

# CARSON CITY BOARD OF SUPERVISORS

## Minutes of the July 7, 2011 Meeting

Page 1

DRAFT

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, July 7, 2011 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Mayor Robert Crowell  
Supervisor Karen Abowd, Ward 1  
Supervisor Shelly Aldean, Ward 2  
Supervisor John McKenna, Ward 3  
Supervisor Molly Walt, Ward 4

**STAFF:** Larry Werner, City Manager  
Alan Glover, Clerk - Recorder  
Randal Munn, Chief Deputy District Attorney  
Kathleen King, Deputy Clerk / Recording Secretary

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

**1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**  
(8:30:32) - Mayor Crowell called the meeting to order at 8:30 a.m. Mr. Glover called the roll; a quorum was present. Seventh Day Adventist Church Pastor Al Tilstra provided the invocation. Sheriff Ken Furlong led the pledge of allegiance.

**5. PUBLIC COMMENTS AND DISCUSSION (8:32:57)** - Mayor Crowell entertained public comment. (8:33:38) Linda Marrone, representing the Third and Curry Streets Farmers Market, thanked the Redevelopment Authority, the Office of Business Development, the City, and the Board of Supervisors, and distributed copies of a national magazine to the Board members and to Mr. Werner which provided coverage of the Farmers Market. Ms. Marrone described the Farmers Market as "everything good, just like the community we live in." The Board members, City staff, and citizens present applauded. Mayor Crowell commended Ms. Marrone on the success of the Third and Curry Streets Farmers Market. Supervisor Abowd thanked Ms. Marrone for all her hard work.

(8:35:47) Ralph Weber, a resident of South Edmonds Drive, expressed disappointment with the public officials and the Sheriff's Department and described his neighborhood "as one of the most unsafe residential neighborhoods in Carson City with 6,700 cars per day, where speeding, reckless driving, drinking and driving seem to be legal." Mr. Weber read prepared remarks into the record. He requested "safety protocols ... now," including "three stop signs on Koontz, one on Clearview, and one on Livermore to regulate traffic so no one's getting injured or worse." He expressed concern over his and his neighbors' property values. He reviewed statistical information relative to traffic counts. He advised of having contacted the City's Transportation Division to complain about commercial truck drivers. A sign was subsequently installed. "It didn't help any, but at least they put one there." Mr. Weber expressed the opinion that additional traffic regulations and "someone to enforce the rules" are needed in the area. Supervisor Aldean advised of having spoken with Mr. Weber prior to the start of the meeting and that the two of them spoke with Public Works Department Director Andrew Burnham. Supervisor Aldean advised that the matter will be agendized for a future Regional Transportation Commission meeting. She noted changing traffic patterns due to freeway construction. Mayor Crowell entertained additional public comment; however, none was forthcoming.

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the July 7, 2011 Meeting**  
**Page 2**

**DRAFT**

6. **POSSIBLE ACTION ON APPROVAL OF MINUTES - June 2, 2011 (8:39:53)** - Supervisor Aldean moved to adopt the minutes, as presented. Supervisor Abowd seconded the motion. Motion carried 5-0.

7. **POSSIBLE ACTION TO ADOPT THE AGENDA (8:40:50)** - Mayor Crowell entertained modifications to the agenda and, when none were forthcoming, deemed it adopted.

8. **CONSENT AGENDA (8:41:11)** - Mayor Crowell entertained requests to hear items separate from the consent agenda. Supervisor Aldean requested to separately hear item 8-3(A). Mayor Crowell entertained additional requests to hear items separate from the consent agenda and, when none were forthcoming, a motion. **Supervisor Aldean moved to approve the consent agenda, consisting of one item from the Justice / Municipal Court; one item from Public Works; four items from Purchasing and Contracts; three items from Finance; one item from Parks and Rec; and one item from Health and Human Services; adopting Resolution No. 2011-R-23 for item 8-4(A), Resolution No. 2011-R-24 for item 8-4(C), and Resolution No. 2011-R-25 for item 8-5.** Supervisor Walt seconded the motion. Motion carried 5-0.

