiving/Loading Dock	1	100	100				
Custodian/Janitor Closet & Storage	2	150	300				
Storage Rooms	0	100	100				
Maintenance Office	0	0	0				
Climbing Wall/Bouldering Cave	0	0	0				
Party Room	0	0	0				
Party Room Storage	0	0	0				
Subtotal - Programmed Elements			27,670				
Sub Totals Net Assignable Square Footage (NASF)				28,410			
Alternate Bids							
Auxiliary Gymnasium	0	0	0				
Splash Pad Ticket Office	0	0	0				
Splash Pad Changing Room	0	0	0				
Splash Pad Men's Toilet	0	0	0				
Splash Pad Women's Toilet	0	0	0				
Splash Pad Mechanical	0	0	0				
Alternate Bid Totals (NASF)			0				
Actual Building Efficiency = 13% efficient.							
Total Gross Building Area			34,082				
Actual Building Efficiency = 17.81% efficient							
Total Gross Building Area With All Alternates							



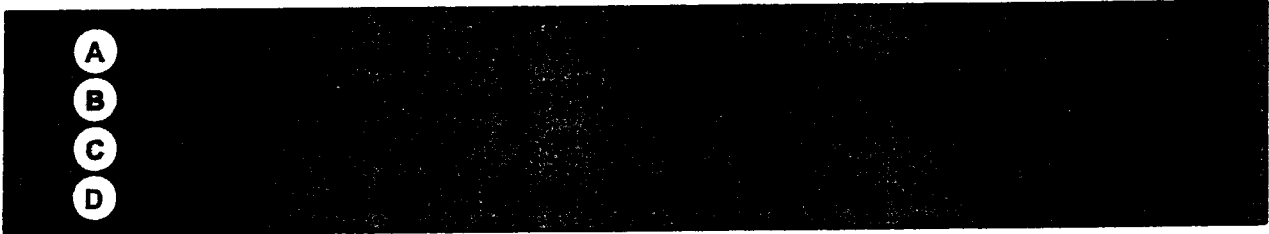
PROPOSED RECREATION CENTER and CLUBHOUSE COMPLEX

Northridge Drive at Russell Way, Carson City, NV



NOTICE: THIS IS NOT AN OFFICIAL MAP, BUT IS USED FOR ILLUSTRATIVE PURPOSES ONLY

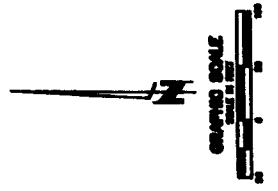
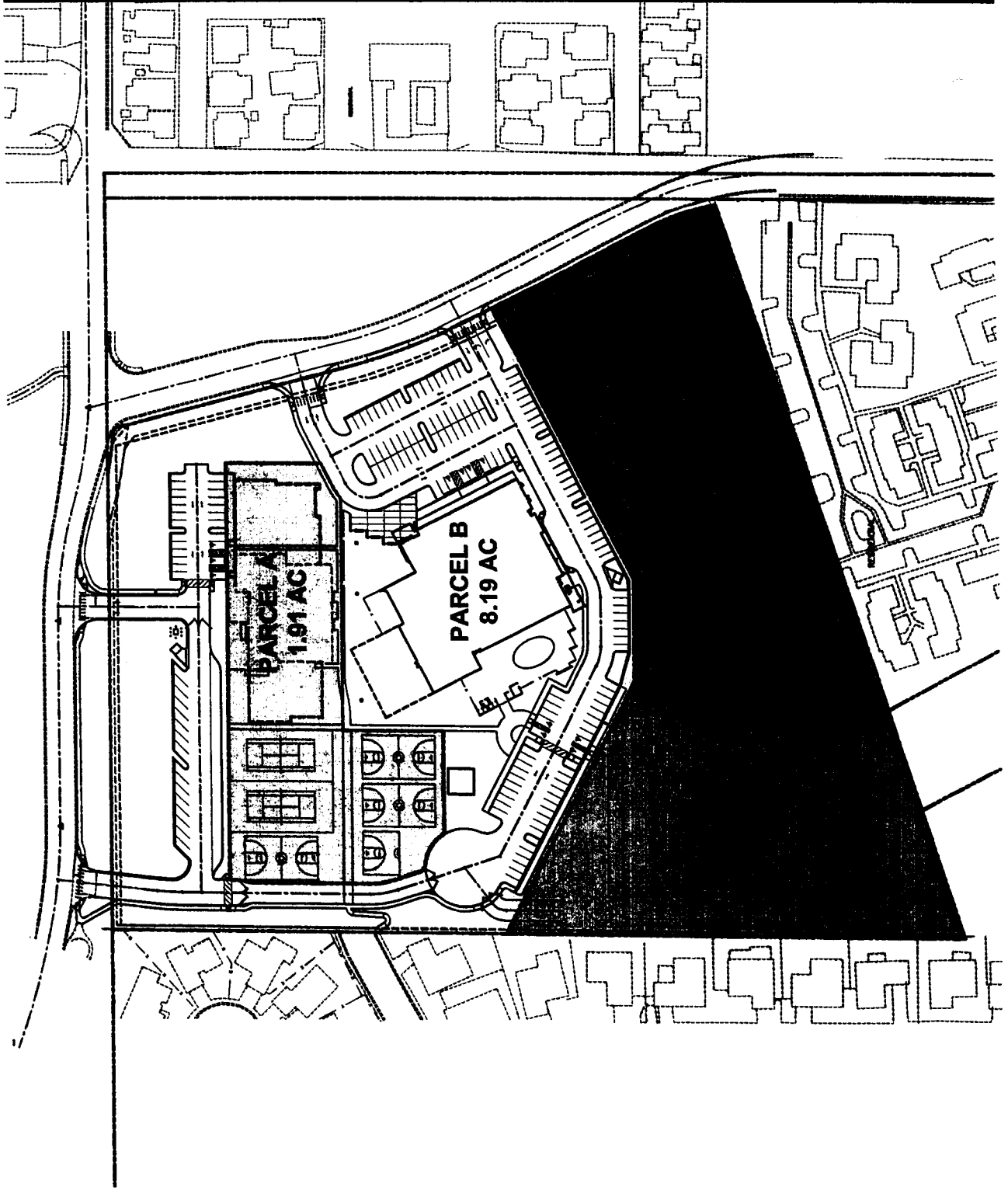
PROJECT DESIGN & UNDERLAY MAP BY VALENTINER CRANE, CARSON CITY NV.
OVERLAY MAP-DIAGRAM BY W. J. GEDDES, CARSON CITY DEPUTY D.A. (VERSION 3 (03-05-08))



REV.	DATE	DESCRIPTION

EXHIBIT

DATE: 10/20/2018
 DRAWING BY: [Redacted]
 CHECKED BY: [Redacted]
 APPROVED BY: [Redacted]
 JOB NO.: 1730-000





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CARSON CITY PARKS & RECREATION DEPARTMENT
 CARSON CITY RECREATION CENTER
 ILLUSTRATIVE PLAN

