

# CARSON CITY BOARD OF SUPERVISORS

## Minutes of the October 2, 2008 Meeting

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, October 2, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Mayor Marv Teixeira  
Supervisor Robin Williamson, Ward 1  
Supervisor Shelly Aldean, Ward 2  
Supervisor Pete Livermore, Ward 3  
Supervisor Richard Staub, Ward 4

**STAFF:** Larry Werner, City Manager  
Alan Glover, Clerk - Recorder  
Nick Providenti, Finance Department Director  
Jennifer Schultz, Human Resources Department Director  
Sue Johnson, City Auditor  
Melanie Bruketta, Chief Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the Board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

**CALL TO ORDER, DETERMINATION OF QUORUM, PLEDGE OF ALLEGIANCE, AND INVOCATION (8:30:00)** - Mayor Teixeira called the meeting to order at 8:30 a.m. Roll was called; a quorum was present. Ms. Bruketta led the pledge of allegiance. No one was present to give the invocation.

**PUBLIC COMMENTS AND DISCUSSION (8:30:03)** - Tom Knoblett, 5389 Leon Drive, Sun Valley, Nevada, expressed support for the V&T ballot question. He commended Mayor Teixeira on all the effort invested in the V&T Railway Reconstruction project over the past 16 years. He displayed a book authored by Barbara Hegney, entitled "The Perils of Building the V&T," which he presented to Mayor Teixeira together with another gift. Mayor Teixeira thanked Mr. Knoblett, who requested to take a photograph with the Mayor.

(8:34:15) Jim Shirk expressed disappointment over the recent increase in business license fees. Mayor Teixeira advised there had been no such action taken by the Board and that he would not be agendaizing such an item. Mr. Shirk thanked Mayor Teixeira for the clarification.

**1. ACTION ON APPROVAL OF MINUTES - September 4, 2008 (8:35:04)** - Supervisor Aldean moved to approve the minutes. Supervisor Williamson seconded the motion. Motion carried 5-0.

**2. CHANGES TO THE AGENDA (8:35:47)** - None.

### **3. SPECIAL PRESENTATIONS**

**3(A) PRESENTATION OF A PROCLAMATION IN SUPPORT OF AARP'S "DIVIDED WE FAIL" INITIATIVE ON HEALTH CARE AND FINANCIAL SECURITY (8:36:20)** - Mayor Teixeira introduced this item. Supervisor Williamson provided background information, and introduced AARP Nevada President Gus Ramos, who introduced several citizens representing the "Divided We Fail"

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initiative. Supervisor Williamson read the Proclamation into the record. Mr. Ramos read a prepared statement into the record thanking the Board for their support of the initiative on behalf of the AARP membership. He provided historic information on AARP's mission and purpose, and background information on the "Divided We Fail" initiative. He thanked the Board members for their support on behalf of his grandchildren. The Board members, City staff, and citizens present applauded Mr. Ramos.

**3(B) RECOGNITION AND PRESENTATION TO FIRE CHIEF STACEY GIOMI FOR HIS EXCEPTIONAL PERFORMANCE WHILE TAKING ON THE ADDITIONAL ROLE OF INTERIM HUMAN RESOURCES DIRECTOR (8:43:48)** - Mayor Teixeira introduced this item. Mr. Werner provided background information on Chief Giomi's acceptance of the challenge to fill the position of interim Human Resources Director. He noted the option to "step in and just ... let the ship go where it needed to or you could really jump in and try to correct the course ... And Stacey did that. He gave up a lot of hours. He committed a lot of his time to do that." He explained the distinction between Fire Chief Stacey Giomi and Interim Human Resources Director Bob Giomi. He read into the record a Certificate of Recognition to Stacey Giomi aka Director Bob. In recognition of the hours of golf which Chief Giomi was required to give up, Mr. Werner presented him with gifts of a weather station to assist in identifying "upcoming golf days," together with a sky caddy. Mr. Werner recognized Mrs. Trish Giomi, who was present in the meeting room, and thanked her as well. The Board members, City staff, and citizens present applauded Chief Giomi. Chief Giomi expressed appreciation for the recognition. He commended the "valuable team" comprised of the department directors and elected officials, and advised "they very mindfully watch after ... their departments." He expressed appreciation for the assistance provided by the District Attorney's Office. Mayor Teixeira recessed the meeting at 8:46 a.m. and reconvened at 8:53 a.m.

**4. BOARD OF SUPERVISORS CONSENT AGENDA (8:53:19)** - Mayor Teixeira entertained requests to hear items separate from the consent agenda. Supervisor Aldean requested to separately hear item 4-5. Mayor Teixeira entertained additional requests and, when none were forthcoming, a motion. **Supervisor Livermore moved approval of the consent agenda consisting of eleven remaining items, 4-1 from the Sheriff's Department; 4-2, Fire, with a Resolution No. 2008-R-45; four items, 4-3, Parks and Recreation; 4-4, Purchasing and Contracts, four items A, B, C, and D; and the last remaining item 4-6, Health and Human Services, as presented. Supervisor Staub seconded the motion. Motion carried 5-0.**

**4-1. SHERIFF - ACTION TO APPROVE THE ACCEPTANCE OF THE OFFICE OF TRAFFIC SAFETY SPEED REDUCTION GRANT IN THE AMOUNT OF \$13,704**

**4-2. FIRE - ACTION TO ADOPT A RESOLUTION ADOPTING AND APPROVING AN INTERLOCAL AGREEMENT BETWEEN DOUGLAS COUNTY, CARSON CITY, LYON COUNTY, AND STOREY COUNTY TO BUILD A MULTI-COUNTY ETHERNET MICROWAVE INTERCONNECT, AND OTHER MATTERS PROPERLY RELATED THERETO**

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**4-3. PARKS AND RECREATION**

**4-3(A) ACTION TO APPROVE A FUNDING AGREEMENT AMENDMENT BETWEEN CARSON CITY (GRANTEE) AND THE STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF STATE LANDS (GRANTOR), AND AUTHORIZE THE PARKS AND RECREATION DIRECTOR TO SIGN A TIME EXTENSION FROM DECEMBER 31, 2008 TO JUNE 30, 2009 ON THE MEXICAN DITCH TRAIL BRIDGE PROJECT**

**4-3(B) ACTION TO APPROVE THE STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF STATE PARKS (GRANTOR), RECREATIONAL TRAILS PROGRAM PROJECT AGREEMENT TO PROVIDE \$100,000 IN GRANT FUNDS FOR IMPROVEMENTS AT THE FULSTONE WETLANDS**

**4-3(C) ACTION TO APPROVE THE REVISED USE AGREEMENT BETWEEN CARSON CITY AND THE HIGH SIERRA RADIO CONTROL CLUB, INC.**

**4-3(D) ACTION TO APPROVE THE REVISED LEASE AGREEMENT BETWEEN CARSON CITY AND THE CARSON CITY HISTORICAL SOCIETY**

**4-4. PURCHASING AND CONTRACTS**

**4-4(A) ACTION TO DETERMINE THAT ATLAS CONTRACTORS, INC. IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, PURSUANT TO NRS CHAPTER 338, AND TO AWARD CONTRACT NO. 0809-105 TO ATLAS CONTRACTORS, INC. FOR A BASE BID AMOUNT OF \$100,411.40; \$1,600.00 FOR THE ADDITIVE / ALTERNATE, IF NEEDED, AND A CONTINGENCY AMOUNT NOT TO EXCEED \$10,201.14, TO BE FUNDED FROM THE QUESTION #1 AND FHA - MEXICAN DITCH TRAIL AND MEXICAN DITCH TRAIL BRIDGES PROJECT, AS PROVIDED IN FY 2007 / 2008**

