

CARSON CITY BOARD OF SUPERVISORS

Minutes of the November 20, 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, November 20, 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
Andrew Burnham, Public Works Department Director
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. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours.

CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE, AND INVOCATION (8:32:36) - Mayor *Pro Tem* Staub called the meeting to order at 8:32 a.m. Roll was called; a quorum was present. St. Teresa of Avila Catholic Community Father Chuck Durante gave the invocation. Mayor *Pro Tem* Staub requested a moment of silence in honor of Supervisor Williamson's father. Supervisor Aldean led the pledge of allegiance. Mayor Teixeira arrived at 8:37 a.m.

PUBLIC COMMENTS AND DISCUSSION (8:35:58) - Mayor *Pro Tem* Staub called for public comment. (8:36:17) Gene Robinson advised of having received a traffic report, dated April 2008, and surmised that "most of this ... was conducted during the course of '07." Mr. Robinson estimated a "ten or fifteen fold increase in traffic on Northridge probably since the completion of this traffic report." He referred to a letter to the editor of the *Nevada Appeal*, published November 4, 2008, and displayed ear plugs "prescribed from my doctor to sleep in my house now." He inquired as to what the Board members would do in his situation. He expressed the opinion that the Northridge residents deserve no "less mitigation than was rendered to the residents that were directly behind the Wal-Mart, i.e., ... knocking down the wooden fences all along the sidewalk-less sections of Northridge and replacing it with a sound wall." Mr. Robinson expressed the opinion "there's too much of the recreation center that involves being a fitness center ...," and that the City should not be "engaging in competition with the private sector along those lines." He discussed the "compelling need" for additional public safety funding, and suggested that "the rec center, as it is currently configured, be mothballed; that part of the funds for the rec center be used to retrofit and make upgrades here at Mills Park; that the City get out of the business of furnishing a fitness center ..." Mayor Teixeira advised Mr. Robinson that the recreation center was an agenda item, and offered him the opportunity to comment at the time it would be heard. Mr. Robinson reiterated the suggestion to re-allocate funding from the recreation center project to the Sheriff's Office, to Mills Park improvements, and to completion of the Boys and Girls Clubs facility. Mr. Robinson inquired of Supervisor Aldean as to the reason a portion of the surplus landfill revenues couldn't be allocated to completion of the Boys and Girls Clubs facility. Supervisor Aldean explained the intent to use the surplus revenues as an economic stimulus to create new sales tax revenues to assist the general fund and, indirectly, the Sheriff's Office. Ms. Bruketta

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cautioned the Board against public discussion under this item. Mayor Teixeira provided direction with regard to the purpose of this agenda item. In reference to the previously-mentioned traffic report, Mr. Robinson suggested it is “already ... not viable. Traffic increases on Northridge have increased ten-fold since the completion of that project. People are having difficulty living in their homes; they’re having medical problems; they’re having to make environmental mitigations just to sleep ...” Mr. Robinson suggested that the traffic “in Northridge now is similar to the traffic conveyed on College Parkway where sound walls exist on both sides of the street. It’s similar in carrying the same kind of traffic on North Roop where there’s a sound wall on the west side of the street.” He reiterated that the Northridge residents “aren’t deserving of mitigation of anything less than that given some of the serious flaws in the development and the siting of the homes along the curbway there.” In response to a question, Mayor Teixeira reviewed the process for requesting an agenda item. Mr. Robinson reiterated the opinion that the “entire funds for the rec center should be turned over to Sheriff Furlong to meet his needs.”

(8:43:44) Father Chuck Durante invited the Board, City staff, and the citizens to “the first interfaith ... Thanksgiving gathering.”

Mayor Teixeira called for additional public comment; however, none was forthcoming.

1. ACTION ON APPROVAL OF MINUTES - October 16, 2008 (8:44:45) - Supervisor Aldean moved to approve the minutes, as presented. Supervisor Williamson seconded the motion. Motion carried 5-0.

2. CHANGES TO THE AGENDA (8:45:01; 10:07:22) - Mayor Teixeira modified the agenda to address item 11 prior to item 9.

3. DEVELOPMENT SERVICES - BUSINESS LICENSE - CARSON CITY CONVENTION AND VISITORS BUREAU SHOW CAUSE HEARING REGARDING THE BUSINESS LICENSE OF RALPH AHMAD DBA DOWNTOWNER MOTOR INN (BUSINESS LICENSE NO. 08-13472) AND BUSINESS LICENSE OF SFT CORPORATION DBA DOWNTOWNER INN (BUSINESS LICENSE #08-26104) LOCATED AT 801 NORTH CARSON STREET, CARSON CITY, APN 002-164-02, FOR FAILURE TO MAINTAIN CITY ACCOUNTS IN GOOD STANDING, I.E., CARSON CITY CONVENTION AND VISITORS BUREAU ROOM TAX; AND POSSIBLE ACTION TO SUSPEND, CANCEL, OR REVOKE THE BUSINESS LICENSE OF RALPH AHMAD DBA DOWNTOWNER MOTOR INN (BUSINESS LICENSE #08-13472) AND / OR SFT CORPORATION DBA DOWNTOWNER INN (BUSINESS LICENSE #08-26104) (8:45:50) - Development Services Director Walter Sullivan introduced this item, and reviewed the agenda report. He advised of having been informed that Carson City Convention and Visitors Bureau (“CCC&VB”) representatives found a check under their door this morning.

(8:47:25) CCC&VB Accountant Molly Bundy-Toral and Executive Director Candace Duncan introduced themselves for the record. Ms. Toral advised of having provided a copy of the aforementioned check to Mr. Sullivan. At Mayor Teixeira’s request, Ms. Toral provided background information on the subject account, as recently conveyed to the CCC&VB Board of Directors. She responded to questions of clarification with regard to the account history.

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In response to a question, Mr. Sullivan advised of a specific business license condition that the Downtowner Motor Inn can only rent rooms for a period of up to 28 days. In response to a further question, he anticipated the limit is being exceeded.

Mayor Teixeira called for a Downtowner Motor Inn representative; however, none was present. He called for public comment; however, none was forthcoming. (8:52:42) Assessor Dave Dawley advised of having seen a Notice of Trustee's Sale indicating that the mortgage holder will be auctioning the property on December 9th. He advised of having attempted to contact Mr. Ahmad on three different occasions to discuss his personal property declaration. He requested that the Board include, as part of any action taken, the requirement for Mr. Ahmad to cooperate with local and state officials.