CARSON CITY
 NEVADA

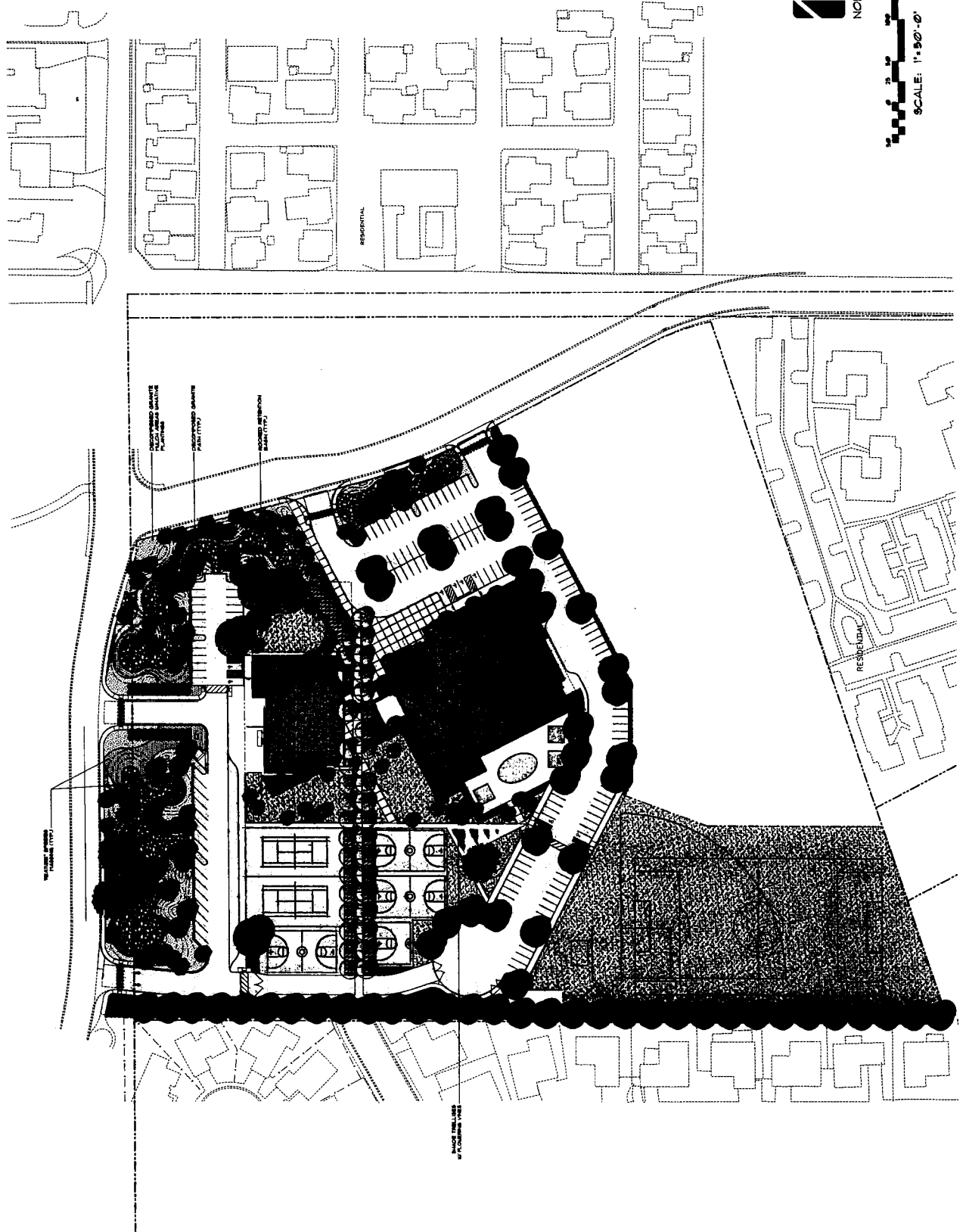
REV.	DATE	DESCRIPTION

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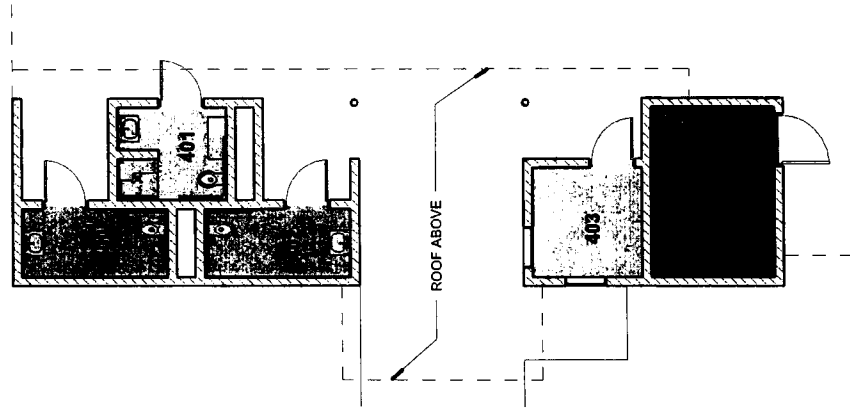
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 DRAWN BY: TH
 DESIGNED BY: CTC
 CHECKED BY: JTB
 JOB NO.: 7326.000