**4-4(B) ACTION TO DETERMINE THAT WILSON CONSTRUCTION, INC. IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, PURSUANT TO NRS CHAPTER 338, AND TO AWARD CONTRACT NO. 0809-108, MULTI-USE PATH IMPROVEMENTS - ROUTE 6, PATH PAVING PROJECT TO WILSON CONSTRUCTION, INC. FOR A BID AMOUNT OF \$153,476.30 PLUS A CONTINGENCY AMOUNT NOT TO EXCEED \$7,673.82 TO BE FUNDED FROM THE NEVADA STATE LANDS QUESTION #1, AS PROVIDED IN FY 2007 / 2008**

**4-4(C) ACTION TO ACCEPT THE WORK AS COMPLETED, TO ACCEPT THE CONTRACT SUMMARY AS PRESENTED, AND TO APPROVE THE RELEASE OF FINAL PAYMENT IN THE AMOUNT OF \$184,128.49 FOR CONTRACT NO. 2007-073, TITLED CARSON CITY FREEWAY PHASE 2A UTILITY RELOCATION, HIGHWAY 50 EAST PROJECT TO ASPEN DEVELOPERS CORPORATION**

**4-4(D) ACTION TO APPROVE CONTRACT NO. 0809-112, A REQUEST TO HAVE THE BOARD OF SUPERVISORS DETERMINE THAT THE LISTED CITY PROPERTY IS NO LONGER REQUIRED FOR PUBLIC USE AND DEEM ITS SALE, BY PUBLIC AUCTION, DESIRABLE AND IN THE BEST INTERESTS OF CARSON CITY**

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**4-5. PUBLIC WORKS - ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN WILLIAM SCHNEIDER AND WALTRAUD SCHNEIDER, AS TRUSTEES OF THE WILLIAM AND WALTRAUD SCHNEIDER TRUST, AND CARSON CITY WHEREBY WILLIAM SCHNEIDER AND WALTRAUD SCHNEIDER, AS TRUSTEES OF THE WILLIAM AND WALTRAUD SCHNEIDER TRUST, AGREE TO CONVEY A PORTION OF CERTAIN REAL PROPERTY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 009-161-16 IN EXCHANGE FOR A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED AS APN 009-161-01 WHICH IS OWNED BY CARSON CITY AND SEVEN THOUSAND SIX HUNDRED FIFTY DOLLARS (\$7,650.00); AND TO APPROVE THE SIGN AND ELECTRICAL EASEMENT FOR APN 009-161-01 (8:54:28)** - Mayor Teixeira introduced this item, and opened it to public comment. Realtor Brad Bonkowski, representing Gregg Street Partners, LLC, introduced himself for the record. He explained that the Clearview Shopping Center consists of three buildings, two of which are owned by the Schneider Trust and one which is owned by Gregg Street Partners, LLC. He advised of two surplus properties being offered to the shopping center owners, "what was the old A&W and is now part of the Clearview remodel of the intersection." He further advised of an agreement negotiated by the City for sign and utility easements across the second surplus parcel, but granted to only one of the shopping center owners. "And the sign is actually a shopping center monument sign." Mr. Bonkowski expressed the opinion that "all of the owners of buildings in that shopping center should be party to that agreement."

Mr. Werner expressed understanding for Mr. Bonkowski's position, but explained that the easement offering was "with the idea that it may replace an existing sign that's located ... just a little ... to the south of where the proposed easement would be. And that's the sign owned by Brad's clients on their property. Mr. Schneider ... would have to pay them to put his shopping center on that sign ..." Mr. Bonkowski advised of a land lease for the 35-foot monument sign "which we inherited; we did not negotiate." Mr. Werner advised of the prohibition against two shopping center monument signs. "So even though this easement is there, unless the existing monument sign goes away, there cannot be a sign on this easement." If an agreement is reached to relocate the existing sign to the easement, the shopping center property owners will have to agree on a sign which represents the entire shopping center. Mr. Werner expressed the belief that Mr. Bonkowski's clients would be protected if and when another sign is granted. He explained "the easement doesn't do anything until such time as an application is made for the monument sign ... and, at that point, all parties of that shopping center have to be agreeable and members to it."

In response to a question, Mr. Werner explained that the sign easement area of 450 square feet, as depicted on a map included in the agenda materials, is for the new signage. Supervisor Aldean advised of an item, on the October 8, 2008 Regional Transportation Commission agenda, regarding conveyance of the property to Gregg Street Partners together with an approval of the sign and electrical easement for that parcel. Mr. Werner acknowledged that the Regional Transportation Commission will be asked to approve the "same sign and electrical easement that is the subject of this action today." Public Works Department Director Andrew Burnham advised that the RTC recommendation would be forwarded to the Board of Supervisors for final approval. Mr. Bonkowski acknowledged agreement with the proposed recommendation.

Mr. Bonkowski advised of two requests: To propose a City policy providing for all shopping center owners to be included in easement negotiations. In addition, he noted that the two surplus properties are "being brought forward for approval at different times. If they had been brought forward at the same time, then we would have been notified of this approval process which we were not." Mr. Werner explained that the City often deals with different properties at different times. He noted that, while the subject property has

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two ownerships, some shopping centers have multiple ownerships. He advised of the City's interest to sell the property; purchase was "a purely voluntary situation." Mr. Bonkowski explained that, in this case, the property offered is being encumbered prior to a decision to purchase the property. He expressed concern that Gregg Street Partners, LLC "should have had some input into those negotiations up front." Mr. Werner reiterated the City is the seller; the property purchaser doesn't have to buy it.

Supervisor Aldean expressed the understanding, based on staff input, that the existing pylon sign cannot be demolished without the concurrence of Gregg Street Partners, LLC. She suggested reviewing the City's sign ordinance to encourage property owners with shared interests to voluntarily enter into a reciprocal easement agreement. Mr. Bonkowski acknowledged his satisfaction, and expressed a willingness to not object to the Board's approval of this item. He reiterated the request to consider a policy "to try to address this so that all parties are notified" and allowed to participate in negotiations.

Mayor Teixeira called for additional public comment; however, none was forthcoming. Supervisor Aldean encouraged Mr. Bonkowski and Mr. Burnham to work with Mr. Schneider. She reiterated, "they can voluntarily encumber their properties with a reciprocal easement agreement." Mr. Bonkowski expressed a willingness to work together, and advised of the existence of reciprocal easements for access, utilities, maintenance, and repairs. He reiterated the concern over never having been notified or allowed to participate in negotiations. "It would have been a whole lot easier to do this up front instead of trying to come back after the fact..."

Supervisor Livermore advised of having put Mr. Bonkowski in touch with Mr. Burnham "about this detail." In response to a comment, Mr. Bonkowski commended City staff who addressed his concerns "every time I've called ..." He reiterated the issue of notification. "This has been going on and I wasn't aware that it was going on. It's being taken care of correctly. It would have been nice if we'd known." Mayor Teixeira thanked Mr. Bonkowski.

Mayor Teixeira entertained a motion. **Supervisor Staub moved to approve and authorize the Mayor to sign an agreement between William Schneider and Waltraud Schneider, as trustees of the William and Waltraud Schneider Trust, and Carson City, whereby William Schneider and Waltraud Schneider, as trustees of the William and Waltraud Schneider Trust, agree to convey a portion of certain real property described as APN 009-161-16 in exchange for a portion of that certain real property described as APN 009-161-01, which is owned by Carson City and Seven Thousand Six Hundred Fifty Dollars (\$7,650.00), and to approve the sign and electrical easement for APN 009-161-01. Supervisor Livermore seconded the motion. Motion carried 5-0.**

**4-6. HEALTH AND HUMAN SERVICES - ACTION TO APPROVE A GRANT AWARD IN THE AMOUNT OF \$16,000 FROM THE NEVADA DEPARTMENT OF HEALTH AND HUMAN SERVICES, CHILD, FAMILY AND COMMUNITY WELLNESS FOR FUNDS TO SUPPORT NURSING ACTIVITIES AT THE CARSON CITY COMMUNITY HEALTH CLINIC**

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**ORDINANCES, RESOLUTIONS, AND OTHER ITEMS**

**5. CITY MANAGER - ACTION TO SUPPORT AN APPLICATION TO THE NEVADA COMMISSION ON ECONOMIC DEVELOPMENT FROM UNIVERSAL ANALYZERS, INC. FOR ECONOMIC INCENTIVES AS A RESULT OF THEIR BUSINESS EXPANSION IN CARSON CITY (9:05:29)** - Tim Rubald, of Rubald and Associates representing Northern Nevada Development Authority, advised that Universal Analyzers is expanding their operation and has applied to the Nevada Commission on Economic Development for incentive funding available through the state. He explained the procedure for the local government to acknowledge the incentive funding application. He advised that Universal Analyzers had applied for the sales and use tax, personal property tax, and modified business tax abatements. He reviewed the documentation prepared by the Nevada Commission on Economic Development indicating that the City would receive, over a ten-year period, \$18,219 in additional personal property tax revenue. He requested the Board to acknowledge the 50 percent abatement over the ten-year period. He advised these would be new revenues which would not be allocated to the City without Universal Analyzers' expansion. He reviewed his September 15, 2008 letter to Mr. Werner, copies of which were included in the agenda materials.

