

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special August 28, 2006, Meeting
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A special meeting of the Carson City Board of Supervisors was held on Monday, August 28, 2006, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 12 noon.

PRESENT: Robin Williamson Mayor Pro-Tem
 Shelly Aldean Supervisor, Ward 2
 Richard S. Staub Supervisor, Ward 4

STAFF PRESENT: Linda Ritter City Manager
 Walter Sullivan Community Development Director
 Michael Suglia Senior Deputy District Attorney
 Katherine McLaughlin Recording Secretary
 (BOS 8/28/06 Recording 11:59:20)

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

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE - Mayor Pro-Tem Williamson convened the meeting at 12 noon. Roll call was taken. A quorum of the Board was present although Supervisor Livermore and Mayor Teixeira were absent. Supervisor Staub lead the Pledge of Allegiance.

PUBLIC COMMENTS (12:00:05) - None.

1. ACTION TO APPROVE AND ACCEPT THE 2006 FEDERAL AVIATION ADMINISTRATION AIRPORT IMPROVEMENT GRANT IN THE APPROXIMATE AMOUNT OF \$5,000,000 - Airport Authority Legal Counselor Steve Tackes, Community Development Director Walter Sullivan - Mr. Tackes described the grant, the Airport funding to match the grant, the intent to acquire property from Mr. Serpa, and the proposal to remove a portion of the hill so that the runway can be realigned. The realigned runway will then point toward the golf course rather than the housing development. A piece of property at the west end of the airport has already been acquired from the Shelton Family Trust. The Authority will attempt to sell the soil that is being removed. Approximately one-half of the hill will remain. Mr. Tackes estimated that it will be at least two additional years before the entire hill can be removed. The entire hill cannot be acquired at this time due to its price and the need for additional funding. Mr. Serpa understands and supports the Airport's Master Plan to acquire and remove the entire hill. Board discussion indicated that an effort had been made to sell the soil to Ames Construction for use on the freeway, however, the company acquired the dirt it needed from another source. A special meeting to approve the grant was required due to the FAA grant deadline of August 30. Supervisor Staub moved to accept the 2006 Federal Aviation Administration Airport Improvement Grant in the approximate amount of \$5,000,000 and authorize appropriate City personnel to communicate such approval to the FAA and execute such documents as may be necessary to receive the funds on behalf of the Airport Authority. Supervisor Aldean seconded the motion. Motion carried 3-0.

2. ACTION TO CONSIDER CARSON CITY'S 2006 SHARE OF THE STATE'S PRIVATE

ACTIVITY BOND CAP PURSUANT TO NRS 348A.010(2) AND ADOPT A RESOLUTION REGARDING THE TRANSFER OF \$2,795,371 OF THE CARSON CITY PORTION OF THE 2006 STATE OF NEVADA PRIVATE ACTIVITY BOND VOLUME CAP FOR THE VINTAGE SENIOR APARTMENT PROJECT TO THE DIRECTOR OF THE STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY FOR THE AFFORDABLE HOUSING PROJECT KNOWN AS “THE VINTAGE AT CARSON CITY”, LOCATED ON RUSSELL WAY, CARSON CITY, NEVADA (12:06:00) - Community Development Director Walter Sullivan, Mary Lynn Stafford - Mr. Sullivan’s introduction included an explanation of the 9/1/06 deadline for submittal of the application. Mr. Sullivan became unaware of Vintage’s application a few days ago. Nevada Department of Business and Industry Representative Doug Walter’s asked that the resolution be revised to reflect the actual amount of \$2,795,371 and that the term “...shall be allocated...” become “...has been allocated to the City of Carson City...”. The Board of Supervisors will be asked to approve a resolution of support for the State funding if the Special Use Permit is approved by the Planning Commission. He also advised that Candler Development’s attorney is named Joe McCarthy. He is not the City’s Redevelopment-Economic Development Manager, who is also named Joe McCarthy. A copy of Candler Development President Christopher Santoro’s letter is included in the file. Mr. Sullivan indicated that, if the bonds are not allocated to Candler or another entity, they will be returned to the State for its allocation process. The bonds must be allocated before January 1. Nevada Rural Housing has expressed an interest in the bonds but, to date, has failed to submit an application. If the project does not received approval of the special use permit, the bonds will remain with the City for another project or can be returned to the State. Mr. Sullivan was not aware of any other projects at this time. Supervisor Aldean disclosed that she had seen architectural renderings of the project and is aware of the sale of some of the Boys and Girls Club’s property for the project. She is concerned, however, about the compatibility of having a senior housing project adjacent to the Boys and Girls Club. This issue will be discussed in the future. Mayor Pro-Tem Williamson disclosed that she had discussed the project with Mr. Santoro, who is interesting in having the property taxes waived. She had told him that she was not interesting in waiving these taxes due to the project residents’ need for City services. She also noted that Nevada Rural Housing does not pay property taxes on its Carson City project. Public comments were solicited.

Ms. Stafford explained her residency in Carson City and attempt to obtain a unit in the Autumn Village project. As a result of her inability to obtain same, she and her husband had purchased a small mobile home in a mobile home park. She had previously resided in a senior apartment complex in Montana. She felt that it would be two years or more before a unit may be available for them. Mayor Pro-Tem Williamson agreed that the project would not be completed this year. Mr. Sullivan felt that construction could start next spring if the special use permit and State approvals are granted. It could open to tenants next fall. Mr. Sullivan asked her to call him regarding the process to obtain a unit. Mayor Pro-Tem Williamson agreed that she had made a good point. There is a high demand for the units in Carson City and a waiting list for the units that are available. Discussion explained the location of Russell Way. Mayor Pro-Tem Williamson pointed out that there will be public transportation and shopping close to the proposed site.

Discussion between Supervisor Aldean and Mr. Sullivan indicated that he had not discussed with the firm the possibility of restricting the tenants to Carson City residents. Reasons he had become involved with the program were explained. He also indicated that the special use permit application will be considered by the Planning Commission in October. He agreed that there is a demand for this type of housing. Supervisor Aldean disclosed her awareness that the firm is seeking federal funds and her desire to give first priority to Carson City residents. Mr. Sullivan indicated that the project will be similar to Autumn Village with an

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income restriction. Supervisor Aldean also felt that if Nevada Rural Housing had submitted an application, it would have received the funds as there is a need for the first time home buyers' program.

Supervisor Aldean moved to adopt Resolution No. 2006-R-35, A RESOLUTION IN SUPPORT OF TRANSFERRING \$2,795,371 IN STATE PRIVATE ACTIVITY BOND VOLUME CAP TO THE DIRECTOR OF THE STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY FOR USE BY CANDDL DEVELOPMENT FOR AN AFFORDABLE SENIOR HOUSING FOR AN AFFORDABLE SENIOR HOUSING, THE VINTAGE AT CARSON CITY, subject to the amendments as enumerated by Walt Sullivan. Supervisor Staub seconded the motion. Motion carried 3-0.

3. ACTION TO ADJOURN (12:17:45) - Supervisor Staub moved to adjourn. Supervisor Aldean seconded the motion. The motion carried 3-0. Mayor Pro-Tem Williamson adjourned the meeting at 12:18 p.m.

The Minutes of the August 28, 2006, Carson City Board of Supervisors special meeting

ARE SO APPROVED ON September 21, 2006.

/s/
Marv Teixeira, Mayor

ATTEST:

/s/
Alan Glover, Clerk-Recorder