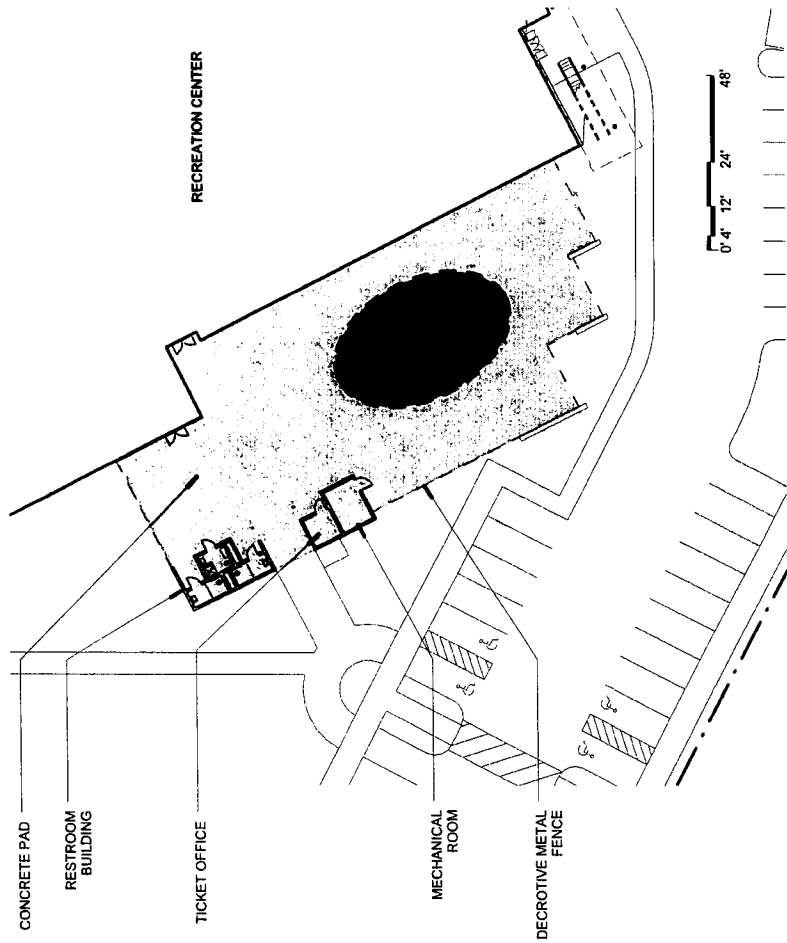
NORTH



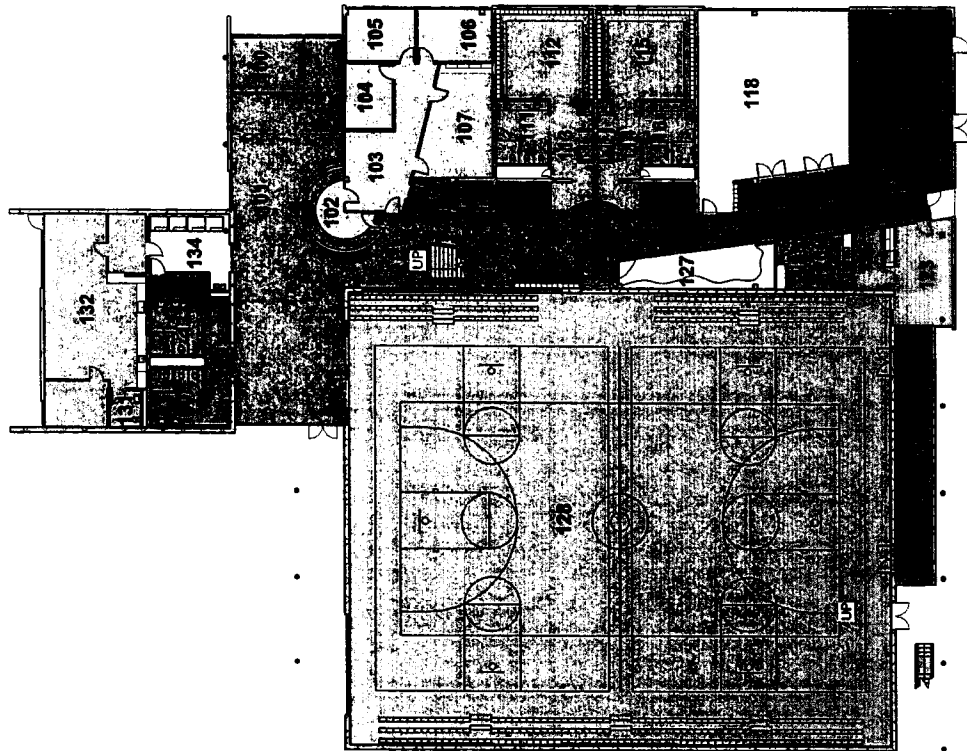
- 400 MEN'S TOILET
- 401 CHANGE ROOM
- 402 WOMEN'S TOILET
- 403 TICKET
- 404 PAD EQUIPMENT