Mayor Teixeira entertained public comments and, when none were forthcoming, a motion. **Supervisor Staub moved to support an application to the Nevada Commission on Economic Development for Universal Analyzers, Inc., for economic incentives as a result of their business expansion in Carson City. Supervisor Williamson seconded the motion. Motion carried 5-0.**

**6. HUMAN RESOURCES - ACTION TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN CARSON CITY AND THE CARSON CITY SHERIFF'S SUPERVISORY ASSOCIATION ON BEHALF OF THE CARSON CITY SHERIFF'S SERGEANTS FOR THE PERIOD JULY 1, 2007 TO JUNE 30, 2011 (9:10:40)** - Fire Chief Stacey Giomi, on behalf of the Human Resources Department, provided background information on the subject agreement and reviewed the agenda report. He responded to questions of clarification regarding various provisions of the agreement. Supervisor Aldean acknowledged the four-year term of the agreement, but expressed an interest in reviewing the provision, at page 38, paragraph D3 whereby an employee is eligible for longevity pay just for "doing his job." She referred to the recently-approved resolution pertinent to unclassified employees and suggested that, in the interest of parity, longevity pay for standard performance should be eliminated. Mayor Teixeira noted that the provisions of the subject four-year contract mirror two previously-approved contracts. He acknowledged Supervisor Aldean's point, and expressed the preference that all the labor contracts would contain the same provisions. He called for public comment and, when none was forthcoming, entertained a motion. **Supervisor Williamson moved to approve the collective bargaining agreement between Carson City and the Carson City Sheriff's Supervisory Association on behalf of Carson City Sheriff's Sergeants for the period July 1, 2007 to June 30, 2011. Supervisor Aldean seconded the motion. Motion carried 5-0.**

**7. DEVELOPMENT SERVICES - PLANNING - ACTION TO ADOPT BILL NO. 133, ON SECOND READING, AN ORDINANCE TO CHANGE THE ZONING OF TWO PARCELS LOCATED AT 501 AND 505 WEST KING STREET, APNs 003-206-01 AND 003-206-02, FROM RESIDENTIAL OFFICE (RO) TO PUBLIC REGIONAL (PR) (ZMA 08-082) (9:16:14)** - Planning Division Director Lee Plemel reviewed the agenda report, and advised of having received no additional comments since the Board's approval of Bill No. 133, on first reading. Mayor Teixeira called for

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comments and, when none were forthcoming, entertained a motion. **Supervisor Aldean moved to approve Bill No. 133, on second reading, Ordinance No. 2008-34, an ordinance to change the zoning on two parcels located at 501 West King Street and 505 West King Street, APNs 003-206-01 and 003-206-02, from residential office to public regional, based on the findings contained in the staff report. Supervisor Williamson seconded the motion. Motion carried 5-0.**

**8. PUBLIC WORKS - ACTION TO APPROVE A RESOLUTION TO AUTHORIZE ENTERING INTO AN INTERLOCAL AGREEMENT BETWEEN CARSON CITY AND DOUGLAS COUNTY TO PROVIDE FOR CARSON CITY TO ACCEPT AND TREAT SEWER FLOWS FOR AN INTERIM PERIOD OF TIME NOT TO EXCEED 10 YEARS FOR THE EXISTING COMMERCIAL CENTER IN NORTHERN DOUGLAS COUNTY JUST SOUTH OF FUJIPARK (9:17:43)** - Public Works Department Director Andrew Burnham reviewed the agenda report, and responded to questions of clarification regarding the provisions of the proposed interlocal agreement. Mayor Teixeira called for a Douglas County representative, and Mr. Werner advised that no one had been invited.

Supervisor Aldean advised of not having had the opportunity to regularly interact with the new Douglas County Manager, but noted the “change in attitude has been pretty miraculous in terms of their willingness to sit across from us at the table and talk about things of mutual benefit.” In consideration of the cooperative working relationship “on a number of issues,” she suggested the interlocal agreement eloquently represents the “focus on regional cooperation,” and “a step in the right direction.” She suggested adding the words “or until the capacity in question is needed by Carson City [subject to some notification requirement]” to the end of the last WHEREAS paragraph on page 1. She noted the importance of Carson City reserving the right to terminate the Interlocal Agreement “if we need that capacity.” In response to a question, Mr. Burnham advised that the Douglas County Commissioners meeting was scheduled to begin at 1:00 p.m. today. City staff would attempt to contact the Douglas County Manager prior to that in order to convey the suggested revision. Discussion took place with regard to the time frame associated with the project, and Mayor Teixeira reiterated concern over not having a Douglas County representative present at this meeting. He suggested continuing this item.

Supervisor Aldean noted the provision to resolve any disagreement through arbitration, and suggested including language providing for termination of the agreement if flows exceed a certain limit. She read the first sentence of paragraph 15, Arbitration of Disputes, into the record, and suggested adding the words, “other than exceeding permitted gallons,” after the words “this Agreement ...” Mayor Teixeira requested Mr. Werner to arrange a “face-to-face” meeting between the Board of Supervisors and Douglas County representatives.

Supervisor Livermore noted the subject agreement represents “one piece of a package,” and suggested including a “commitment ... to settle some other opportunities that we have.” He expressed an interest in some evidence of a true partnership. Mr. Burnham explained that the subject agreement was advanced prior to the water agreement, which is in progress, because of Douglas County’s need to “move forward more quickly on this piece.” In response to a previous comment, he advised that the City “almost won’t see the gallons in the treatment” plant.

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Supervisor Williamson agreed with Supervisor Livermore that “this is ... the first step in working together to solve some mutual regional needs.” She further agreed with the appropriateness of meeting together with Douglas County officials. She noted, however, that “at some point, someone has to take the first step.” She expressed support for the agreement, based on staff’s representation that the additional flows will not exceed capacity. She advised that rate increases would be passed along to out-of-county users sooner than to residents. She noted the importance of economy of scale and the benefit of working together. Mr. Burnham advised that Douglas County pays “a fairly healthy rate” which includes the loaded rate, “all the costs that we pay with the general fund.” Mayor Teixeira agreed with Mr. Burnham’s and the Supervisors’ comments. He noted the importance of establishing communication at the Board level, and agreed that the attitude in Douglas County had changed considerably. Mr. Werner explained that the agreement had been considered and brought forward the same as any other sewer connection application. Mayor Teixeira noted the significance of the agreement.