Mayor Teixeira entertained a motion. **Supervisor Aldean moved to revoke the business license of Ralph Ahmad dba Downtowner Motor Inn, business license no. 08-13472, and the business license of SFT Corporation dba Downtowner Inn, business license no. 08-26104, located at 801 North Carson Street, Carson City, APN 002-164-02, for failure to maintain city accounts in good standing, i.e., non-payment of required motel / hotel room tax, pursuant to Carson City Municipal Code 4.04.210(D). Supervisor Livermore seconded the motion.** Mayor Teixeira requested a roll call vote. **Supervisors Aldean, Livermore, Williamson, Staub, and Mayor Teixeira - yes. Motion carried 5-0.**

In response to a question, Mr. Sullivan advised of having discussed the matter of eviction with Ms. Bruketta, and that a plan to relocate the residents will be developed between the Development Services Division, the District Attorney's Office, the Sheriff's Office, and the City Manager's Office. Mayor Teixeira thanked Ms. Duncan and Ms. Bundy-Toral.

4. CONSENT AGENDA (8:55:40) - Mayor Teixeira entertained requests to hear items separate from the consent agenda and, when none were forthcoming, a motion. Supervisor Livermore moved approval of the consent agenda, consisting of three items: 4-1, Assessor; 4-2, Purchasing and Contracts; 4-3, City Manager, as presented. Supervisor Staub seconded the motion. Motion carried 5-0.

4-1. ASSESSOR - ACTION TO APPROVE THE PARTIAL REMOVAL / REFUND OF TAXES FOR PARCEL NUMBER 002-153-06 (LOCATED AT 1212 JOHNSON STREET) FROM THE 2008 / 09 REAL PROPERTY TAX ROLL PER NRS 361.060 IN THE AMOUNT OF \$661.73 (REFUND IN THE AMOUNT OF \$203.73)

4-2. PURCHASING AND CONTRACTS - 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 \$88,144.77 FOR CONTRACT NO. 2007-065, TITLED CARSON CITY FAIRGROUNDS / FUJI PARK - RODEO ARENA IMPROVEMENTS, PHASE IV, PART 2, PROJECT TO HORIZON CONSTRUCTION, INC.

4-3. CITY MANAGER - ACTION TO AUTHORIZE THE MAYOR TO EXECUTE A LANDLORD ESTOPPEL RELATED TO THE GROUND LEASE FOR THE AUTUMN VILLAGE SENIOR HOUSING PROJECT

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5. CARSON CITY AIRPORT AUTHORITY - ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 19, AIRPORT RULES AND REGULATIONS; AMENDING DEFINITIONS, DELETING OBSOLETE REFERENCES, RENUMBERING SECTIONS, ESTABLISHING CHAIN OF COMMAND IN ABSENCE OF AIRPORT MANAGER, ADDRESSING INSURANCE AND CLEANING OBLIGATIONS FOR SPECIAL EVENTS, ESTABLISHING VEHICLE DRIVING RULES AND LIMITATIONS ON PEDESTRIAN TRAFFIC IN OPERATION AREAS, REPLACING UNCONSTITUTIONAL ADVERTISING RESTRICTIONS, UPDATING AND RAISING TRAFFIC PATTERN ALTITUDE; ADOPTING GOOD PILOT PRACTICES FROM THE FAA AIRMAN'S INFORMATION MANUAL; INCORPORATING FIRE REGULATIONS LINKED TO CCMC TITLE 14, FIRE CODE, ESTABLISHING PROCEDURES FOR INSPECTIONS OF HANGARS, REQUIRING REIMBURSEMENT FROM APPLICANTS FOR COST OF AUTHORITY ENGINEERING AND LEGAL REVIEW, ADOPTING NEW PROVISIONS TO DEFINE NON-AVIATION BUSINESS ACTIVITIES ON THE AIRPORT; IMPROVING THE LIST OF INFORMATION THAT MUST BE INCLUDED AS SUPPORT FOR APPLICATIONS FOR BUSINESS LICENSES ON THE AIRPORT; CLARIFYING LANGUAGE AS TO CLASS 1 THROUGH CLASS 5 FIXED BASE OPERATORS (FBOs); PROHIBITING RESIDENTIAL USES EXCEPT FOR EMERGENCY OPERATIONS AND WITH AIRPORT MANAGER APPROVAL; REQUIRING MINIMUM AIRCRAFT OWNERSHIP FOR CERTAIN FBOs; PROHIBITING OUTSIDE STORAGE OF DERELICT AIRCRAFT; REQUIRING THAT AIRCRAFT HANGARS BE USED FOR AIRCRAFT STORAGE AND INFORMATION ON AIRCRAFT REGISTRATION; UPDATING OUTDATED INSURANCE MINIMUMS; ADDING TRAINING REQUIREMENTS FOR AIRPORT PERSONNEL; IMPROVING COOPERATIVE ARRANGEMENT BETWEEN THE AIRPORT, SHERIFF'S OFFICE (WHICH CONTINUES TO HAVE LAW ENFORCEMENT AUTHORITY UPON THE AIRPORT) AND THE DISTRICT ATTORNEY SUCH THAT OFFENSES CAN BE PROSECUTED AND PENALTIES CAN BE ASSESSED; ADOPTING LATE PAYMENT PENALTIES FOR LEASE PAYMENTS; PROHIBITING DUMPING AND TRESPASS UPON THE AIRPORT; ALLOWING REVOCATION OF A THROUGH-THE-FENCE PERMIT FOR FAILURE TO PAY FEES; CONTAINS A NEWLY REVISED TRAFFIC PATTERN CHART, AND OTHER MATTERS PROPERLY RELATED THERETO (8:56:29) - Airport Authority Counsel Steve Tackes introduced this item, and reviewed the agenda report. He thanked Fire Department personnel for their assistance in explaining the provisions of the Fire Code. Supervisor Staub thanked Mr. Tackes, the Airport Authority members; particularly former members Gary Hanlon and Harvey Horning, and current members Collie Hutter and Walter Sullivan. He provided background information on the subcommittee of the Airport Authority which developed the proposed amendment, and advised that it represents "a very comprehensive analysis of Title 19."

Supervisor Aldean expressed appreciation for the diligence in including the change in pattern altitude to provide the adjacent residents some relief. Mr. Tackes acknowledged the pattern altitude change is not mandatory. "The pilot still has to make the judgment about what's safe." He advised that tests were conducted to demonstrate the difference between 800 and 1,000 feet. "We were as surprised as [the adjacent residents] about the difference in noise just flying the airplane 200 feet higher makes." Mr. Tackes advised that the recommended pattern altitude change is published and that "pilots who come into Carson City should be looking ... and set themselves up accordingly." Mr. Tackes noted that realignment of the runway will also provide some relief to the adjacent residents.