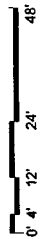
Splash Pad Entry Building



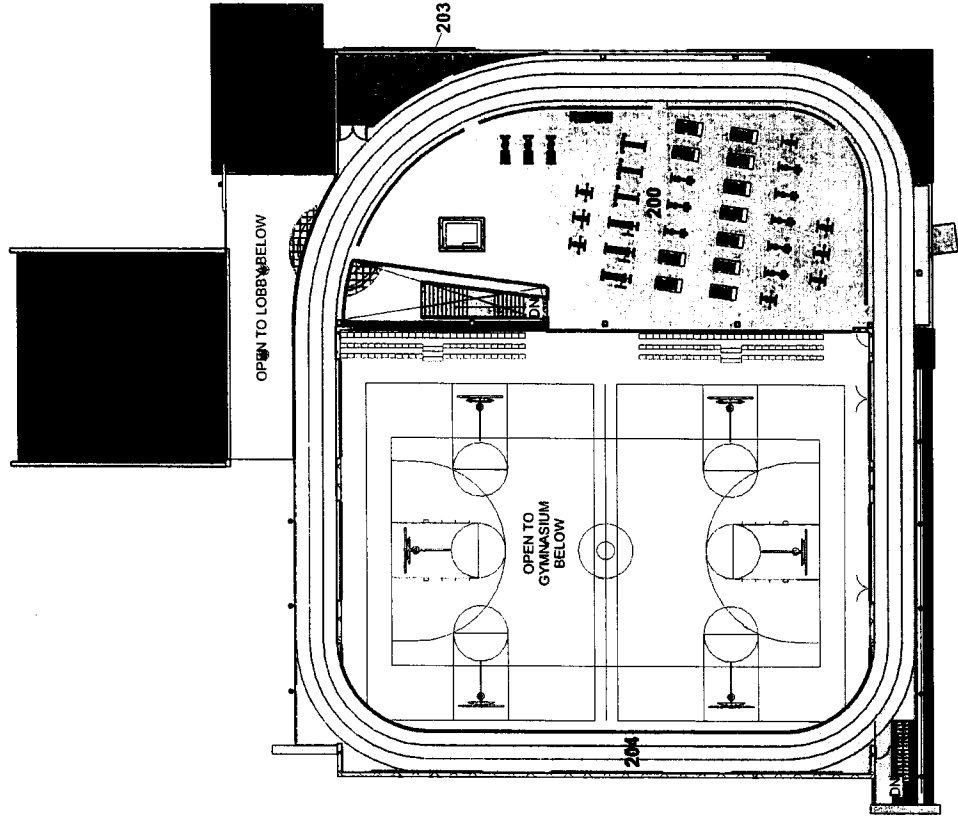
Splash Pad Site Plan

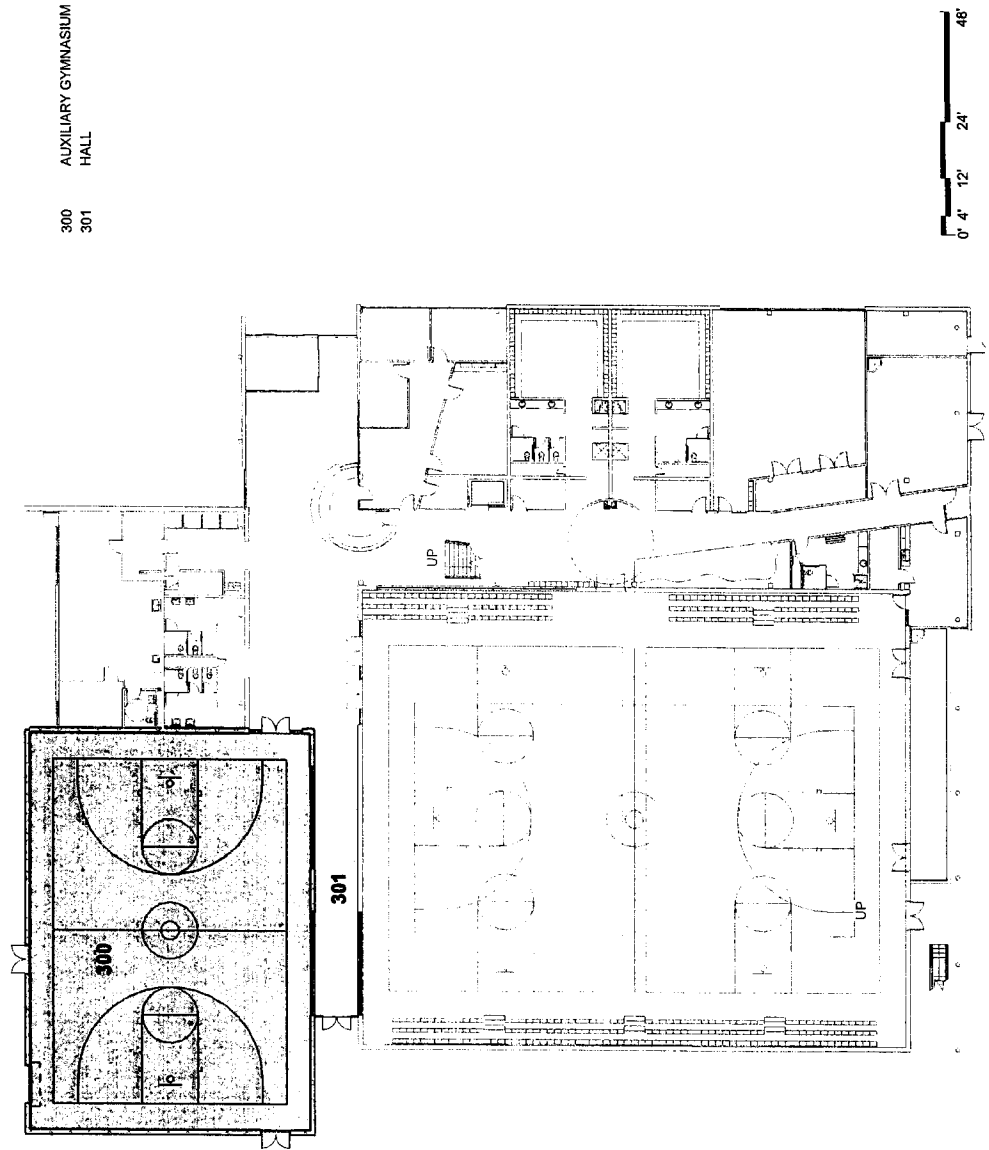


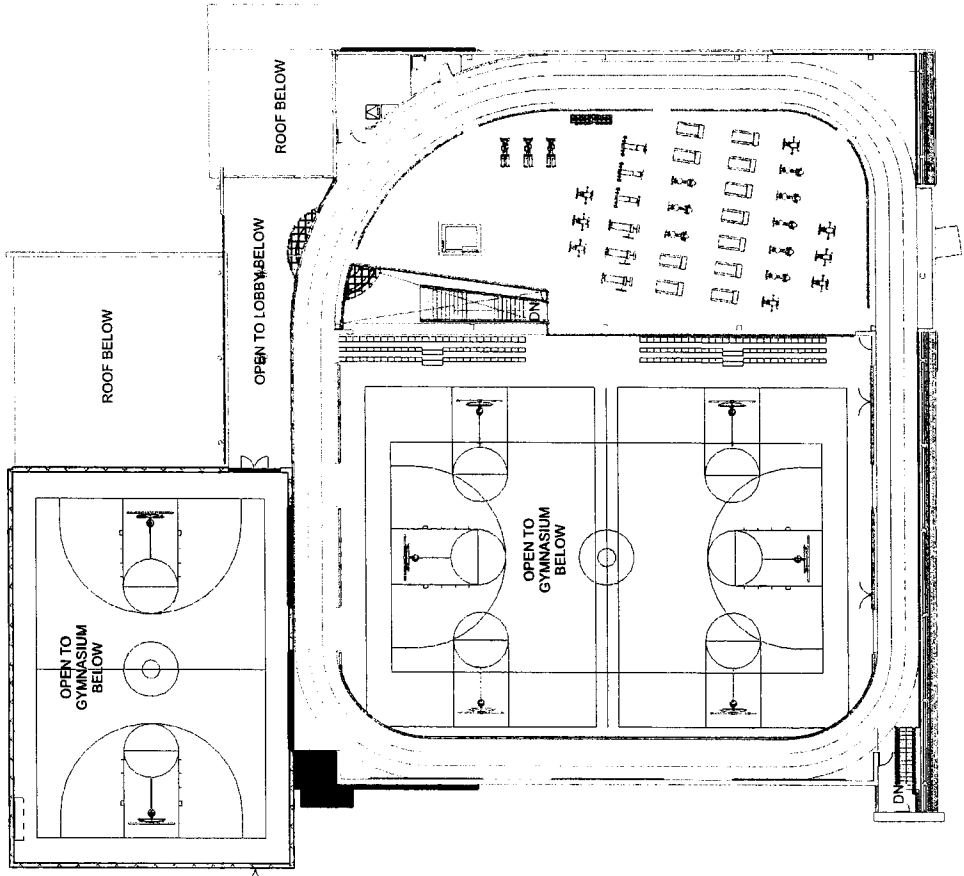
- 100 VESTIBULE
- 101 LOBBY
- 102 RECEPTION
- 103 WORKSTATION
- 104 PROGRAM COORDINATOR
- 105 PROGRAM COORDINATOR
- 106 FACILITY MANAGER
- 107 WORK ROOM
- 108 REC. EQUIPMENT
- 109 ELEVATOR
- 110 ELEVATOR EQUIPMENT ROOM
- 111 WOMEN'S TOILET
- 112 WOMEN'S LOCKERS
- 113 HALL
- 114 HALL
- 115 MEN'S LOCKERS
- 116 MEN'S TOILET
- 117 ELECTRICAL
- 118 AEROBICS/DANCE STUDIO
- 119 AEROBICS/DANCE STORAGE
- 120 MECHANICAL
- 121 RECEIVING
- 122 HALL
- 123 PARTY ROOM
- 124 STORAGE
- 125 STORAGE
- 126 FAMILY CHANGE ROOM
- 127 BOULDERING CAVE
- 128 GYMNASIUM
- 129 HALL
- 130 WOMEN'S RESTROOM
- 131 TOILET
- 132 CHILD CARE
- 133 MEN'S RESTROOM
- 134 VENDING
- 135 MECH