In reference to previous comments, Supervisor Staub emphasized that Carson City has never tried to erect walls at the Douglas County line. He expressed the opinion that Carson City has been “very receptive and ... proactive” in attempting to find “areas of cooperation” regionally. He wholeheartedly endorsed the efforts represented by the subject agreement, but requested to include language which discusses “mutuality.” He suggested “at least” the resolution should document the reason the subject agreement “comes forward is as a result of all of the other things that we’re talking about. [T]he premise on which we proceed with this first project is ... conditioned upon other cooperative efforts between the counties.” Mayor Teixeira noted the existing cooperative relationship between the Carson City and Douglas County Sheriff’s Offices and Fire Departments, and that “the area of economics” has been “ugly” in the past. He requested staff to convey to Douglas County representatives the Board’s willingness to approve the agreement with some revisions to the language. Supervisor Aldean suggested agendizing an update on resource sharing at the time Douglas County representatives are invited to the Board meeting. Mayor Teixeira noted this item would be continued. He recessed the meeting at 9:34 a.m.; reconvened at 9:41 a.m.

#### **9. SUPERVISOR STAUB**

**9(A) MOTION TO RECONSIDER THE MOTION TO REPAY THE GENERAL FUND THE \$2,000,000 PROVIDED TO THE REDEVELOPMENT AUTHORITY FOR THE BURLINGTON COAT FACTORY (9:41:22)** - Mayor Teixeira introduced this item. Supervisor Staub provided background information, and discussed the reason for requesting this item be agendized. He expressed the opinion the Board has always been receptive to reconsidering issues which “may have upset some people.” He expressed concerns over the perception of the Board’s representation of the entire community. He noted that there were no citizens present at the time the Board initially considered the \$2 million repayment. He discussed the importance of the Board not making “decisions in a vacuum. We need input from the public, we need answers to our questions, and we need guidance so that we make decisions based upon one criteria and that is, what’s in the best interests of our community.” He advised of having been previously “on the fence” because of involvement in South Carson redevelopment. “Clearly, all of the incentives that we provide somehow are generated, at least historically, by and through the general fund.” Supervisor Staub expressed respect for Supervisors Aldean’s and Williamson’s comments “that this is probably a little bit of double dipping.” He emphasized, “We do the business of government here, not in the newspaper.” He expressed the belief that reagendizing this item was reasonable in order to consider the entire process of incentives, the Redevelopment Authority as a whole, and the two areas which now exist within the Redevelopment Authority. “And, hopefully, in this reconsideration, provide an opportunity for this Board and staff to ... come up with a policy, since we are



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looking at the policies and procedures of the Redevelopment Authority and we are also conducting an audit of the Redevelopment Authority ...”

Supervisor Staub requested the Board of Supervisors to approve the motion to reconsider repayment of \$2 million to the general fund, and then proceed to the next agenda item. He distributed to the Board members and staff a proposal, and requested to provide an overview of the same.

Mayor Teixeira discussed the policy for agendaing Board of Supervisors meeting items, and expressed the belief that Supervisor Staub’s request was reasonable. He entertained a motion. **Supervisor Staub moved to reconsider the motion to repay the general fund the \$2 million provided to the Redevelopment Authority for the Burlington Coat Factory. Supervisor Livermore seconded the motion.** Mayor Teixeira called for comments and, when none were forthcoming, a vote on the pending motion. **Motion carried 5-0.**

**9(B) DISCUSSION AND POSSIBLE ACTION TO RESCIND THE ACTION TO REQUIRE REPAYMENT OF THE \$2,000,000 FROM THE REDEVELOPMENT FUND TO THE GENERAL FUND, AND DISCUSSION AND POSSIBLE ACTION TO REQUIRE THE REPAYMENT TO THE GENERAL FUND FOR FUNDS AND SERVICES PROVIDED TO THE REDEVELOPMENT AUTHORITY BY CHARGING THE REDEVELOPMENT AUTHORITY TEN PERCENT (10%) OF THE REDEVELOPMENT AUTHORITY’S TOTAL ANNUAL REVENUES (9:45:47)** - Supervisor Staub referred to his previously-distributed proposal, which he advised was developed with the assistance of Mr. Werner and Finance Department Director Nick Providenti. He further advised of a conversation with City Auditor Sue Johnson regarding the method by which to develop a comprehensive policy for the Redevelopment Authority, to foster a cooperative relationship between the two redevelopment areas, and to develop a method to repay the general fund “for the services and other types of assets it provides to the Redevelopment Authority” as simply as possible. Supervisor Staub reviewed the proposal outlined in his October 1<sup>st</sup> memo, and the Recommended Board Action “with the understanding ..., as part of the policies and procedures we’re going to be establishing for the Redevelopment Authority in the next several weeks, that this be addressed.” He noted that the policies and procedures will include a payback provision to the general fund. He acknowledged the merit of some of the Board members’ preferences to consider these issues after the new Board of Supervisors is seated. He expressed reluctance to “wait until that occurs” in that his elected term doesn’t end until December 31, 2008. “Regardless of what happens on November 4<sup>th</sup>, ... I believe we do have a say until ... our successors are sworn in.” He expressed the opinion that it is the Supervisors’ job to “continue to act as Supervisors for this community and to take care of the City’s business regardless of whether we’re re-elected ...” He reiterated the request to have the Board act on this matter, and to have the matter re-agendized, together with the proposed policies and procedures, at the October 16<sup>th</sup> Board of Supervisors meeting.

Supervisor Livermore expressed appreciation for Supervisor Staub having agendaed this item and for the opportunity to “air some perceptions that may exist ...” He advised of having supported the repayment because of the “long list of capital needs, ...” including completion of the Fuji Park urban fishing pond. He further advised of having considered the repayment as an opportunity for the Board of Supervisors to “restore some funding and some elements ... that may have had merit that serves this whole community.” He discussed his continued efforts to consider the entire community, and “not ... specific ... exempted opportunities.” He acknowledged there was no repayment policy in place when the incentive funding was provided to the Redevelopment Authority for Burlington Coat Factory. He suggested “maybe we neglected

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to discuss that” and that it should have been done, but “hindsight is what it is. You can’t go back and reconsider.” He expressed the opinion that discussing “the opportunities and advantages to further communicate and participate jointly together as a community” is admirable.

Supervisor Aldean expressed appreciation for Supervisor Staub’s effort. She expressed concern over repaying the general fund in excess of services received by the Redevelopment Authority, and the opinion that ten percent is in excess of what Redevelopment currently receives in the way of services. She advised of concerns expressed over the perception of the method by which the redevelopment areas are being expanded. She discussed concerns that “we’re denying access to those appreciated values, the revenues generated by those appreciated values to the general fund.” She suggested “one way of doing that would be to have a one for one exchange at a certain point moving forward.” “For every one additional property we put into redevelopment, ... on a per-parcel basis or a square-footage basis, we would remove one from redevelopment, a property that has benefitted from redevelopment, that has appreciated in value, that is generating ... revenues.” Supervisor Aldean expressed concern over putting the entire City in redevelopment. She requested staff to consider an equitable arrangement which would include the removal of properties as we move forward to expand the redevelopment area to include new properties.

Supervisor Williamson expressed appreciation to Supervisor Staub for agendizing this item, and for consideration of rescinding the previous motion. In consideration of the old Wal-Mart building, Supervisor Williamson advised of the intent to repay the general fund through sales tax revenues; “that but for the investment from the general fund there would not have been a Burlington Coat Factory and there would not have been a Sportsman’s Warehouse.” She noted that City officials are “kind of wrestling with how do we work with those two redevelopment districts.” She further noted the opportunities, the questions, and the additional “budget in each one of those redevelopment areas which allows us to implement consistent and logical policies and procedures.” She expressed support for agendizing review of the proposed policies and procedures, and advised of having requested for the item to be agendized at 6:00 p.m. to provide the opportunity for people who work in both redevelopment areas to conveniently attend. She discussed the economic tool represented by redevelopment, and noted it is “one of the few ...” allowed by the Nevada State Legislature for counties and cities “to be able to incent and work with property owners, work with businesses to locate, expand, improve their businesses.” She noted the evening session of the Board to hear recommendations for the downtown redevelopment area. She reiterated that redevelopment policies and procedures are established by the Legislature, and that “right now, it’s the only thing we’ve got for economic tools.”