**8-1. JUSTICE / MUNICIPAL COURT - POSSIBLE ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE RENEWAL OF THE "COLLECTION AGENCY SERVICES" CONTRACT NO. 0809-208 WITH ALLIANCE ONE RECEIVABLES MANAGEMENT FOR THE COLLECTION OF OUTSTANDING COURT FINES AND FEES RETROACTIVELY FROM JULY 1, 2010 TO JUNE 20, 2013**

**8-2. PUBLIC WORKS DEPARTMENT - POSSIBLE ACTION TO APPROVE AN AGREEMENT FOR THE CITY TO CONVEY TO SOUTHWEST GAS CORPORATION ("SWG") A 10-FOOT WIDE EASEMENT ACROSS PORTIONS OF GOVERNOR'S FIELD (APN 004-016-03 AND 04), FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A NATURAL GAS PIPELINE AND ASSOCIATED IMPROVEMENTS**

**8-3. PURCHASING AND CONTRACTS**

**8-3(A) POSSIBLE ACTION TO APPROVE CONTRACT NO. 1011-178, PURSUANT TO NRS 332.115(1)(b) AND NRS 625.530 WITH BDA ARCHITECTURE, P.C., TO PROVIDE PROFESSIONAL DESIGN SERVICES FOR THE CARSON CITY ANIMAL CONTROL FACILITY THROUGH JUNE 30, 2012 FOR A NOT-TO-EXCEED AMOUNT OF \$85,000.00 TO BE FUNDED FROM THE CAPITAL PROJECTS - ANIMAL CONTROL FACILITY ACCOUNT, AS PROVIDED FOR IN FY 2011 / 2012 (8:52:05)** - Mayor Crowell introduced this item, and Project Manager Robb Fellows reviewed the agenda materials. In response to a question, Mr. Werner advised that funding for the project is included in the capital projects account and would be moved to the animal control facility account following the Board's action. Supervisor Aldean commended Animal Services staff on the partial improvements made to the facility, based on recommendations received from the SPCA. In response to a question, Mr. Fellows discussed the importance of the subject contract to fund raising efforts. In response to a question, Health and Human Services Department Director Marena Works advised that "the essential part of this first phase is so that we could get a figure."

Mayor Crowell entertained public comment. (8:55:56) Lisa Schuette requested the Board's consideration of a new animal control facility. She discussed concerns relative to community safety and education. She discussed plans to form a nonprofit organization, Friends of Carson City Animal Services Initiative, to help

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the July 7, 2011 Meeting**

**Page 3**

**DRAFT**

raise funds for the project. She requested the Board's approval of the contract. Supervisor Abowd commended Ms. Schuette's efforts.

(9:00:15) Jean Fields discussed her interest in the animal control facility, commended the new personnel, and discussed the importance of "having the right architects work on the project out there."

(9:01:56) Anita Haberfield advised of having toured the Humane Society and Washoe County Animal Control facilities, and discussed the importance of "having the expertise and people with background in developing this kind of facility. ... if we don't build it correctly, we are going to suffer the consequences and the additional costs ..." She discussed the importance of the facility, and expressed her support. She discussed her involvement in the PUPS program. Supervisor Abowd thanked Ms. Haberfield for her presentation.

Supervisor Abowd advised of having reviewed the proposals and, "by far and away, the architect that is being selected stood out amongst the rest. So, it is the logical choice." Supervisor Aldean reviewed the other contractors providing services to the project, noting that the majority of them are local to northern Nevada. Mr. Werner advised of no reason to not use a local contractor to build the facility. "... at the design stage, we were looking for a little different expertise."

Mayor Crowell entertained additional public comment and, when none was forthcoming, a motion. Supervisor Aldean moved to approve Contract No. 1011-178, pursuant to NRS 332.115(1)(b) and NRS 625.530, with BDA Architecture, P.C., to provide professional design services for the Carson City Animal Control Facility through June 30, 2012, for a not-to-exceed amount of \$85,000, to be funded from the capital projects - animal control facility account, as soon as it's funded, as provided in FY 2011 / 2012. Supervisor Abowd seconded the motion. Motion carried 5-0. Mayor Crowell thanked the citizens for their attendance and participation.