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At Supervisor Aldean's request, Mr. Tackes reviewed the project time line for "removing the hill" and realigning the runway. In response to a question, he advised of having received a projection from the engineer that the hill would be removed in approximately 45 days. He responded to additional questions of clarification, and discussion ensued. Supervisor Aldean suggested holding a "post-mortem ... to bring people up to date on when that fill pile will be dispersed and what the current thinking is in terms of moving forward with the rest of the improvement projects." In response to a question, Mr. Tackes advised that, in the absence of an airport manager, he, Steve Lewis, and "most of the airport members have ... jumped in to volunteer the duties." Supervisor Aldean offered her assistance in scheduling a meeting with the area residents.

Mayor Teixeira called for comments and, when none were forthcoming, entertained a motion. **Supervisor Staub moved to introduce, on first reading, Bill No. 135, an ordinance amending and restating Carson City Municipal Code, Title 19, as published with the agenda, including any technical corrections based upon the findings contained in the airport authority action. Supervisor Livermore seconded the motion.** In response to a comment, **Supervisor Staub amended his motion to exclude the section regarding dissolution of marriage. Supervisor Livermore continued his second.** Mayor Teixeira called for comments on the question and, when none were forthcoming, a vote on the pending motion. **Motion carried 5-0.** Mayor Teixeira thanked Mr. Tackes. Mr. Tackes thanked Supervisor Staub for all his hard work as an Airport Authority member, and commended him as the "voice of reason."

6. DEVELOPMENT SERVICES - PLANNING AND ZONING - ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.02.080, SPECIAL USE PERMIT (CONDITIONAL USES), TO ALLOW THE PLANNING COMMISSION TO EXTEND THE EXPIRATION DATE OF SPECIAL USE PERMIT APPROVALS; AMENDING CHAPTER 18.02.085, VARIANCES, TO ALLOW THE PLANNING COMMISSION TO EXTEND THE EXPIRATION DATE OF VARIANCE APPROVALS; AMENDING CHAPTER 18.05, GENERAL PROVISIONS, SECTION 18.05.055, ACCESSORY STRUCTURES, TO CLARIFY WHEN AN ADMINISTRATIVE PERMIT IS REQUIRED; AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE SITE AND DESIGN, SECTION 1.17, MULTI-FAMILY APARTMENT DEVELOPMENT STANDARDS TO MODIFY AND CLARIFY THE REQUIRED OPEN SPACE CRITERIA FOR MULTI-FAMILY APARTMENT UNITS, SPECIFICALLY FOR PROJECTS OF TEN UNITS OR LESS; AMENDING DEVELOPMENT STANDARDS DIVISION 1.18, RESIDENTIAL DEVELOPMENT STANDARDS IN NON-RESIDENTIAL DISTRICTS TO MODIFY AND CLARIFY THE REQUIRED OPEN SPACE CRITERIA FOR MULTI-FAMILY APARTMENT UNITS, SPECIFICALLY FOR PROJECTS OF TEN UNITS OR LESS; AMENDING DEVELOPMENT STANDARDS, DIVISION 2, PARKING AND LOADING, SECTION 2.3, GENERAL PARKING REQUIREMENTS, TO ADD AN EXCEPTION TO COMMERCIAL VEHICLE PARKING IN RESIDENTIAL DISTRICTS FOR DELIVERIES AND SIMILAR ACTIVITIES; AND MAKING VARIOUS TECHNICAL CORRECTIONS, AND OTHER MATTERS PROPERLY RELATED THERETO (9:12:08) - Planning Division Director Lee Plemel introduced this item, reviewed the agenda report, and responded to questions of clarification regarding the provisions of the proposed amendment.

Mayor Teixeira entertained public comment. (9:22:05) Joe Eiben inquired as to commercial vehicles which are driven home and parked overnight. Mr. Plemel read the pertinent portion of the code into the record.

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(9:23:27) Chet Alexander read a letter into the record which he had sent to Mr. Plemel yesterday, expressing concern over commercial vehicles being parked in a residential area for extended periods of time.

(9:24:47) Gloria Levy, a resident of Crain Circle, expressed agreement with Mr. Alexander's letter, and concern that the proposed amendment would result in "a certain plumbing truck" returning to the neighborhood. She expressed opposition to changing something that's "not broken."

(9:26:27) Molly Walt, 900 Crain Street, advised that the referenced plumbing truck also affects her residence. She advised that her husband operates a lawn business, and discussed the requirement to park associated vehicles and equipment other than in the neighborhood. She suggested that the provisions of the subject amendment should be further discussed with the residents.

Mayor Teixeira noted that the subject item was agendized for first reading and that there would be sufficient opportunity for staff to receive public input. Mr. Plemel acknowledged a willingness to clarify the provisions of the proposed amendment as questions arise. Mayor Teixeira suggested that Ms. Walt schedule a neighborhood meeting and invite Mr. Plemel. In response to a question, Mr. Plemel pointed out "this is not a Crain Street ordinance." He offered further clarification of the amendment provisions pertinent to commercial vehicles in residential areas. Following discussion, Supervisor Staub suggested adding the words "and temporary" before the words "loading and unloading passengers, ..." and "construction, service, or maintenance" in Section VI, Paragraph 2.3(9)(e). Mr. Werner suggested including language to impose a time limit for service stops, and that the Chief Building Official could include a temporary parking permit with building permits.

(9:34:18) Bruce Kittess discussed the "larger picture" of the neighborhood. He distributed photographs to the Board members and staff, and discussed the restrictive CC&Rs in the Lakeview subdivision. Mr. Plemel responded to questions regarding the provisions of the parking ordinance. Mr. Kittess expressed the opinion that the scope of the proposed amendment should be broadened.

(9:38:20) Richard Schneider expressed the opinion that "the problem with all this parking is definition." He suggested that the current code is clear, and that the "spirit of that law was to keep big, cumbersome vehicles out of neighborhoods ..." He expressed concern over safety and noise issues, and reiterated this is "a Citywide issue."

(9:40:57) Gene Giacchino, also a resident of Crain Circle, discussed his involvement in the "plumbing truck" issue.

Mayor Teixeira called for additional public comment; however, none was forthcoming. In reference to the public comment, Mr. Plemel suggested that the section pertinent to parking non-commercial vehicles at a residence could be withdrawn from the subject amendment prior to second reading. He offered to revise the language to "narrow down" visitations to ensure temporary parking. He clarified that the proposed amendment was intended to prohibit overnight parking of vehicles. The issue of parking trailers, recreational vehicles, etc. is "totally beyond the scope of this" amendment.