Mayor Teixeira entertained public comment. (9:58:40) Ralph Swagler, of Local’s Barbecue in Carson City, advised that his business is located in the South Carson redevelopment area. He further advised of having spoken with a couple of the Supervisors, and of having “good support back.” He offered comments “on redevelopment and what the rest of us in Carson City are seeing compared to downtown.” He expressed the opinion that the Office of Business Development “does everything to promote Third and Curry. You would think that this whole City of Carson City revolves around six square blocks. That’s where all the advertising’s going. We, in the rest of the City, do not have the advertising budget to keep competing against the City and their advertising budget. That’s nice that you’ve felt the need to take those funds and promote that one six-block area.” Mr. Swagler advised of having noticed, since the beginning of summer, “with your bands and your concerts and everything else that you bring, that the redevelopment funds cost, to that downtown area.” He further advised of having been raised in Burbank, California, and of being familiar with the “Beautiful Downtown Burbank period.” He expressed understanding for the importance

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of “trying to have a downtown, but you’re taking these redevelopment funds and you’re spending them all in that downtown area and the rest of the City, unfortunately, is being neglected.” He discussed the importance of considering the entire City, and noted the perception that “the funds today from Office of Business Development are spent in that six-square-block area.” “We’ve felt it. ... When those bands started up again on Friday nights this year, every business outside of that area felt it. You’re not expanding the marketplace. You’re not bringing people in from Tucson and Phoenix and Sacramento for these events. What you’re doing is you’re instructing the people of Carson City that if you want to dine, play, have fun, you need to go to downtown because you can’t get it in the rest of the City and you’re moving the people that way.” Mr. Swagler clarified he didn’t believe it was the intent of the Redevelopment Authority, “that’s just the result.” He expressed appreciation for the incentive funding allocated to the Burlington Coat Factory. “What we’ve seen in our business is the parking lot for Mervyn’s has moved over to Burlington so it’s nice that we’ve kept that there, but it really hasn’t helped the individual businesses as you can see by the Eagle Station Center. We’re getting more and more closures every day.” Mr. Swagler inquired as to when the South Carson redevelopment area will “get the carnivals and the parades and the bands and the night life and everything provided by the City to us so that we can draw those people into our parking lots, the car shows, whatever. Let’s get them down there too if that’s what we’re trying to do is build business.” Mr. Swagler thanked the Board for their time, and expressed appreciation for Supervisor Staub’s comments and his intent in agendaizing the subject item.

Supervisor Staub expressed the hope that his proposal will address Mr. Swagler’s concerns. He noted that redevelopment is in a planning stage, and discussed the importance of redevelopment area businesses coming forward and deciding “how they’re going to synergize themselves and go forward.” The Carson City Redevelopment Authority is a facilitator which provides sponsorship and seed money. “On an ongoing, long-term basis, it’s the businesses themselves that are going to have to vitalize and continue to revitalize themselves ...” Supervisor Staub expressed the belief that new policies and procedures will provide for sponsorship and activity funding for the South Carson redevelopment area.

Supervisor Aldean acknowledged Mr. Swagler’s legitimate concerns, as well as the diligent focus on downtown redevelopment for a number of years. She advised of having communicated to Office of Business Development Manager Joe McCarthy the importance of cutting “that proverbial umbilical cord with the folks in the downtown area of the City at some point.” Based on the development of the Downtown Consortium “and all the enthusiasm, input, and effort that’s been put forth, ... they are ready to fly ... leave the nest, spread their wings, and do their own thing.” Supervisor Aldean agreed that some of the energy needs to be diverted to other redevelopment areas in town which are experiencing the same sort of challenges that downtown has experienced for many years.

Supervisor Williamson thanked Mr. Swagler for expressing his concerns. She advised that the downtown redevelopment area has been in place since 1986 and the South Carson redevelopment area for 13 or 14 months. The focus for the South Carson redevelopment area has been on filling empty “big boxes and getting businesses in there.” Supervisor Williamson expressed the hope that as the shopping centers are filled with tenants, business groups will be encouraged to form and to provide input to the Redevelopment Authority. “Since 1986, we’ve learned a lot about how the City has to first listen to ... what needs are identified by the business owners and property owners in an area before we go out and say this is what’s going.” Supervisor Williamson discussed the Curry Street Promenade which started this summer in partnership with the businesses. “The businesses paid for the bands. We split the cost of advertising. It wasn’t all just City funds or redevelopment funds that went to promote that.” Supervisor Williamson

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committed to Mr. Swagler “that we will go forward and in South Carson get some of those partnerships going with the business owners and see what you want and figure out if we can facilitate that.”

Supervisor Livermore expressed appreciation for Mr. Swagler’s attendance and participation. He advised of conversing with other business owners about the activities sponsored by the City, and “a lot of skepticism about who’s benefitting and who’s not and who’s being left out ...” He expressed the opinion that Supervisor Staub had raised an important point about redevelopment area 2. He expressed the hope that Mr. Swagler would reach out to fellow business owners in the area to discuss activities.

(10:07:48) Joe Eiben discussed his experience with redevelopment in Pasadena and Burbank, California. He expressed agreement with Supervisor Aldean in that “you have to ... keep redevelopment to a sizable thing.” He expressed concern over designating Highway 50 as a redevelopment area with so much of the downtown already in a redevelopment area. He suggested that “people, the community, and developers” will be questioning a move to Carson City “when it’s all in redevelopment.” He advised that “redevelopment says blight; ... an area that is not functional and if the retail isn’t working, the shopping isn’t working, it’s a blighted area.” With regard to the current economic situation, he agreed with Supervisor Livermore’s comments regarding the importance of considering the entire community. “Needs and services, streets - they are all important. And if you don’t keep your general fund healthy to do things that need to be done, what happens if we have another flood like we had two years ago? ... That general fund has to be as healthy as you can make it.” Mr. Eiben commended the Board as having “done a very good job overall on that aspect and community-wise.” He expressed the opinion that the Redevelopment Authority needs improved guidelines and policies in order to succeed. He agreed with the previously-expressed perception that the downtown “is the only place that’s getting any of the money in redevelopment.” He noted the “sore thumb” in the community represented by the Ormsby House “because of the construction and the poor appearance.” He advised that many people are not aware that the Ormsby House is within the redevelopment area. He reiterated “you’ve got so much in this town that’s redevelopment and there’s no pressure on Ormsby to open up.” Mayor Teixeira anticipated that issues associated with the Ormsby House building permit will be resolved in the near future. Mr. Eiben reiterated the concern over public perception. Mr. Werner acknowledged the anticipation that building permits are “a week away” from being pulled.

Supervisor Williamson thanked Mr. Eiben for his comments. She advised of having talked with the Ormsby House owners on several occasions, and of having been informed they are not interested in applying for redevelopment incentive funding. She expressed confidence that the Ormsby House will eventually be a “shining gem in the downtown.” She discussed the conversion of one-half of the old Wal-Mart store to Burlington Coat Factory. “The second half is the Sportsman’s Warehouse.” Supervisor Williamson advised that “they are not getting any up front costs per the agreement with this Board; they are getting a share of the sales tax revenues that they generate; a 20 percent share over the course ... of ten or fifteen years.” She advised that the Sportsman’s Warehouse is scheduled to open in March 2009.

Mayor Teixeira called for additional public comment; however, none was forthcoming. He commended Supervisor Staub on his proposal. In response to a question, Supervisor Staub referred to the recommended action outlined in the agenda report and suggested adding conceptual approval of the five points submitted as part of his proposal, subject to input from Office of Business Development Manager Joe McCarthy and the Board of Supervisors, with a report back to the Board at the October 16<sup>th</sup> meeting. Mayor Teixeira questioned the recommendation to rescind the previous action without a plan in place. Supervisor Staub

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described his proposal as an attempt at compromise in order for the Board to move forward with “some degree of consensus and to meet some of the concerns of residents ...” Discussion took place with regard to the recommended action.