**8-3(B) POSSIBLE 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 \$60,913.68 FOR CONTRACT NO. 1011-092, TITLED FULSTONE WETLANDS ENHANCEMENT - SOUTH ACCESS, NORTHRIDGE DRIVE, TO CRUZ CONSTRUCTION COMPANY, INC.**

**8-3(C) POSSIBLE 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 \$99,459.68 FOR CONTRACT NO. 0910-125, TITLED NORTH - SOUTH WATER TRANSMISSION MAIN PROJECT - PHASE 1, TO EL CAMINO CONSTRUCTION COMPANY DBA PEEK CONSTRUCTION**

**8-3(D) POSSIBLE ACTION TO DETERMINE THAT CONTRACT NO. 1112 - 032 IS A CONTRACT FOR PROFESSIONAL SERVICES AND, THEREFORE, NOT SUITABLE FOR PUBLIC BIDDING, PURSUANT TO NRS 332.115, AND TO APPROVE CONTRACT NO. 1112-032, A REQUEST FOR PROFESSIONAL SERVICES TO BE PROVIDED BY RESEARCH AND CONSULTING SERVICES, INC., THROUGH JUNE 30, 2014, FOR A NOT-TO-EXCEED COST OF \$111,000.00, DISBURSED AT \$37,000.00 PER YEAR, TO BE FUNDED FROM THE WESTERN NEVADA HOME CONSORTIUM FUND, AS PROVIDED IN FY 2011 / 2012, FY 2012 / 2013, AND FY 2013 / 2014**

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the July 7, 2011 Meeting**

**Page 4**

**DRAFT**

**8-3(E) POSSIBLE ACTION TO DETERMINE THAT PURCHASE ORDER NO. 2012-002 IS FOR ITEMS WHICH MAY ONLY BE PURCHASED FROM A SOLE SOURCE AND, THEREFORE, NOT SUITABLE FOR PUBLIC BIDDING, PURSUANT TO NRS 332.115, AND TO APPROVE PURCHASE ORDER NO. 2012-002, A REQUEST FOR THE PURCHASE OF ALTOSID® MOSQUITO LARVICIDE PRODUCTS FROM CLARKE MOSQUITO CONTROL, FOR A NOT-TO-EXCEED COST OF \$60,000.00, TO BE FUNDED FORM THE MOSQUITO CWSD AND MOSQUITO WASTE WATER FUNDS, AS PROVIDED IN FY 2011 / 2012**

**8-4. FINANCE DEPARTMENT**

**8-4(A) POSSIBLE ACTION TO ADOPT A RESOLUTION CREATING THE HOME CONSORTIUM FUND, A SPECIAL REVENUE FUND**

**8-4(B) POSSIBLE ACTION TO ACCEPT THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY, THROUGH JUNE 28, 2011, PURSUANT TO NRS 251.030**

**8-4(C) POSSIBLE ACTION TO ADOPT A RESOLUTION TO LEVY THE CARSON CITY FISCAL YEAR 2011 / 2012 AD VALOREM TAX RATE SUBJECT TO CERTIFICATION BY THE NEVADA TAX COMMISSION**

**8-5. PARKS AND RECREATION DEPARTMENT - POSSIBLE ACTION TO ADOPT A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO SIGN INTERLOCAL CONTRACT NO. 2011-2, ADDRESSING FUNDING FROM THE CARSON WATER SUBCONSERVANCY DISTRICT TO CARSON CITY FOR A CARSON RIVER VEHICLE AND TRASH REMOVAL PROJECT**

**8-6. HEALTH AND HUMAN SERVICES DEPARTMENT - POSSIBLE ACTION TO ACCEPT A GRANT AWARD IN THE AMOUNT OF \$32,000 FROM THE CARSON WATER SUBCONSERVANCY DISTRICT FOR MOSQUITO CONTROL ALONG THE CARSON RIVER WITHIN CARSON CITY LIMITS**