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Supervisor Livermore expressed the opinion that the ordinance should be further refined. Mayor Teixeira entertained a motion. Mr. Plemel agreed with the suggestion to omit the contested portion and move forward with the remainder. **Supervisor Williamson moved to introduce, on first reading, Bill No. 136, an ordinance amending various portions of the Carson City Municipal Code, Title 18, including the amendments relating to the provisions for special use permits, variances, accessory structures, multi-family apartment development standards, multi-family apartment development standards in non-residential districts, omitting the general parking requirements, and including various technical corrections, as published on the agenda, based on the findings contained in the staff report. Supervisor Livermore seconded the motion. Motion carried 5-0.** Mayor Teixeira recessed the meeting at 9:45 a.m. and reconvened at 9:52 a.m.

7. DEVELOPMENT SERVICES - PRESENTATION AND ACTION TO ENDORSE THE REGIONAL SIERRA GREEN BUILDING PROGRAM FOR THE BUILDERS ASSOCIATION OF WESTERN NEVADA (“BAWN”) (9:52:40) - Development Services Director Walter Sullivan introduced this item, and reviewed the agenda report. Builders Association of Western Nevada Chief Executive Officer Rick DeMar provided background information on development of the Sierra Green Building Program. University of Nevada Reno College of Business Administration Business Environmental Program Manager Kevin Dick narrated a PowerPoint presentation of the Sierra Green Building Program.

In response to a question, Mr. Sullivan advised that the Sierra Green Building Program is voluntary, “allowed under the City’s Building Code to follow some of the ... guidelines.” He further advised that Building Department representatives have been working with Mr. DeMar to implement the program. Building Department plan checkers will need to participate in a training seminar. In response to a question, Mr. Dick advised that property tax abatement for green construction is only applicable to commercial buildings at this time. He noted the importance of considering incentives to encourage builder participation in the program. In response to a further question, he advised that much of the market information is still anecdotal, particularly in reference to the residential sector. In reference to green building practices in Idaho, he advised of having heard that “in this tight market, ... homes are doing better than were in the green-built developments than the ones ... in the other developments.” He reviewed the results of a Co-Star commercial building report indicating that “commercial properties that are certified green are selling for higher values, have higher rent, and have higher occupancy rates.”

Mayor Teixeira called for public comments and, when none were forthcoming, entertained a motion. **Supervisor Williamson moved to endorse the Regional Sierra Green Building Program for the Builders Association of Western Nevada. Supervisor Aldean seconded the motion. Motion carried 5-0.** Mayor Teixeira thanked Mr. DeMar and Mr. Dick for their attendance and participation.

8. PURCHASING AND CONTRACTS - ACTION TO DETERMINE THAT CONTRACT NO. 0809-139 IS A CONTRACT FOR THE SERVICES OF A PROFESSIONAL ENGINEER; THAT THE SELECTION WAS MADE ON THE BASIS OF COMPETENCE AND QUALIFICATIONS OF THE ENGINEER FOR THE TYPE OF SERVICES TO BE PERFORMED AND NOT ON THE BASIS OF COMPETITIVE FEES; AND THEREFORE, NOT SUITABLE FOR PUBLIC BIDDING, PURSUANT TO NRS 625.530, AND TO APPROVE CONTRACT NO. 0809-139 WITH MANHARD CONSULTING, LTD. THROUGH JUNE 30, 2010, FOR A NOT-TO-EXCEED COST OF \$357,500.00 TO BE FUNDED FROM THE STORMWATER FUND, AS PROVIDED IN FY 2008

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/ 2009 (10:07:43) - Flood Plain Manager Robb Fellows introduced Manhard Consulting, Ltd. Professional Engineer / Professional Hydrologist Denny Peters, and reviewed the agenda report. In response to a question, Mr. Burnham advised that \$400,000 was budgeted for the subject project, from the storm water fund, in the current fiscal year. He acknowledged the project will bring the City into compliance with federal regulations. In response to a further question, he advised that reducing the flood plain area will result in flood insurance savings to the residents. He discussed significant infrastructure cost savings, and cited the Curry Street project as an example. (10:11:50) Mr. Peters narrated a PowerPoint presentation of the contract scope of work.

In response to a question, Mr. Fellows advised that Resource Concepts, Inc. is working on a project pertinent to the upper watershed, watershed health, water quality, and erosion control in conjunction with the Waterfall Fire Burn Area rehabilitation. In response to a question, Mr. Peters explained that letters of map revision will be submitted directly to FEMA depicting the actual 100-year flood plain and indicating the actual flood hazard zones. He advised that "it's a simple review process on their behalf" which can take some time. "The assurance is that we're going to use standard methods that they accept and state-of-the-art technology to demonstrate what really happens here in large storm events." Mr. Fellows advised of having coordinated with FEMA, Region 9 in Oakland, California on a portion of the project. He acknowledged that FEMA is using their own funding and City representatives will be working with FEMA consultants to remap the "center part of town." In response to a further question, Mr. Fellows advised that the subject project is not directly related to Carson Water Subconservancy District activities. In response to a further question, he explained that current topographic information will be used and that the CWSD's LIDAR information is also available. Mr. Fellows assured the Board members that "everything we do with FEMA will be on the same datum" which has been updated "so we're all on the same page."

Mr. Burnham acknowledged that additional infrastructure improvements will result from the subject project. He further acknowledged initial savings from the result of the subject study in addition to the possibility of further savings once the infrastructure is installed to address localized flood issues. In response to a question, Mr. Fellows advised that in order to "go after funds, we need to get up to date. That's where this fits into things and it's in our hazard mitigation plan to do this activity." In response to a question, Mr. Werner clarified that the storm water utility was not federally mandated; the associated programs were and the funding method was a choice. He provided additional detail regarding infrastructure improvements cost savings which will result from the subject study.