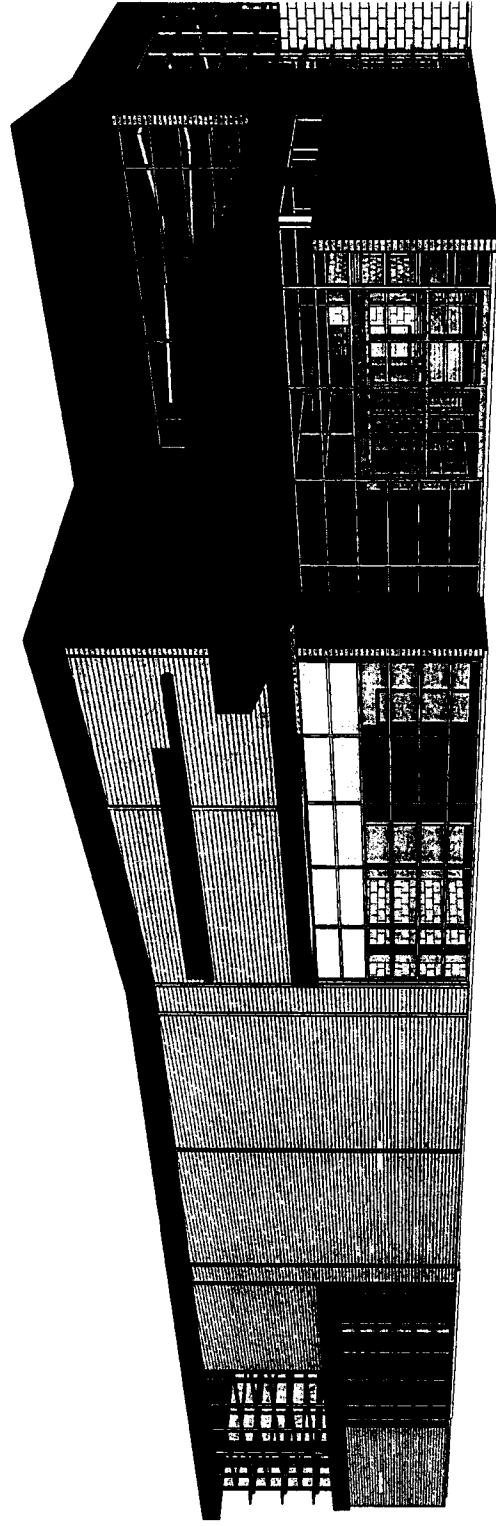


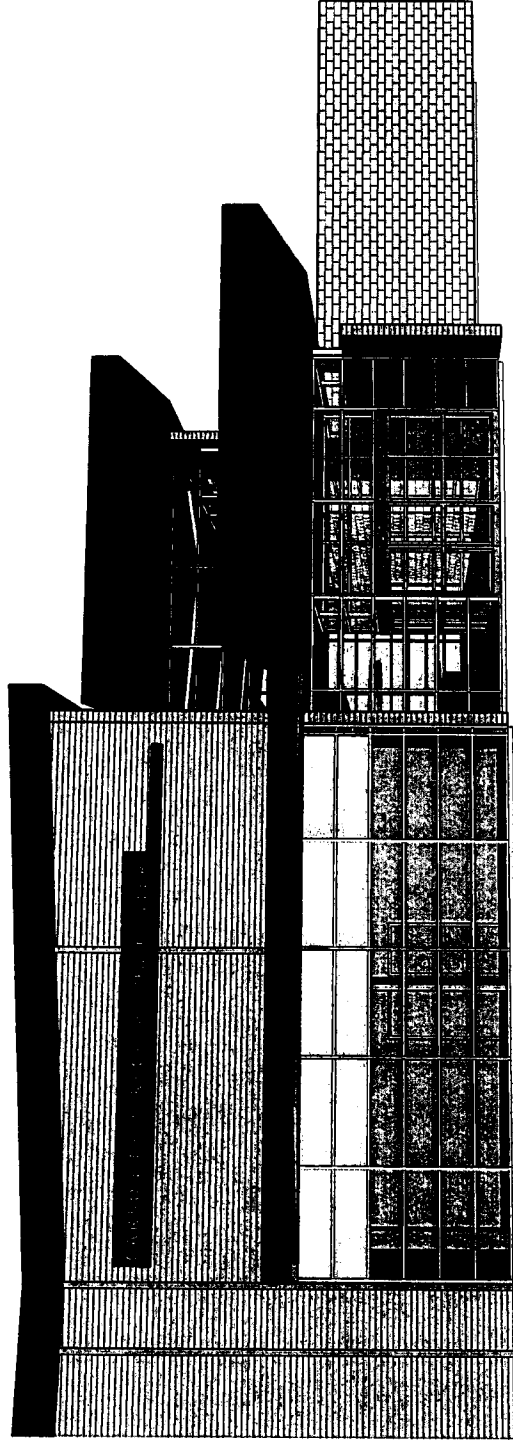
- 200 FITNESS CENTER
- 201 ELEVATOR
- 202 FITNESS STORAGE
- 203 JANITORY CLOSET
- 204 RUNNING TRACK