**9. RECESS BOARD OF SUPERVISORS (8:44:27) - Mayor Crowell recessed the Board of Supervisors at 8:44 a.m.**

**LIQUOR AND ENTERTAINMENT BOARD**

**10. CALL TO ORDER AND ROLL CALL (8:44:35) - Chairperson Crowell called the Liquor and Entertainment Board to order at 8:44 a.m. Mr. Glover called the roll; a quorum was present, including Member Furlong.**

**11. POSSIBLE ACTION ON APPROVAL OF MINUTES - June 2, 2011 (8:44:57) - Member Abowd moved to approve the minutes. Member Walt seconded the motion. Motion carried 6-0.**

**12. PUBLIC WORKS DEPARTMENT, BUSINESS LICENSE DIVISION - POSSIBLE ACTION TO APPROVE RORY BEDORE AS THE LIQUOR MANAGER FOR THE CARSON STATION HOTEL / CASINO, LIQUOR LICENSE NO. 12-27609, LOCATED AT 900 SOUTH CARSON STREET (8:45:27) - Chairperson Crowell introduced this item. Principal Planner Jennifer Pruitt reviewed the agenda materials, noting staff's recommendation of approval. (8:46:24) Chairperson Crowell invited**

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the July 7, 2011 Meeting**

**Page 5**

**DRAFT**

Mr. Bedore to the podium. Rory Bedore, representing Triple 7 Gaming dba Carson Station, introduced himself for the record. In response to a question, Mr. Bedore advised that Triple 7 Gaming does not tolerate the sale of alcohol to minors. In response to a further question, he advised that the "bar staff has gone through the Sheriff's program to be trained and then we have a roving security ... 24 hours a day." Mr. Bedore introduced other Carson Station representatives who were present in the meeting room. In response to a further question, Mr. Bedore discussed plans for the Carson Station improvement project. Chairperson Crowell thanked Mr. Bedore for the investment in Carson City, and thanked the Russell family for all they have done for the community. Chairperson Crowell invited Mr. Bedore to stop by the Mayor's office.

Member Furlong acknowledged support for staff's recommendation of approval. Chairperson Crowell entertained a motion. **Member Abowd moved to approve Rory Bedore as the liquor manager for the Carson Station Hotel / Casino, liquor license no. 12-27609, located at 900 South Carson Street, Carson City. Member Aldean seconded the motion. Motion carried 6-0.** The board members thanked Mr. Bedore.

**13. ACTION TO ADJOURN LIQUOR AND ENTERTAINMENT BOARD (8:51:37)** - Chairperson Crowell adjourned the Liquor and Entertainment Board at 8:51 a.m.

**14. RECONVENE BOARD OF SUPERVISORS (8:51:46)** - Mayor Crowell reconvened the Board of Supervisors at 8:51 a.m.

**ORDINANCES, RESOLUTIONS, AND OTHER ITEMS**

**15. ANY ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME (8:51:58)** - Please see the minutes for item 8-3(A).

**16. CITY MANAGER**

**16(A) POSSIBLE ACTION TO APPROVE THE CARSON CITY PERFORMANCE SCORECARD (9:06:53)** - Mayor Crowell introduced this item. Special Projects Coordinator Linda Ritter discussed the scorecard as a tool "to ... align our efforts throughout the organization, measure our impact, and then make improvements to that impact." She reviewed the agenda materials in conjunction with displayed slides. Supervisor Walt described a recent bicycle accident which took place along Fifth Street, and Ms. Ritter explained the method by which such an incident would be reported as part of the scorecard. Ms. Ritter and Mr. Burnham responded to questions of clarification regarding the reporting method, reporting relative to the Business Resource Innovation Center, and the recycling program.

Mayor Crowell entertained public comment and, when none was forthcoming, additional Board member comments or questions. In response to a question, Ms. Ritter advised of having offered to develop a scorecard for the Carson City Convention and Visitors Bureau. At Supervisor Walt's request, Ms. Ritter offered to include information regarding room tax revenues. Additional discussion took place regarding statistics associated with the recycling program, and Mr. Werner offered to research the matter. Mayor Crowell expressed an interest in determining statistics relative to library usage by students, and Ms. Ritter offered to research the matter with Library staff. Supervisor McKenna suggested researching the cost to the City of some of the Library programs.