Mayor Teixeira entertained public comment; however, none was forthcoming. In response to a comment, Mr. Werner advised that the study will "make a huge difference to us as far as what it means to this community in costs." He responded to questions of clarification, and acknowledged support for the subject project. Mayor Teixeira entertained a motion. **Supervisor Aldean moved to determine that Contract No. 0809-139 is a contract for the services of a professional engineer; that the selection was made on the basis of the competence and qualifications of the engineer for the type of services to be performed and not on the basis of competitive fees and, therefore, not suitable for public bidding, pursuant to NRS 625.530, and to approve Contract No. 0809-139 with Manhard Consulting, Ltd. through June 30, 2010, for a not-to-exceed cost of \$357,500.00 to be funded from the stormwater fund, as provided for in FY 2008 / 2009. Supervisor Williamson seconded the motion. Motion carried 4-1.**

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9. FINANCE - PRESENTATION OF AUGUST 2008 SALES TAX AND CTX INFORMATION, AND PRESENTATION OF VARIOUS OTHER FUNDS INFORMATION THROUGH OCTOBER 2008 (12:27:22) - Finance Department Director Nick Providenti reviewed the agenda materials. With regard to the V&T Fund, he expects an ending fund balance of \$50,000 at the end of FY 08 / 09 and that there will be no need for a general fund subsidy. Mayor Teixeira expressed the opinion that the V&T Railway Commission should be required to set aside funding. He suggested preparing projections and submitting them to the Commission with a recommendation that they establish a set-aside account. Mr. Providenti continued reviewing the fund information, as included in the agenda materials. He and Mr. Werner responded to questions of clarification. Mr. Providenti reviewed the November 6, 2008 memo and the Sales Tax by Month information included in the agenda materials.

10. CITY MANAGER

10(A) STATUS REPORT ON VACANT GENERAL FUND POSITIONS (12:39:52) - Mr. Werner provided an overview of the table included in the agenda materials. He acknowledged vacant positions are being held at 32. He acknowledged that the \$871,595 from the vacant positions “was how we balanced the budget ... to begin the year.” He further acknowledged “that’s an ongoing savings.”

10(B) DISCUSSION AND ACTION ON THE RECOMMENDATIONS PRESENTED IN THE NOVEMBER 9, 2008 MEMORANDUM FROM THE CITY MANAGER ON THE STATUS OF THE GENERAL FUND AND TO DIRECT STAFF TO: (1) PRESENT AN ORDINANCE TO THE BOARD FOR INCREASING RIGHT-OF-WAY TOLL FROM 1 PERCENT TO 3 PERCENT; (2) CLOSE THE LANDFILL ON SUNDAYS BEGINNING DECEMBER 7, 2008; (3) REDUCE FUNDING FOR THE INTERNAL AUDITOR TO \$60,000; (4) CHARGE ALL OF THE FUNCTIONS OF THE OFFICE OF BUSINESS DEVELOPMENT TO THE REDEVELOPMENT AUTHORITY; AND (5) ELIMINATE THE “SET-ASIDE” FOR AUTO DEALERS FROM THE GENERAL FUND (12:41:16) - Mr. Werner narrated a PowerPoint presentation of the Current General Fund Budget. In response to a question, Business Development Manager Joe McCarthy advised of having tracked expenditures, and estimated that 100 percent of the Office of Business Development activities have been within the redevelopment area. Mr. Werner confirmed having reviewed the activities of the Office of Business Development and “we’ve not seen any general government activities that have not been related to some project or activity within one of the redevelopment project areas.” Mr. Providenti recommended annually reviewing the percentages. Ms. Bruketta discussed charges which have not yet been allocated to redevelopment by other City staff. Mr. Werner advised that a consultant will review indirect costs after the first of the year to consider charging redevelopment more for general government services. This will be included in the budget process. He responded to questions of clarification, and discussion followed.

Mr. Werner continued reviewing the PowerPoint presentation. He acknowledged the basic assumption that “all the rules stay the same in terms of [the City’s] relationship with State government.” Mayor Teixeira expressed opposition to imposing an additional right-of-way toll increase. He entertained a motion; however, none was forthcoming. In response to a question, Mr. Werner anticipated that the expenses could be made up in the current fiscal year “by the current vacancy factor.” He reiterated that “this year’s okay,” and his concern for future years.

In response to a further question, Mr. Werner requested the Board’s input with regard to reduced landfill operations. Mr. Burnham responded to corresponding questions, and discussion ensued. In response to a question, Supervisor Aldean advised that the Board members had received an e-mail from a citizen

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expressing concern over weekend access to the landfill and illegal dumping. Mr. Werner advised of having responded to the e-mail informing the citizen that Sunday represents “the lowest number of self-haulers using the landfill.” Mr. Burnham advised that the closure would be heavily publicized. Mayor Teixeira entertained a motion. **Supervisor Williamson moved to close the landfill on Sundays, beginning December 7, 2008; fiscal impact is a \$75,000 savings. Supervisor Livermore seconded the motion.** Mayor Teixeira requested a roll call vote. **Supervisors Williamson, Livermore, Aldean, Staub, and Mayor Teixeira - yes.** In response to a comment, Mr. Werner guaranteed a balanced budget at the end of the year. Mr. Werner continued reviewing the PowerPoint presentation relative to the auto incentive program, and discussion ensued.

10(C) ACTION TO SET THE MEETING DATE FOR THE FIRST REGULARLY-SCHEDULED BOARD OF SUPERVISORS MEETING IN JANUARY 2009 TO MONDAY, JANUARY 5, 2009, BEGINNING AT 10:00 A.M. (1:17:05) - Mayor Teixeira entertained a motion. **Supervisor Williamson moved to set the meeting date for the first regularly-scheduled Board of Supervisors meeting in January 2009 on Monday, January 5th, beginning at 10:00 a.m.; swearing-in ceremonies to take place at 8:30 a.m. Supervisor Livermore seconded the motion. Motion carried 5-0.**

11. PARKS AND RECREATION

11(A) 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 GIRLS CLUBS OF WESTERN NEVADA CLUBHOUSE, LOCATED AT NORTHRIDGE DRIVE AND RUSSELL WAY (10:27:10) - Parks and Recreation Department Director Roger Moellendorf introduced this item and Brent Tippetts of Valentiner Crane Architects. Mr. Moellendorf provided an overview of the purpose of this item, of the presentation made at the March 6, 2008 Board of Supervisors meeting, and reviewed the agenda report.

(10:30:21) Mr. Tippetts narrated a SlideShow presentation of the new conceptual building floor plans and elevations, including site and landscape plans.

Mayor Teixeira entertained public comment; however, none was forthcoming. In response to a question, Mr. Moellendorf advised of two project cost estimates: the base bid, excluding the auxiliary gym and the splash pad, at \$11.1 million, with contingencies; and the project build out bid, including the auxiliary gym and the splash pad, at \$12.1 million. He clarified that the auxiliary gym is half the size of the primary gymnasium. In response to a further question, he advised that depending upon the design option, “we’re going to be shy anywhere from about \$2 to \$3 million ... for this project.” He acknowledged a currently favorable bidding climate due to the economy. He advised that Metcalf Builders, Inc. (“MBI”) representatives have very carefully considered the project design to the point of interviewing prospective contractors. MBI representatives have indicated confidence with their project estimate. Mr. Moellendorf discussed the need for value engineering on the building itself and on the site development. He expressed a preference to prevent eliminating facility square footage due to the efficiency of the design. Mayor Teixeira encouraged including as many amenities as possible at original construction.