Mayor Teixeira commended Supervisor Staub’s proposal as “a good compromise.” He advised of “new funds, not budgeted, in the amount of approximately a quarter of a million dollars. Had we known that with Burlington, the proper thing to do then and the proper thing to do in the future would be an intergovernmental loan.” Mayor Teixeira provided historic information on the formation of the Redevelopment Authority in 1986, and advised that “we have just about put the whole City into redevelopment from a standpoint of where the venture capital is going to go in the future.” He further advised that the Redevelopment Authority has approximately \$1.5 million. In response to a question, Supervisor Staub reiterated that he would propose a motion with the intent of forging a compromise. He suggested that the Board’s previous action was more complicated than a payback. “Because redevelopment is coming into its own, there’s going to be money available in area 1 and area 2 for ongoing activities ... and there’s going to be ... some funding available for a joint project. Downtown has huge, huge plans; two lane streets, plazas, diagonal parking that’s all going to cost money if the future Redevelopment Authority or future Board of Supervisors says that’s where we need to get to. It’s going to take both areas in order to do that.” Supervisor Staub reiterated the intent to forge a compromise, and expressed a preference for a unanimous vote “so we can proceed to develop a comprehensive plan, so that the general fund is properly compensated for not only its past support and sponsorship of redevelopment and redevelopment activities, but well into the future.”

Supervisor Aldean applauded Supervisor Staub’s efforts, and reminded the Board that the previous action was nonspecific with regard to the method by which the repayment would be made. “We’re trying to create those sidebars as a part of this discussion.” She reviewed the staff summary pertinent to the previous action, and reiterated that the specifics had not been included in the motion. “So right now we have no guidance.” Supervisor Aldean advised of having suggested, in conversations with Supervisor Staub, “to treat this like a business transaction.” She noted the previous intent to repay the incentive funding through increased sales tax revenues. If that is insufficient, she suggested considering a note between the Redevelopment Authority and the City, “whereby if Burlington Coat Factory doesn’t generate \$250,000 annually in sales tax revenues, then we make up the difference with ad valorem.” She expressed the hope that Supervisor Staub’s motion would refer to the framework outlined in his October 1<sup>st</sup> memo, acknowledging that “all of these issues are going to be aired and discussed at the October 16<sup>th</sup> meeting.” She expressed the preference that the Board “not lock ourselves into any specific direction with respect to that ten percent contribution,” which she perceived as using redevelopment as a “slush fund.” She acknowledged this was not Supervisor Staub’s intent. She discussed the importance of maintaining as much flexibility as possible moving forward since those decisions will hopefully be made on October 16<sup>th</sup>.

Mayor Teixeira took exception to the phrase “slush fund,” and advised that “redevelopment, for the first time in this last budget, paid their salaries out of redevelopment funds. The general fund has been paying redevelopment salaries for years. A lot of money has been spent out of the general fund to reinforce redevelopment.” Mayor Teixeira referred to the two redevelopment areas, and inquired as to the source of future venture capital to raise revenue for the City. He noted the future development potential of the area across from Mills Park. “Everywhere you’re going to spend a buck in this town, and venture capital for return on investment outside of housing is going to be in the area of redevelopment.” Mayor Teixeira referred again to Supervisor Staub’s proposal as a compromise. “It makes sense and I think we go

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forward.” He referred to earlier references to the Ormsby House, and reminded the Board that “the biggest reason this was all started was because of the hospital. Mountain Street sold for \$20 million. ... All that money, approximately \$200,000, went to redevelopment.” Mayor Teixeira suggested this “was a little bit out of bounds,” and explained this was the premise for designating it as “newfound money” to repay the debt to the general fund. He noted that revenue from the recent improvements at the Casino Fandango and Bodine’s will be allocated to redevelopment. With regard to the Ormsby House, he advised that 2008 is the last year the Ormsby House will receive its reduced valuation. Thereafter, the \$139,000 assessment will be annually allocated to redevelopment. “In two transactions of the hospital and the Ormsby House, redevelopment has picked up \$350,000.” Mayor Teixeira noted this figure represented approximately one-third of the redevelopment budget. He suggested carefully considering the recommended action, and discussed details of the Burlington Coat Factory and Sportsman’s Warehouse transactions. He expressed support for Supervisor Staub’s motion, as presented. He expressed respect for the positions of each of the Board members, as representative of the intent to consider the best interests of the community.

With respect to Supervisor Aldean’s comments, Supervisor Livermore expressed a preference to consider “today and going forward.” In consideration of the current economic situation and the City’s revenue, “we’ve denied ourselves a lot of community benefits ... if we’d had that money in the general fund.” Supervisor Livermore reiterated the importance of allocating funding to projects that benefit the entire community. He expressed support for Supervisor Staub’s motion if it includes the “ten percent portion.” Supervisor Aldean expressed concern over doing things in a vacuum, and commended many of Supervisor Staub’s proposals as very good and meritorious. She noted that the matter would be reagendaized in two weeks, and suggested there was no reason “to do this precipitously.” The suggestion to have the redevelopment districts pay ten percent of their gross income to the general fund is one of a number of alternatives to consider on October 16<sup>th</sup>. Supervisor Aldean suggested nothing would be lost by delaying implementation of a specific recommendation for a period of two weeks. “Bring it back within the context of all the recommendations being made in connection with revising the policies and procedures having to do with redevelopment.” Mayor Teixeira suggested taking no action at this meeting, and reagendaizing the proposed policies and procedures for the October 16<sup>th</sup> meeting. He offered to schedule an evening session of that portion of the Board meeting, noting the presence of only a few citizens in the meeting room.

(10:33:21) Molly Walt expressed concern that the ten percent proposal represents “double dipping.” She noted that the sales tax revenues generated by Burlington Coat Factory would be allocated to the general fund, and that ten percent of the redevelopment revenues would also be allocated to the general fund. In response to a question, Supervisor Staub explained the intent to repay the general fund for services rendered to the Redevelopment Authority using redevelopment revenues. He acknowledged that the sales tax revenue generated by the Burlington Coat Factory would also be allocated to the general fund. “... historically, the Redevelopment Authority has always been charged for general fund support for services rendered to the general fund by other non-redevelopment staff on an ongoing basis. This just expands the payback for those services rendered.” Ms. Walt reiterated the concern. Mayor Teixeira explained that the \$2 million just paid to Burlington Coat Factory was “revenue that was sitting there that is basically, we took it out of the landfill money which we put in the enterprise.”

Supervisor Williamson advised that the Board of Supervisors serves as the Redevelopment Authority. “Any expansion of the Redevelopment Authority has been in a public process through this Board, thoroughly debated.” She reiterated that redevelopment is the only economic development tool available in the State of Nevada. She explained the original intent for designating the South Carson redevelopment

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area for auto sales, and that it was specifically expanded to fill some of the “big boxes” to provide for various incentives to the Casino Fandango and other businesses. “It’s one of the very few tools we have to be aggressive about improving our general fund monies, both property tax and sales tax.”

Mayor Teixeira entertained a motion. **Supervisor Staub moved to rescind the action to require the repayment of the \$2 million from the redevelopment fund to the general fund; and further moved to instruct Redevelopment Authority staff to include, in their upcoming Redevelopment Authority policies and procedures, the elements contained in his memo dated October 1, 2008.** Supervisor Staub acknowledged the intent of the motion to include in the policies and procedures those points outlined in his October 1, 2008 memo. **Supervisor Williamson seconded the motion.** Supervisor Aldean reiterated reluctance to take action on this matter at this meeting, and the opinion it would be more logical to take action within the context of the discussion to be held on October 16<sup>th</sup>. She noted her concerns, and commented on the importance of conveying that the Board is working harmoniously in the best interests of the community. In response to a question, Supervisor Staub advised of having requested staff to include the framework outlined in his memo in the policies and procedures to be presented at the October 16<sup>th</sup> meeting. He acknowledged the Board would have another opportunity to review and discuss the merits of the points outlined in the memo. In response to a question, he emphasized that his proposed framework includes a payback provision to the general fund. He read paragraph 2 of the memo into the record. He reiterated the intent of his motion to provide direction to staff to include the memo framework within the policies and procedures to be presented to the Board on October 16<sup>th</sup> for approval or denial.