Mayor Crowell called again for public comment and, when none was forthcoming, commended Ms. Ritter on the cutting edge program. **Supervisor Aldean moved to approve the Carson City Performance**

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the July 7, 2011 Meeting**

**Page 6**

**DRAFT**

Scorecard, subject to the changes on the record. Supervisor Walt seconded the motion. Motion carried 5-0.

**16(B) POSSIBLE ACTION TO ADOPT A RESOLUTION AUTHORIZING EXPENDITURES OF FUNDS TO NON-PROFIT ORGANIZATIONS FOR FY 2011 / 2012 (9:51:14)** - Mayor Crowell introduced this item, and Mr. Werner reviewed the agenda materials. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to adopt Resolution No. 2011-R-26, a resolution authorizing expenditures of funds to nonprofit organizations for fiscal year 2011 / 2012. Supervisor Aldean seconded the motion. Motion carried 5-0.**

**17. TREASURER - PRESENTATION OF UPDATED CITY INVESTMENT POLICY AND POSSIBLE ACTION TO ACCEPT THE POLICY, AS PRESENTED (9:52:45)** - Mayor Crowell introduced this item, and Treasurer Al Kramer reviewed the agenda materials. In response to a question, he advised of no changes to the subject policy. In response to a further question, he advised of anticipating that interest rates will increase if Congress defaults on the national debt. Discussion followed. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor McKenna moved to accept the policy, as presented. Supervisor Walt seconded the motion. Motion carried 5-0.** Mayor Crowell recessed the meeting at 9:58 a.m. and reconvened at 10:09 a.m.

**18. PARKS AND RECREATION DEPARTMENT - POSSIBLE ACTION TO APPROVE A CONCEPTUAL SITE AND BUILDING DESIGN CONCEPT FOR THE MULTI-PURPOSE ATHLETIC COMPLEX AT THE BOYS AND GIRLS CLUBS AND TO DIRECT STAFF TO PROCEED WITH HIRING VALENTINER CRANE ARCHITECTS AS THE PROJECT DESIGNER (10:09:17)** - Mayor Crowell introduced this item. Parks and Recreation Department Director Roger Moellendorf introduced Parks Planner Vern Krahn, and reviewed the agenda materials in conjunction with displayed slides. In response to a question, Mr. Moellendorf estimated the cost of the original design plans at several hundred thousand dollars. He responded to questions of clarification relative to facility programming, the configuration of the facility on the site, future expansion, and facility maintenance. In response to a further question, discussion took place with regard to funding sources. Supervisor Aldean expressed the opinion that "if there's an opportunity ... we shouldn't accept anything but 100 percent cost recovery and ... we need to make a pitch to the Convention and Visitors Bureau ("CCCVB"), we need to get the lodging properties on board and willing to assess themselves based on the assumption that this is going to be beneficial to their businesses." Supervisor Aldean expressed an unwillingness to accept anything less than 100 percent cost recovery. "... looking at these numbers, we can do it if we have a 1 percent room tax increase and, given all the conversations that have taken place previously, ... this is the sort of the facility that [the lodging properties] are desirous of."

Supervisor Walt advised that the operating plan was not presented to the Parks and Recreation Commission or the CCCVB. "And when the discussion did come about with the lodging properties, they had concern on location for tournaments. ... A concern that they had was location, the parking, and the bleachers." Supervisor Walt noted that the parking issue seemed to have been addressed by the proposed design, but was uncertain as to whether "the spectatorship" had been addressed. She advised that the CCCVB is being asked by several entities to increase room tax, and expressed the belief that there would be no increased tax revenue allocated to the project "until after a year or two to see that they're going to gain anything from this." In response to a question, Mr. Moellendorf expressed the belief that the MAC may lessen the Recreation Division's reliance on the middle school courts for youth and adult basketball in the short-term. In the long-term, however, he expressed the belief that the facility will "grow programs. ... we'll see an