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In response to a question, Supervisor Livermore advised that the design team has been meeting almost daily. He expressed support for the value engineering process, and the opinion “there’s never going to be a better time to build.” Mr. Moellendorf noted that the value engineering process considers the possibility of phasing improvements, particularly as pertinent to the site development. He discussed the priority to provide the “basic recreation components and opportunities we’d like to provide the community.” He complimented Mr. Tippetts on the highly efficient design which translates to very simple management and, therefore, a likely reduction in operational costs.

(10:47:53) At Chet Alexander’s request, Mr. Moellendorf explained the splash pad concept. Supervisor Livermore provided Mr. Alexander a picture of a splash pad. In response to a suggestion, Mr. Tippetts advised that late information was distributed to the Board members depicting two splash pad designs.

11(B) DISCUSSION REGARDING THE USE OF GENERAL FUND MONEY TO SUPPORT THE ON-GOING OPERATIONS AND MAINTENANCE OF THE PROPOSED RECREATION CENTER ADJACENT TO THE BOYS AND GIRLS CLUBS IF THE REVENUE GENERATED BY THE CENTER IS NOT SUFFICIENT TO COVER THE OPERATIONS AND MAINTENANCE OF THE CENTER (10:49:49) - In response to a question regarding the \$180,000 operating deficit, Mr. Moellendorf reviewed the agenda report. In response to a further question, he reiterated that the estimated cost of the splash pad is just under \$300,000. Supervisor Aldean noted that, in the original pro forma, the cost recovery was projected at 121 percent with the addition of the splash pad. She expressed concern over the validity of the pro forma projections in light of the private gymnasium facilities in town which charge \$10 per month for full use. She expressed doubt that the recreation facility will compete based on projected revenues, and suggested that 80 percent cost recovery may be too aggressive. She suggested the possibility of updating the pro forma.

Mr. Moellendorf acknowledged changes in the economy since last March, when the original pro forma was published. He expressed the belief that the pro forma was “conservative in nature;” that some of the revenue projections were conservative and some of the expenditures “strong.” He advised that the Washoe County Parks and Recreation Department has reported \$48,000 to \$50,000 in average annual revenues. He acknowledged that \$300,000 would have to be invested in order to realize the income. In response to a further question, he clarified that the pro forma envisioned more of a climbing tower. The current design envisions a climbing wall which requires no supervision. Mr. Moellendorf acknowledged that an additional fee would be charged for use of the climbing wall. He discussed the anticipation of operational cost savings associated with the new design, including the possibility of combining several part-time positions and “maybe even a full-time position.” He estimated the possibility of approximately \$90,000 in salary savings due to the efficiency of the design. He offered to have the pro forma revised based on the new design and the existing economy. Supervisor Aldean expressed support for updating the pro forma.

In reference to earlier comments, Mr. Moellendorf distinguished between the recreation center, as a multi-purpose, family-oriented facility, and fitness centers, which are adult-oriented. He expressed the opinion that the recreation center will appeal to a “different clientele and ... customer base.” In consideration of recreation centers around the country, he advised “it’s not uncommon to see recreation centers and fitness centers in close proximity to each other, both of them doing very well because they really do appeal to a different type of customer.”

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In response to a question, Mr. Moellendorf advised that value engineering a 35,000 to 40,000-square-foot facility with \$2 to \$3 million will be a difficult task. Mr. Werner advised of available funding methods, one of which is the 1/8 cent sales tax. He expressed concern over ensuring the facility is not “done halfway.” Mayor Teixeira expressed support for implementing the 1/8 cent sales tax in order to move forward with the project. Mr. Moellendorf suggested considering that, except for the aquatic facility, the same indoor recreation facilities exist in the community as did in the 1970s and 80s. “Our lack of indoor recreation space is the biggest inhibitor we have to expanding programs for youth and adults.”

Supervisor Williamson thanked Mr. Moellendorf and Supervisor Livermore for agendizing these items. She advised that the incoming elected officials have expressed an interest in agendizing a strategic planning session in January, and suggested this would be a more opportune time to develop strategies in conjunction with the responsibilities of Carson City government to the constituents. After 25 years of parks and recreation experience, Supervisor Livermore advised of never having seen a recreation facility “that’s not tax supported.” He discussed the limited indoor recreation space available in the community, and the need to find a way to complete the recreation center as soon as possible.

Mayor Teixeira thanked Mr. Tippetts and Mr. Moellendorf for their presentation, and called for public comment. (11:10:49) Construction Manager Tom Metcalf, of Metcalf Builders, Inc., discussed the current bidding climate. He reiterated an earlier-stated comment, “There will never be a better time than as soon as possible to build this facility in our future.” He further stated, “If we delay this project, it will cost more in the future.”

(11:12:19) In reference to the recently-defeated City ballot questions, Chet Alexander inquired, “How do we know we want this?” He expressed opposition to the recreation center.

(11:12:35) Jim Shirk expressed support for the project, and advised of having inquired as to green construction for the recreation facility. He suggested that green construction should be instituted “maybe starting with the next project if it can’t be incorporated in this one.” He commended the design as “a great project.”

Mr. Tippetts advised that green construction and the sustainability of the building is being carefully considered. Mayor Teixeira recessed the meeting at 11:13 a.m., and reconvened at 11:19 a.m.

RECESS BOARD OF SUPERVISORS (11:19:47) - Mayor Teixeira recessed the Board of Supervisors at 11:19 a.m.

REDEVELOPMENT AUTHORITY

CALL TO ORDER AND ROLL CALL (11:19:48) - Chairperson Williamson called the Redevelopment Authority to order at 11:19 a.m. All members were present, constituting a quorum. Chairperson Williamson advised that item 12(E) would be heard prior to item 12(A).

ACTION ON APPROVAL OF MINUTES - October 16, 2008 (11:20:22) - Member Aldean moved to approve the minutes, as presented. Member Teixeira seconded the motion. Motion carried 5-0.