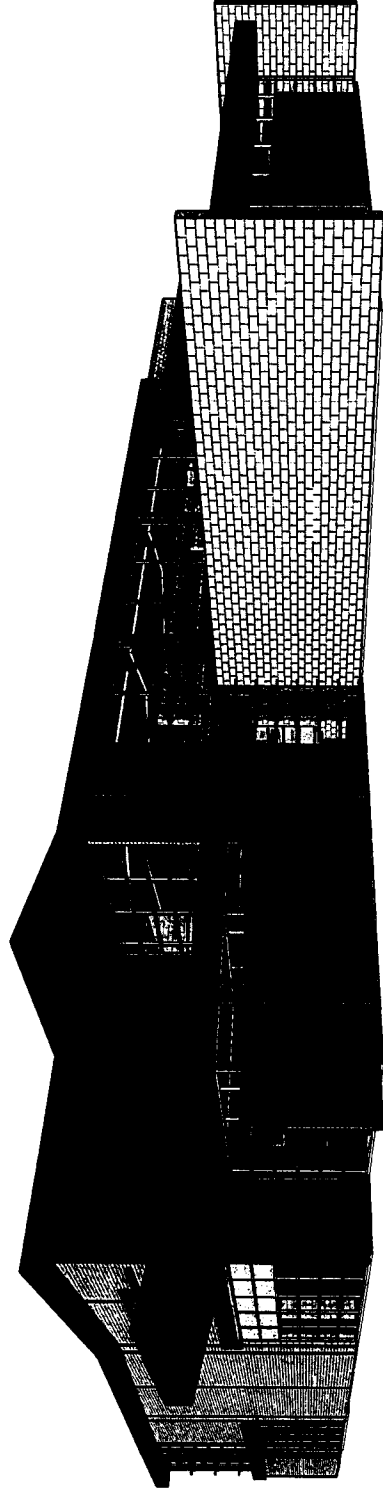


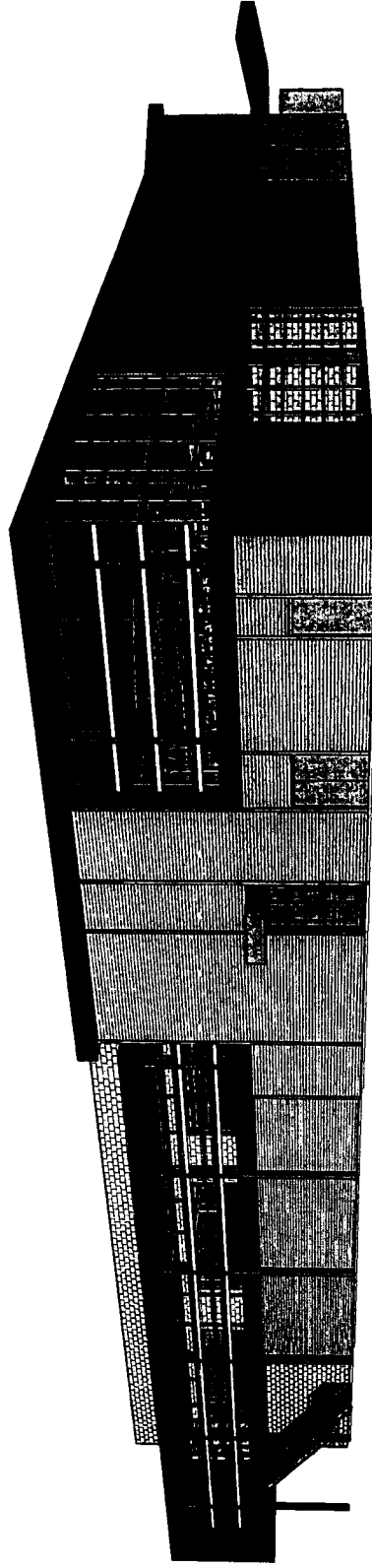


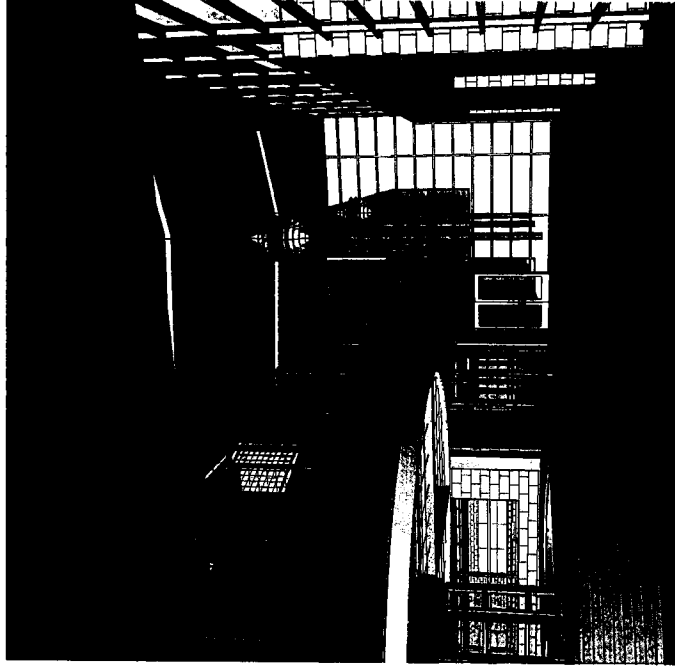
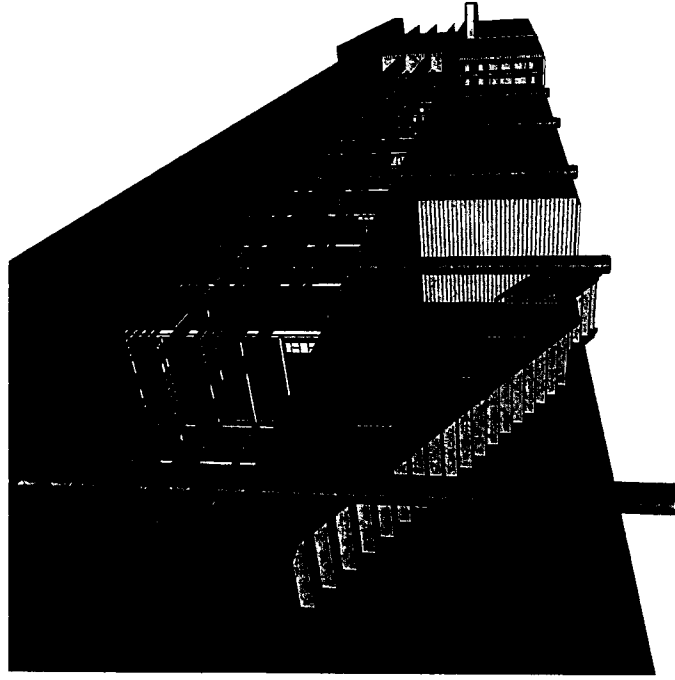


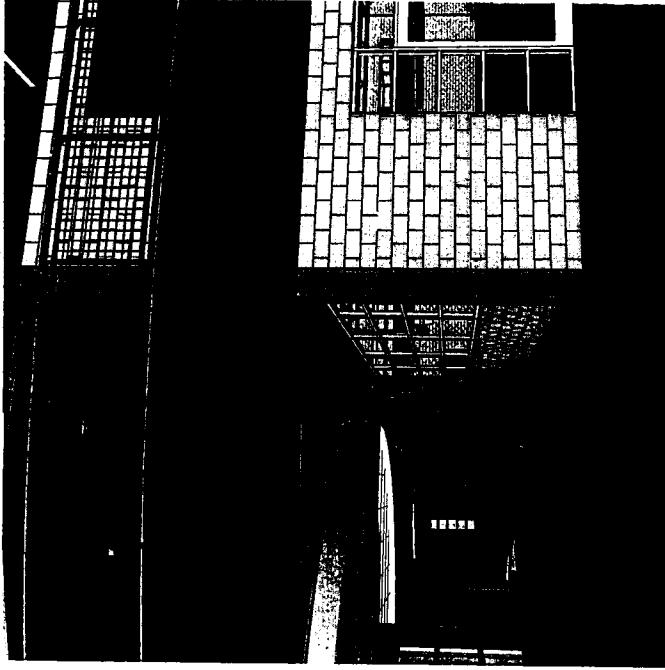
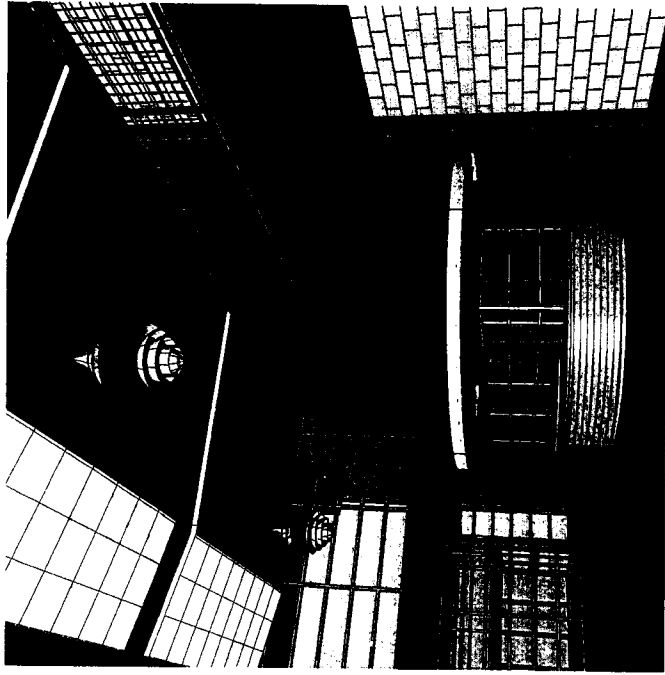












PARKS AND RECREATION COMMISSION **Board of Supervisors**
STAFF REPORT

Agenda Report
Exhibit C

MEETING DATE: November 4, 2008

AGENDA ITEM NUMBER: 5B / Time Specific – 5:30 P.M.

APPLICANT: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

REQUEST: Action to recommend to the Planning Commission and Board of Supervisors the conceptual building floor plan and elevations and conceptual site plan for the proposed Indoor Recreation Center to be located on Boys and Girls Club property at the corner of Northridge Drive and Russell Way.

GENERAL DISCUSSION:

On October 7, 2008, Parks and Recreation Department staff presented Valentiner Crane Architect's conceptual floor plans and building elevations for the new indoor recreation center to the Parks and Recreation Commission. Even though the agenda item was for update and discussion only, staff wanted to present these emerging building design concepts to seek both Commission and public comment on the City's decision to construct the new indoor recreation center as a separate building and its new location on the Boys and Girls Club of Western Nevada's property, just south of the existing clubhouse.