In response to a further question, Supervisor Staub suggested that the rescinded action could be reimplemented at the meeting in which staff presents the policies and procedures. He reiterated Mr. McCarthy’s request to provide input on his proposal, and that he had agreed to the request. He advised he would stand by the five elements of his proposal, with input from staff. He further advised of having informed Mr. McCarthy of the requirement for a percentage payback from the gross revenues of the Redevelopment Authority to the general fund. Supervisor Livermore suggested not rescinding the Board’s prior action until such time as a plan is in place, and “that we could replace one with the other.” Supervisor Aldean reiterated that the previous action provided no direction to staff. Supervisor Livermore acknowledged the accuracy of the statement, but suggested a new motion, based on the discussion at this meeting, to direct staff to bring back a new replacement motion that would include these elements or other elements that may be embedded in it. Mayor Teixeira agreed with the reasonableness of Supervisor Livermore’s suggestion, and inquired as to Supervisor Staub’s willingness to amend his motion. Supervisor Staub explained the intent of his motion to rescind the previous action based upon the five elements outlined in his memo. He was “merely giving staff the opportunity to provide comment and input on those elements.” Mayor Teixeira requested a roll call vote on the pending motion. **Supervisors Staub, Williamson, Aldean, and Mayor Teixeira - yes; Supervisor Livermore - no.** Mayor Teixeira explained his support of the motion in that under his plan \$250,000 would have paid the loan back over a period of eight years, “and then the revenue would have all reverted back to redevelopment. This way, redevelopment gets a piece, a large piece, the majority of it, and puts about \$60,000 back to the general fund. They really gain substantially but, yet, now the general fund in perpetuity will start to get repaid. And now redevelopment can run on its own revenue stream.” Mayor Teixeira expressed the hope that redevelopment will begin to “do a better job of conveying what ... they’re doing to this Board of Supervisors.” **Motion carried 4-1.**

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**10. BOARD OF SUPERVISORS NON-ACTION ITEMS:**

**INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS** - None.

**CORRESPONDENCE TO THE BOARD OF SUPERVISORS** - None.

**STATUS REPORTS AND COMMENTS FROM THE BOARD MEMBERS (10:45:39)** - Supervisor Williamson advised of the 5:00 p.m. ribbon cutting ceremony at the new Laxalt Plaza, and of the 6:00 p.m. Board of Supervisors session.

**STAFF COMMENTS AND STATUS REPORT** - None.

**RECESS THE BOARD OF SUPERVISORS (10:46:17)** - Mayor Teixeira recessed the meeting at 10:46 a.m.

**RIBBON CUTTING AND DEDICATION CEREMONIES, LAXALT PLAZA AT 5:00 P.M.** - Supervisors Williamson, Aldean, Livermore, and Staub were present for the ceremonies at the new Laxalt Plaza. Supervisor Aldean welcomed everyone and opened with introductions. Supervisor Williamson provided the keynote address. Carson City Nugget Owner Alan Adams, Carson City Downtown Consortium Representative Chris MacKenzie, and Architect Darrin Berger provided comments. Supervisor Williamson dedicated the plaza.

**RECONVENE THE BOARD OF SUPERVISORS (6:00:51)** - Mayor *Pro Tem* Staub reconvened the meeting at 6:00 p.m. A quorum of the Board was present; Mayor Teixeira was absent. City staff included City Manager Larry Werner, Office of Business Development Manager Joe McCarthy, Office of Business Development Deputy Manager Tammy Westergard, Chief Deputy District Attorney Melanie Bruketta, and Recording Secretary Kathleen King. Mayor *Pro Tem* Staub thanked the citizens for their attendance, and passed the gavel to Redevelopment Authority Chairperson Robin Williamson.

**REDEVELOPMENT AUTHORITY**

**CALL TO ORDER AND ROLL CALL (6:01:43)** - Chairperson Williamson called the Redevelopment Authority to order at 6:01 p.m. A quorum was present. Member Teixeira was absent.

**ACTION ON APPROVAL OF MINUTES - July 31, 2008 (6:01:53)** - Member Aldean moved to approve the minutes, as presented. Member Livermore seconded the motion. Motion carried 4-0.

**11. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO ACCEPT AND ENDORSE THE RECOMMENDATIONS OF EACH OF THE DOWNTOWN CONSORTIUM'S SEVEN ACTION GROUPS AND TO DIRECT THE OFFICE OF BUSINESS DEVELOPMENT TO FACILITATE THE TIMELY IMPLEMENTATION OF THE RECOMMENDATIONS AND ACTION PLANS AND MAKE QUARTERLY PROGRESS REPORTS TO THE REDEVELOPMENT AUTHORITY (6:02:22)** - Chairperson Williamson thanked the citizens for their attendance, and provided background information on the two-day downtown workshop held in September 2005 as part of the Envision Carson City comprehensive master plan process which resulted in the Downtown Vision. She discussed the project analysis session in which City officials participated as part of the Urban Land Institute ("ULI") National



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Conference held in Las Vegas last October 2007. She reviewed the recommendations provided by ULI professionals. Implementation of those recommendations includes development of the Laxalt Plaza and the Get Down 2008 campaign. Chairperson Williamson provided background information on the Downtown Consortium, another implemented ULI recommendation. She introduced this agenda item, and thanked the Downtown Consortium participants for their ideas, their time, and their commitment.

Chairperson Williamson introduced Deputy Business Development Manager Tammy Westergard. Ms. Westergard thanked the citizens for their attendance and participation, and introduced a video presentation of the activities of the Downtown Consortium. The Redevelopment Authority members, City staff, and citizens present applauded the presentation. Ms. Westergard provided background information on the Action Group Briefing Papers which were included in the agenda materials. She introduced Carson City Convention and Visitors Bureau Executive Director / Downtown Consortium Events and Promotions Action Group Chair Candace Duncan.

(6:14:22) Ms. Duncan expressed appreciation for Ms. Westergard's assistance, and commended Linda Marrone on coordinating the Farmer's Market. In her seventeen years with the Convention and Visitors Bureau, Ms. Duncan advised of always having "wished that our downtown could look and feel the way it did this summer." She further advised of having heard comments from many colleagues in the region regarding "how fantastic Carson City looked this summer." She commended everyone involved in the success of the summer events. She advised of having worked with the Events and Promotions Action Group, which didn't have to meet too often "because Tammy took care of making sure all these fantastic events happened." The Events and Promotions Action Group ensured the events were promoted and publicized. Ms. Duncan discussed Destination Development Principal Roger Brooks' tourism assessment which recommended "more life" in the downtown. She expressed the opinion that the Downtown Consortium "really delivered on that," and the hope that it continues to build on itself. She advised that Mr. Brooks had visited Carson City four times; to conduct the tourism assessment, to conduct two workshops on branding, and to present *A Taste of the High Sierra*. Ms. Duncan advised that the Events and Promotions Action Group members were supportive of Mr. Brooks' presentation, with "attainable" ideas for Carson City. She discussed areas of concern, including a perceived lack of downtown parking, and the need for consistent business hours after 5:00 p.m. and on weekends. She commended the Firkin and Fox as a "wonderful catalyst to show us what our downtown could be." She expressed support for expanding the "theme ... all the way down to the Nugget." She provided background information on Destination Development, and discussed the importance of the downtown "heart of the community." She advised that it can now "expand into other neighborhoods. It doesn't have to all be just about downtown, but at least we've shown our community and our visitors what we can do and how we can expand that into other areas of the community." As outlined in the Events and Promotions Action Group briefing papers, Ms. Duncan discussed the lifestyle experience to be represented by downtown businesses; the importance of a printed schedule of downtown events, a sample of which she displayed and for which grant funding has been applied; and the listed recommendations. Ms. Duncan discussed the visitor profile study recently conducted by the Convention and Visitors Bureau, noting in particular the importance of special events to Carson City tourism.