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12. OFFICE OF BUSINESS DEVELOPMENT

12(A) ACTION TO APPROVE JOINT FUNDING OF ICE RINK AGREEMENT; 12(B) ACTION TO CONSENT TO THE BOARD OF SUPERVISORS' APPROVAL OF ADDENDUM ONE TO THE SETTLEMENT AGREEMENT BETWEEN CARSON CITY NUGGET, INC., CARSON NUGGET, INC., AND CARSON CITY REGARDING ABANDONMENT OF STREETS; 12(C) ACTION TO APPROVE LEASE AGREEMENT NUMBER 0809-137 TO LEASE THE CARSON NUGGET'S MAIN STREET PARKING LOT LOCATED AT 525 NORTH CURRY STREET, CARSON CITY, NEVADA, TO INSTALL AND OPERATE A RECREATIONAL ICE SKATING RINK FOR \$0.10 PER DAY, EFFECTIVE THROUGH FEBRUARY 23, 2009 FROM REDEVELOPMENT FUNDS; and 12(D) ACTION TO APPROVE CONTRACT NO. 0809-140, PURSUANT TO NRS 279.462, A REQUEST FOR PROFESSIONAL SERVICES TO BE PROVIDED BY ICE RINK EVENTS/FROZEN WATER, L.P., THROUGH FEBRUARY 24, 2008, FOR A NOT-TO-EXCEED COST OF \$134,200.00 TO BE FUNDED FROM THE REDEVELOPMENT FUND, AS PROVIDED IN FY 2008 / 2009 (11:43:03) - Deputy Business Development Manager Tammy Westergard introduced items 12(A), 12(B), 12(C), and 12(D). She reviewed the provisions of the Joint Funding of Ice Rink Agreement which was the subject of item 12(A). Chairperson Williamson thanked District Attorney's Office staff and Carson Nugget representatives.

In response to a question, Ms. Westergard reviewed allocation of revenues pursuant to paragraph 8 of the ice rink agreement. She and Chairperson Williamson responded to questions regarding up-front expenses. In response to a further question, Ms. Westergard and Mr. Werner explained the involvement of the Downtown Consortium. Ms. Westergard responded to additional questions regarding the responsibilities of the ice rink vendor. She acknowledged that the ice rink operation mirrors the City of Reno's operation. In response to a further question, Ms. Westergard explained the \$70,000 expenditure to install a very large transformer in the Nugget parking lot. She acknowledged that any NV Energy rebate will be allocated to the Nugget. She further acknowledged that the \$70,000 allocation from the Nugget will be offset by the addendum to the settlement agreement. She responded to additional questions regarding the \$300,000 business plan, and acknowledged that up-front costs will be incurred prior to generating any revenue. She further acknowledged sufficient funding in the redevelopment budget to cover the up-front costs. In response to a further question, Business Development Manager Joe McCarthy assured the Redevelopment Authority members of sufficient funding in the redevelopment budget "to get us through this short period. Those exact numbers ... are still coming in." Mr. McCarthy advised that fixed costs for the architect and the general contractor are known, "and those folks are more than willing to get paid as we start generating revenues." Ms. Bruketta acknowledged that the first \$70,000 in revenue will be allocated to the Nugget. The Redevelopment Authority and the City will receive the next revenue allocation. Mr. McCarthy offered to return to the Redevelopment Authority to report budget specifics in the next two weeks. Discussion followed, and Ms. Westergard offered to review additional details with any interested Redevelopment Authority member.

Chairperson Williamson opened this item to public comment. (12:08:05) Bruce Kittess inquired as to continued relationship with the Nugget. Mr. McCarthy assured him that if there is, in fact, a transaction involving the Nugget, the existing relationship pertinent to the ice rink operation will remain intact.

(12:08:44) In response to a question, Member Aldean explained to Richard Schneider the \$70,000 which will offset the amount of interest owed pursuant to a previous settlement agreement between the Nugget and the City.

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Chairperson Williamson entertained a motion for item 12(A). **Member Aldean moved to adopt the Joint Funding of Ice Rink Agreement, funding source redevelopment. Member Livermore seconded the motion. Motion carried 5-0.**

Chairperson Williamson called for Redevelopment Authority and public comments on item 12(B). When none were forthcoming, she entertained a motion. **Member Aldean moved to approve Addendum One to the Settlement Agreement between Carson City Nugget, Inc., Carson Nugget, Inc., and Carson City Regarding Abandonment of Streets. Member Livermore seconded the motion. Motion carried 5-0.**

Chairperson Williamson entertained comments on item 12(C) and, when none were forthcoming, a motion. **Member Aldean moved to approve Lease Agreement No. 0809-137 to lease the Carson Nugget's Main Street parking lot, located at 525 North Curry Street, Carson City, Nevada, to install and operate a recreational ice skating rink for \$0.10 per day, effective through February 23, 2009; the funding source is redevelopment. Member Livermore seconded the motion. Motion carried 5-0.**

With regard to item 12(D), Member Aldean noted the amendment to paragraph 5, Consideration. Chairperson Williamson called for additional comments and, when none were forthcoming, entertained a motion. **Member Aldean moved to approve Contract No. 0809-140, pursuant to NRS 279-462, a request for professional services to be provided by Ice Rink Events / Frozen Water, L.P., through February 24, 2009, for a not-to-exceed cost of \$134,200 to be funded from the redevelopment fund, as provided in FY 2008 / 2009, subject to an amendment to paragraph 5 of said contract which notes the contract sum. Member Staub seconded the motion. Motion carried 5-0.** Ms. Westergard thanked staff of the District Attorney's Office, Finance Department, Risk Management Division, Health Department, Building Department, and the City Manager's Office for their assistance.

12(E) PRESENTATION BY RICHARD CAMPAGNI TO BRIEF THE REDEVELOPMENT AUTHORITY ON THE PROGRESS AND TIMELINES ASSOCIATED WITH HIS NEW TOYOTA STORE CONSTRUCTION PROJECT (11:21:12) - Business Development Manager Joe McCarthy introduced this item, and provided background information on the Carson City Toyota dealership. (11:23:58) Campagni Automotive Group Owner Dick Campagni provided background information on development of the new Toyota store. He reviewed the construction schedule with an anticipated completion date of December 2009, and amenities of the new dealership.

In response to a question, Mr. Campagni estimated the cost of the new dealership at \$10 to \$12 million. He acknowledged that a local contractor will be hired. Member Teixeira expressed appreciation for the timing of the project, and noted its benefit to the community, both immediately and in the future. Member Aldean inquired as to plans for the old location. Mr. Campagni advised that immediate plans would be to move the Mazda and Hyundai dealerships to the old location. He anticipates that only the original two acres would be needed. Member Staub inquired as to the estimated sales increase with construction of the new facility. In consideration of the economy, Mr. Campagni discussed the difficulty in providing an estimate. He expressed the belief that he will increase sales "or I wouldn't be doing this." He advised of the philosophy to "get a share of what you can control." He anticipates selling more cars at the new store than he would have at the old store. Member Staub agreed, and commended Mr. Campagni on expediting development of the new store. Member Staub commended Mr. McCarthy and Member Aldean on their efforts. Mr. Campagni acknowledged the \$12 million estimated cost is "on top of the \$3.6 million loan."