Since the last meeting, Valentiner Crane Architects has been working with the City's project management team (consisting of staff and Commission members), and Boys & Girls Club representatives to complete a 30% Schematic Design package (Exhibit A). This plan dated October 17, 2008, includes site, civil and landscaping plans along with building floor plans and elevations. It is now presented for the Commission's review. It is staff's intent to bring this schematic design package to the Board of Supervisors on November 20, 2008. Therefore an approval recommendation is requested and input from the Commission will be considered as the design process proceeds. As the Commission is aware, the design process is moving along quickly, and it is a project goal to begin grading and constructing the parking areas in early 2009 so the Boys & Girls Clubhouse can be opened in July of 2009. Not all comments received from the last Parks & Commission meeting have been completely addressed by the consultant team; however they will be considered along with input received from this meeting.

In preparation for this meeting, Roger Moellendorf sent a letter to six individuals that attended the May 7, 2008, Recreation Center project's neighborhood information meeting inviting them to hear staff's project presentation at this meeting (Exhibit B). In addition, City staff has been receiving telephone calls from several Northridge Subdivision residents. Their concerns focus on traffic related issues on Northridge Drive associated with the location of the recreation center and the City's public notification process regarding the project. Our department has invited them to come to this meeting and express to the Commission any concerns they may have about this project. To assist the Commission in understanding these issues, department staff has provided the following documentation:

1. Executive summary of the project's traffic study (Exhibit C)
2. Public hearing index for the Parks and Recreation Commission and Board of Supervisors on the Recreation Center project (Exhibit D)
3. List of Recreation Center Project's Newspaper Articles (Exhibit E)

RECOMMENDED ACTION:

I move to recommend to the Planning Commission and Board of Supervisors the conceptual building floor plan and elevations and conceptual site plan for the proposed Indoor Recreation Center to be located on Boys and Girls Club property at the corner of Northridge Drive and Russell Way.

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RELATING TO PARKS AND RECREATION DEPARTMENT FEES AND CHARGES, ADDING NEW FEES AND POLICIES RELATING TO PARKS AND RECREATION DEPARTMENT FEES AND CHARGES AND REPEALING RESOLUTION NO. 1983-R-28, RESOLUTION NO. 1995-R-41, RESOLUTION NO. 1995-R-42, RESOLUTION NO. 2004-R-4, AND RESOLUTION NO. 2006-R-23 with an acknowledgment of an amendment to Article 20 as read by Supervisor Aldean's comments on NRS regarding political parties having access to free charges and use of facilities. Supervisor Aldean then read Article 20 as it is to be rewritten: "None of the aforementioned policies shall affect the joint-use agreement with the Carson City School District for the waiver of fees for the use of parks and recreation facilities, equipment or services by the District or in compliance with any State imposed mandates." The balance of the paragraph remains unchanged. Supervisor Staub seconded the motion. Motion carried 5-0.

B. ACTION TO APPROVE THE BOYS AND GIRLS CLUB OF WESTERN NEVADA SITE LOCATED AT 1870 RUSSELL WAY FOR THE PROPOSED CITY INDOOR RECREATION CENTER/MULTI-PURPOSE GYM (9:28:59) - Chief Deputy District Attorney Melanie Bruketta, Boys and Girls Club Board President Buzz Fitzpatrick and Capital Campaign Chairperson John Tatro - Mayor Teixeira disclosed that he is a member of the Boys and Girls Club Board and is its Past-President. Ms. Bruketta opined that he could participate in the discussion and vote on the item as he had disclosed his connection.

Supervisor Aldean disclosed that she had discussed the concept with Mr. Moellendorf yesterday. She acknowledged the benefits of the Club and the search for a location for the multi-purpose gym and indoor recreation center. She was concerned about the users' ability to utilize the facility due to the Club's usage. She felt that the City had other options and adequate space elsewhere for the facility. She also felt that utilizing the Capital Improvement Funds for acquisition of additional property was unnecessary, specifically, in view of the additional land the City will acquire through the Federal Lands Bill. She repeated her understanding of the importance of the Club which has a stellar group of individuals working for it.

Mayor Teixeira described a discussion he had with Former Parks and Recreation Director Steve Kastens and Supervisor Livermore when they were working on Question 18 for the ballot. At that time the intent was to tie the community gym to the Boys and Girls Club. By limiting the hours of operation, it would provide a needed recreational facility during the winter time. Adults need a gym during the wintertime but not in the summertime. The children need it during the summertime. It was estimated that the children will need the gym from 2:30 to 5:30 when schools are in session. The plan allows adults to use the facility the remainder of the time. He felt that there are only two locations for the facility—Centennial and Edmonds Parks. The proposed location is in the center of the community. He then indicated that he understood Supervisor Aldean's concern.

Supervisor Aldean indicated that the gym was only one concern. The recreation center is another concern. She understood the desire to maximize the usage. The City/Board was being asked to purchase the property. The proposal with Western Nevada Community College was for the College to provide the land

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and funding for the facility. The Club proposes to give the City/Board the land for the gym and sell the land for the recreation center.

Supervisor Livermore disclosed that he had included a copy of a 1999 *Capital City Focus* in which there is a discussion on partnering with the Boys and Girls Club on the gym. After Mr. Moellendorf came to Carson City as the Parks and Recreation Director, he proposed the concept of having a gym and recreation center together. Supervisor Livermore endorsed the location due to its central location. The traffic and configuration of Mills Park does not support its use for this purpose. The new Park Master Plan calls for two recreation centers--one on the north side of the City and one on the south side. The Western Nevada Community College location does not support either of these sites. A joint use agreement will allow other uses of the facility when the Club is closed. He acknowledged that the second site will not occur in the next five years but it would serve other areas of the community.

Supervisor Williamson felt that the original concept was to have the gym next to the Club, however, that proposed location did not have enough space. Her discussion with Mr. Moellendorf explained that the joint use agreement will include terms for the City's \$120,000 payment. The payment will not be made until after the Club is operational. Terms which may be included in the agreement ranged from the type of gym--attached/detached to the Club's facility, owned by the City solely, hours of usage, size and purpose of the structure, activities that will be provided, etc. Mr. Moellendorf was uncertain whether prevailing wage will have to be paid for construction of the Club's facility which is now under construction. A legal opinion will be obtained. Supervisor Livermore suggested that staff be directed to negotiate the terms of the joint use agreement including any financial arrangements. It should include joint use of the Club's parking lot and, possibly, the Club's building. Mayor Teixeira concurred that the concept has lots of possibilities. He questioned whether the Board should direct staff to develop a plan and bring the concept back. He then explained that the pad for the gym is "ready to go". The gym users will be allowed to use the Club's huge restrooms. As the usage hours will differ, the need for a large parking area is reduced. He urged the Board to direct staff to work out the details. Comments were solicited. Supervisor Staub felt that Supervisor Aldean's concern could be conditioned upon staff's working out an agreement. For the record, he wished to hear from the Club's Board regarding its intent. The Club is \$1 million short of the funds it needs for completion of its facility. He asked that its Board Member(s) address Supervisor Aldean's concerns.