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(6:25:53) Civic Investment Action Group Leader Linda Ritter read that portion of the briefing papers into the record. She acknowledged that the new library could include a performing arts center. Ms. Ritter discussed the importance of an expansive, inclusive library, and noted the significance of a public participation design process. Member Aldean suggested adding a culinary institute in order to develop capital partners.

(6:35:58) In-Town Housing Action Group Leader Heidi Schneider read that portion of the briefing papers into the record.

(6:39:28) Business Development Action Group Leader Chris MacKenzie discussed the growth potential of downtown Carson City. He noted the “energy” and support from downtown business owners, and expressed appreciation for the Board of Supervisors’ support. He discussed the importance of “full buy-in” from all the relevant parties, including the City, businesses, property owners, and the local citizens. He provided background information on the process of the Business Development Action Group, and reviewed the short- and long-term recommendations, as outlined in the briefing papers. He advised that the recommendations were supported by the Downtown Business Association Board, the Northern Nevada Development Authority, the Carson City Chamber of Commerce, and several downtown property owners. Mr. MacKenzie acknowledged the concern over excluding other businesses, but discussed the concept of a successful downtown translating to a successful community. “Successful towns with successful tourism have a healthy downtown.” A healthy downtown spreads, particularly in a limited area like Carson City. The key is to get citizens to consider their own town. Member Livermore complimented the work done and everyone involved, but noted a segment of the business community “that feels like they’re missing the train or are left out.” Member Aldean commended Mr. MacKenzie on a nice presentation, and on the recommendation to create a special business advisory committee. In response to question, Mr. MacKenzie advised that the Business Development Action Group’s recommendations were focused more on the downtown corridor. He was uncertain as to whether this would overlap with the purview of the Redevelopment Authority Citizens Committee. He reiterated the importance of downtown business and property owner buy-in to create the synergy necessary for success. He suggested this may be separate from the Redevelopment Authority Citizens Committee. In reference to Ralph Swagler’s earlier testimony, Member Aldean discussed the importance of developing a “transportable template” to be used in other redevelopment areas. Mr. MacKenzie noted the importance of “patience on everybody’s part.”

(6:55:05) Ms. Westergard introduced Sheriff Ken Furlong, who provided historic information on costs associated with the Nevada Day Parade. Currently, he noted numerous downtown events, from spring to fall, and advised the Sheriff’s Office is rarely required to schedule officers who “cost the taxpayers money.” He introduced Commander Tom Crawford, and advised that Sheriff’s Office support for downtown events consists largely of volunteer officers. He further advised that these volunteer officers “create a confident, safe environment for people to come and ... enjoy themselves.” He pledged to keep reserve officers available for the downtown events and to “do more.” He commended the volunteer officers, many of whom have other employment responsibilities, on their efforts to “see to it that the downtown events remain as festive as they have been in the past.” He noted the importance of not allowing incidents to “go beyond” being isolated. “Rumors of activities getting out of control or the downtown corridor being unsafe are just absolutely not true. Our downtown corridor in Carson City is one of the safest areas we have in town. It receives some of the highest protection measures.” Sheriff Furlong complimented the Regional Transportation Commission on their efforts to address the number one in-town complaint of traffic management on Carson Street. He recommended that serious consideration be given to the lodging

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situation in the downtown redevelopment area. Chairperson Williamson thanked Sheriff Furlong for embracing downtown events and for allowing Commander Crawford to be creative in involving the volunteer and reserve officers.

(7:00:47) Downtown Public Safety Action Group Leader Jed Block thanked the Board of Supervisors, City Manager Larry Werner, Mr. McCarthy, Ms. Westergard, and all the citizens for their involvement. He provided historic information on improvements to downtown safety. He commended the Carson Area Chamber of Commerce for considering public safety and sponsoring the Secret Witness Program.

(7:07:20) Jean Bondiott, representing the Downtown Transportation Action Group, provided background information on the action group's focus and reviewed the recommendations outlined in the briefing papers.

(7:16:46) Downtown Beautification Action Group Leader, downtown business owner, interior designer, and long-time Carson City resident Karen Abowd reviewed the Background and Recommendations portions of the pertinent briefing papers. On behalf of the Beautification Action Group, she thanked the Redevelopment Authority for the opportunity to have participated in developing the recommendations. She expressed appreciation for the "new focus in downtown Carson City" which has "taken hold over the last several months." In reference to recommendations for running Carson City like a business, she suggested considering how to grow Carson City like a business with a focus on Carson City's best economic opportunity, "a redeveloped, culturally rich, locals-loved downtown." She further suggested considering "three serious business realities that affect communities all across the county and are widely known by many, including the NNDA, EDawn, Sierra Pacific Power Company, the Carson City Convention and Visitors Bureau, and the Carson City Office of Business Development. Industry that creates technical, professional, high paying jobs from businesses whose corporate complexion is clean and green will invest in communities that offer quality of life amenities. The number one tourist activity in America, a \$3.8 trillion per year industry, is shopping and dining in an authentic, pedestrian-friendly, and local-used downtown." Ms. Abowd noted that Carson City's 2006 comprehensive master plan accommodates people by "foot, bike, car, and public transit; in-town housing; boutique retail; downtown public plazas; downtown public transit access; downtown arts and culture; a downtown library; and downtown educational institutions." Ms. Abowd reviewed "fast facts" from UNR's Business Center for Regional Studies. She noted the "moment of great opportunity ... to connect commerce with culture ... not just in downtown but throughout the town." She expressed confidence for assisting to guide healthy, sustainable growth for the community "instead of just accepting growth as it comes." She advised that the Downtown Consortium volunteers "want to be a part of this moment in time and see our six-month service in small and larger ways ... as something that we can do today that will help tomorrow." She requested the steadfast and direct commitment of the Redevelopment Authority by accepting the recommendations "toward the continued success of our downtown Carson City."

Chairperson Williamson thanked the action group leaders for their presentations. Member Aldean commented on the progress made "since Carson City Main Street days," and reviewed historic information with regard to the same. She commended the involved citizens on the intensity of their commitment, and advised of having been delighted and encouraged by the recommendations presented. She expressed support for moving forward in a "very progressive and aggressive way." Member Livermore complimented the citizens on their attendance and presentations. He discussed his long-time residence in Carson City and the changes which have taken place in the downtown over the years. He commended the imagination and ideas represented by the recommendations presented. Chairperson Williamson entertained a motion.

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Member Aldean moved to accept and endorse the recommendations of each of the Downtown Consortium's seven action groups, and direct the Office of Business Development to facilitate the timely implementation of the recommendations and action plans, and to make quarterly progress reports to the Redevelopment Authority; with the anticipated small fiscal impact to the redevelopment budget that can be absorbed by the budget; additionally, once an individual fiscal impact is determined, the Redevelopment Authority will be presented with a full cost / benefit analysis. Member Staub seconded the motion. Chairperson Williamson entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 4-0.**

**ACTION TO ADJOURN AS THE REDEVELOPMENT AUTHORITY (7:28:31)** - Member Livermore moved to adjourn the Redevelopment Authority at 7:28 p.m. Member Staub seconded the motion. Motion carried 4-0.

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**12. ACTION TO ADJOURN (7:28:40)** - Mayor *Pro Tem* Staub entertained a motion to adjourn the Board of Supervisors at 7:28 p.m. **Supervisor Aldean so moved. Supervisor Williamson seconded the motion. Motion carried 4-0.**

The Minutes of the October 2, 2008 Carson City Board of Supervisors meeting are so approved this 6<sup>th</sup> day of November, 2008.

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MARV TEIXEIRA, Mayor

ATTEST:

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ALAN GLOVER, Clerk - Recorder