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Member Livermore thanked Mr. Campagni for “all the business done in Carson City,” and his support of the community over the years. He pointed out that “Mr. Campagni was the first one to step up and sign the agreement three years ago that said, ‘I want to stay in Carson City.’” He thanked Mr. Campagni. Chairperson Williamson expressed appreciation for Mr. Campagni’s commitment to Carson City.

12(F) ACTION TO APPROVE AN AMENDED AND RESTATED COMMITMENT AGREEMENT FOR CONTINUING BUSINESS OPERATIONS BETWEEN CARSON CITY AND RICHARD CAMPAGNI THAT SPECIFIES NOVEMBER 30, 2009 AS THE DATE FOR COMPLETION OF CONSTRUCTION OF THE NEW TOYOTA STORE AND THE REVISED TERMS OF THE REPAYMENT OF THE FINANCIAL ASSISTANCE PROVIDED BY THE CITY

(11:36:17) - Mr. McCarthy referred to the amended and restated commitment agreement which was included in the agenda materials, and reviewed the agenda report. Mr. McCarthy acknowledged that the commitment agreement covers all of Mr. Campagni’s dealerships, and advised that Mr. Campagni “is committed to meeting those gross sales numbers to marry up his repayment schedule based on the promissory note conditions.” Mr. McCarthy responded to questions regarding the proposed twenty-year term. Mr. Campagni acknowledged his agreement.

In reference to paragraph E(1), Member Staub suggested that in order for the pertinent date to reflect a twenty-year term, the language should read “December 31, 2025.” Member Aldean agreed with extending the commitment to ensure consistency with the repayment obligation. Mr. McCarthy acknowledged a request to extend the construction completion deadline to December 31, 2009 in order to accommodate weather conditions, etc.

Chairperson Williamson called for public comment and, when none was forthcoming, entertained a motion. **Member Livermore moved to approve an amended and restated Commitment Agreement for Continuing Business Operations between Carson City and Richard Campagni that specifies December 31, 2009 as the date for completion of construction of the new Toyota / Scion store and the revised terms of the repayment of the financial assistance provided by the City. Member Staub seconded the motion, with the amendment that the extended term will be for twenty years relative to the commitment. Member Livermore so amended his motion.** Chairperson Williamson thanked Mr. Campagni, and Members Staub and Aldean for their efforts. She expressed the hope that the subject action represents “the first ... in a series of successes that will be able to ensure ... short term and long term ... sales tax for our community.” Member Aldean commended Member Staub on his efforts. Chairperson Williamson called for a vote on the pending motion; **motion carried 5-0.**

ACTION TO ADJOURN THE REDEVELOPMENT AUTHORITY (12:13:59) - Chairperson Williamson adjourned the Redevelopment Authority at 12:13 p.m.

BOARD OF SUPERVISORS

RECONVENE BOARD OF SUPERVISORS (12:14:00) - Mayor Teixeira reconvened the Board of Supervisors at 12:14 p.m.

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12(G) ACTION TO APPROVE JOINT FUNDING OF THE ICE RINK AGREEMENT (12:14:50) - Mayor Teixeira entertained a motion. Supervisor Williamson moved to approve joint funding for the ice rink. Supervisor Livermore seconded the motion. Motion carried 5-0.

12(H) ACTION TO APPROVE ADDENDUM ONE TO THE SETTLEMENT AGREEMENT BETWEEN CARSON CITY NUGGET, INC., CARSON NUGGET, INC., AND CARSON CITY REGARDING ABANDONMENT OF STREETS (12:15:02) - Mayor Teixeira entertained a motion. Supervisor Aldean moved to approve Addendum One to the Settlement Agreement between Carson City Nugget, Inc., Carson Nugget, Inc., and Carson City regarding abandonment of streets. Supervisor Williamson seconded the motion. Motion carried 5-0.

12(I) ACTION TO CONSENT TO AN AMENDED AND RESTATED COMMITMENT AGREEMENT FOR CONTINUING BUSINESS OPERATIONS BETWEEN CARSON CITY AND RICHARD CAMPAGNI THAT SPECIFIES NOVEMBER 30, 2009 AS THE DATE FOR COMPLETION OF CONSTRUCTION OF THE NEW TOYOTA STORE AND THE REVISED TERMS OF THE REPAYMENT OF THE FINANCIAL ASSISTANCE PROVIDED BY THE CITY (12:15:35) - Mayor Teixeira entertained a motion. Supervisor Livermore moved to approve an amended and restated Commitment Agreement for Continuing Business Operations between Carson City and Richard Campagni that specifies December 31, 2009 as the date of completion for construction of the new Toyota store, and the revised terms of the repayment and financial assistance provided by the City, including the retention date for a term of twenty years. Supervisor Staub seconded the motion. Motion carried 5-0.

13. PARKS AND RECREATION - OPEN SPACE - DISCUSSION ONLY REGARDING THE STATUS OF A DRAFT CONSERVATION EASEMENT WITH MR. MICHAEL FAGEN LIMITING THE FUTURE DEVELOPMENT AND PROVIDING FOR THE AGRICULTURAL USE OF HORSE CREEK RANCH, APN 007-051-78 (12:16:18) - Open Space / Property Manager Juan Guzman reviewed the agenda report. He acknowledged that the Open Space Advisory Committee had recommended the draft conservation agreement language. In response to a further question, he advised of no anticipated changes to the base line conditions report. Supervisor Aldean noted a typographical error on page 1 of the draft conservation easement. In response to a question, Mr. Guzman advised that paragraph 10 was pertinent to public access, and Supervisor Aldean suggested amending the language accordingly. She reviewed additional suggested revisions. Mayor Teixeira entertained additional comment; however, none was forthcoming. He recessed the meeting at 12:20 and reconvened at 12:27 p.m.

14. BOARD OF SUPERVISORS NON-ACTION ITEMS:

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS

STAFF COMMENTS AND STATUS REPORT

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15. ACTION TO ADJOURN (1:17:35) - Supervisor Williamson moved to adjourn the meeting at 1:17 p.m. The motion was seconded and carried 5-0.

The Minutes of the November 20, 2008 Carson City Board of Supervisors meeting are so approved this _____ day of December, 2008.

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk - Recorder