President Fitzpatrick indicated that the Club is looking at the gym. There was no intent to require payment for the land for the gym. The Club will give it to the City for the joint use abilities. It is possible to work out a joint use agreement spelling out when the gym will be used by whom. The Club does not need the gym 100% of the time. Chairperson Tatro then advised that the Club is open nine months of the year --in the wintertime--from 2 or 2:30 p.m. to 6 or 6:30 p.m. and during the summertime from 7 a.m. to 6:30 p.m. It was his understanding that the City needs the gym after 6:30 p.m., e.g., basketball leagues start at 7 p.m. It was also his understanding that the City does not use the gym too much during the summertime. The Club can be flexible and have the children gone by 6 p.m. if the City needs the gym. Other arrangements can be made for the children if a special event requires use of the gym.

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Supervisor Aldean disclosed that she had discussed the concern with Chairperson Tatro. She appreciated his taking the time to call her. She felt that it made sense to have a recreation center adjacent to the gym when the City has personnel managing it. The proposal requires the City to purchase four acres for it. If a joint use agreement can address this concept so that the City does not have to purchase additional land, she would be more amenable to the concept. She suggested consideration of a property exchange, as an example, which the Club could sell for additional funds for its project. If such creative alternatives are considered within the agreement, it would help ease her mind as it would provide a benefit for the taxpayers and community as a whole. The effort would not be solely a subsidy for the Boys and Girls Club.

Supervisor Livermore explained that the Club needs a gym and not a recreation center. The community needs a recreation center. There must be an economy of scale for the joint use to be beneficial to all parties. The cost of the gym may be lowered by structuring benefits. He asked that staff be directed to negotiate the details and bring the agreement back for consideration. Nothing will be done until the details have been established.

Chairperson Tatro then explained that the original concept had been discussed. The site, however, was not workable. The \$120,000 could be used for maintenance. Mayor Teixeira indicated that the \$120,000 was proposed during a previous term. Its purpose was to offset the operational costs. The Board's total contribution has been \$35,000. The Club's annual budget is over \$1 million. The product is used by the entire community. The operational costs should be allocated according to usage. The concept should be explored. The site is right where the need is. There is nothing else that is comparable.

Supervisor Livermore moved to approve the Boys and Girls Club of Western Nevada site located at 1870 Russell Way for the proposed City indoor recreation center/multi-purpose gym. Supervisor Staub seconded the motion. Following a request for an amendment, Supervisor Livermore amended his motion to include conditioned upon the probability of a joint use agreement between the parties which shall address the issue regarding the City's potential future purchase of land at the site. Supervisor Staub concurred with the amendment. The motion was voted by roll call with the following result: Ayes: Mayor Teixeira and Supervisors Livermore, Aldean - with the proposed amendment, Williamson, and Staub. Nays: None. Motion carried 5-0.

C. ACTION TO DIRECT STAFF TO PURSUE A PARTNERSHIP WITH THE BOYS AND GIRLS CLUB OF WESTERN NEVADA FOR THE PURPOSE OF PLANNING, AND DEVELOPMENT OF AN INDOOR RECREATION CENTER/MULTI-PURPOSE GYM TO BE LOCATED ON THEIR PROPERTY AT 1870 RUSSELL WAY AND TO DEVELOP A JOINT USE AGREEMENT WITH THE BOYS AND GIRLS CLUB FOR THE USE OF THE FACILITY (9:56:10) - Mayor Teixeira reiterated the need to pursue development of the plan and agreement. It will be considered by the Parks and Recreation Commission before consideration by the Board. Comments were solicited but none were given. Supervisor Livermore moved direct staff to pursue a partnership with the Boys and Girls Club of Western Nevada for the purpose of planning and development of an indoor

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recreation center/multi-purpose gym located on their property at 1870 Russell Way and to develop a joint use agreement with the Boys and Girls Club for the use of the facility. Supervisor Staub seconded the motion subject to the same amendment as added in the previous Item. Supervisor Livermore concurred and amended his motion to include conditioned upon the probability of a joint use agreement between the parties which shall address the issue regarding the City's potential future purchase of land at the site. Supervisor Staub continued his second. The motion was voted by roll call with the following result: Ayes: Mayor Teixeira, and Supervisors Aldean, Williamson, Livermore and Staub. Nays - None. Motion carried 5-0.

RECESS: A recess was declared at 9:59 a.m. The entire Board was present when Mayor Teixeira reconvened the meeting at 10:04 a.m., constituting a quorum.

9. **DEVELOPMENT SERVICES - Director Larry Werner**

A. ACTION TO ADOPT ON SECOND READING BILL NO.127, AN ORDINANCE AMENDING TITLE 18 ZONING, CHAPTER 18.02 ADMINISTRATIVE PROVISIONS, SECTION 18.02.055 FEES AND SERVICE CHARGES BY INCREASING THE FEES CHARGED BY THE CITY FOR ADMINISTRATION OF THE ZONING CODE WITHIN CARSON CITY, NV, AND SECTION 18.02.090 REVOCATION OR REEXAMINATION OF VARIANCE OR SPECIAL USE PERMIT BY DELETING THE REFERENCE THAT FEES ARE SET BY RESOLUTION AND OTHER MATTERS PROPERLY RELATED THERETO (10:04:37) - Supervisor Aldean moved to adopt on second reading Bill No. 127, Ordinance No. 2007-28, AN ORDINANCE AMENDING TITLE 18 ZONING, CHAPTER 18.02 ADMINISTRATIVE PROVISIONS, SECTION 18.02.055 FEES AND SERVICE CHARGES BY INCREASING THE FEES CHARGED BY THE CITY FOR ADMINISTRATION OF THE ZONING CODE WITHIN CARSON CITY, NEVADA, AND SECTION 18.02.090 REVOCATION OR REEXAMINATION OF VARIANCE OR SPECIAL USE PERMIT BY DELETING THE REFERENCE THAT FEES ARE SET BY RESOLUTION AND OTHER MATTERS PROPERLY RELATED THERETO. She also noted that there will be an annual review. Mr. Werner indicated that this language is included in the ordinance. Supervisor Livermore seconded the motion. Motion carried 5-0.

B. ACTION TO ADOPT ON SECOND READING BILL NO. 128, AN ORDINANCE AMENDING TITLE 18 APPENDIX-DEVELOPMENT STANDARDS, DIVISION 19, IMPROVEMENT PLANS SUBMITTAL REQUIREMENTS, SECTION 19.3 PERMIT REQUIREMENTS BY REFERRING INDIVIDUALS TO DIVISION 20 FOR PERMIT REQUIREMENTS AND FEES, AND AMENDING DIVISION 20 PERMITS PROCESSING AND FINANCIAL SECURITY REQUIREMENTS, SECTION 20.5 INSPECTION FEE BY INCREASING THE FEES CHARGED BY THE CITY FOR REVIEWING PLANS, CONDUCTING INSPECTIONS, AND OBSERVING TESTING FOR DEVELOPMENT WITHIN CARSON CITY, NEVADA, AND OTHER MATTERS PROPERLY RELATED THERETO (10:05:56) - Comments were solicited but none were given. Supervisor Aldean moved to adopt on second reading Bill No. 128, Ordinance No. 2007-29, AN ORDIN-