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the July 7, 2011 Meeting**

**Page 7**

**DRAFT**

increase in participation and attendance and programs that will probably make it mandatory or make it incumbent that we will have to continue to use school district facilities to some degree.” He noted that the MAC would accommodate “in-City league type of programs but ... also ... tournaments ... It also should be able to accommodate community-wide special events ... And so when those special events are happening, there could also be, at that point, a conflict between the programs that we generally run and the schedule of those special events.” In response to a further question, Mr. Moellendorf referred to a budget line item for adult and youth program fees. “We anticipate that we would have a surcharge of some kind of fee to help support this facility for the use that it incurs.” In response to a further question, he clarified that the line item represents a fee increase “to help offset the costs of running that facility.” He responded to additional questions of clarification regarding the walking / running / jogging track and hours of operation. In response to a previous question, he discussed spectator seating and parking in conjunction with displayed drawings. Mr. Moellendorf reviewed that portion of the agenda report relative to staff’s recommendation to retain the current consultant.

Mayor Crowell entertained public comment. (10:45:50) In response to a question, Supervisor Walt and Mr. Moellendorf explained to Maurice White the reason for the apparent discrepancy between the size of that portion of the project site being addressed by Valentiner Crane and the portion being addressed by Lumos & Associates. Mr. Krahn provided additional clarification.

Mr. Moellendorf acknowledged staff’s request for the Board to approve the conceptual site and building design concept for the MAC and for direction to have Valentiner Crane Architects prepare a professional services contract. Supervisor Aldean reiterated concerns regarding the project budget, and a preference to discuss possible funding with the Convention and Visitors Bureau and lodging property representatives. In response to a question, Mr. Moellendorf advised that the economic benefits from tournaments are derived from participants who travel from “100 miles or more because those are the people who are likely going to get lodging in Carson City.” He further advised that operating costs will be “very low because we’re going to operate this facility with the program staff that we have ...”

Supervisor Aldean inquired as to whether the Boys and Girls Clubs of Western Nevada would be willing to allocate the full amount of their subsidy to make the project more affordable for the City. (10:50:07) Boys and Girls Clubs of Western Nevada Executive Director Hal Hansen expressed excitement over the project, and a willingness to enter into negotiations regarding funding. He expressed uncertainty that the Boys and Girls Clubs would be able to allocate the full subsidy, and the belief that the Boys and Girls Clubs would be able to provide staffing “that will really cut some costs.” Supervisor Aldean expressed a preference to have these discussions prior to requesting Valentiner Crane to develop a professional services contract. Discussion took place regarding the operating costs, funding sources, and the direction of the Board.

In reference to the Quality of Life Initiative, Supervisor McKenna commented, “We have a clear direction from the voters; perhaps not the money.” He noted the number of years the Board and City staff have been negotiating details of the project, and reviewed past Board direction. He suggested “the real decision is whether or not we’re going to go and build a gym at the Boys and Girls Clubs ... or whether we’re going to scrap the project and get the money back to the voters.” He expressed the opinion that constructing the gym should be done “when times are cheap and jobs are needed and we’ll figure out whether it’s an \$80,000 a year subsidy or \$120,000 from CCCVB. But there comes a time when you have to make a decision and live with the consequences and I think we’re fairly close to it. We either scrap this project or let’s get it built.” Mayor Crowell concurred.



**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the July 7, 2011 Meeting**  
**Page 8**

**DRAFT**

In consideration of the CCCVB, Supervisor Abowd inquired of Supervisor Walt whether “this 1 percent is calculated on an actual benefit or do we have a percentage that tournament play actually helps lodging properties in town.” Supervisor Walt advised that the lodging property representatives have reported “that over 90 percent of what they bring in is from tournament play, and the CCCVB ... does give Parks and Rec close to ... \$85,000. And ... that money is used for marketing tournaments.” Based on previous discussions, Supervisor Walt stated “if the City could prove ... that this is going to bring in tournament play on the off seasons, [the lodging property representatives] would be all for it because their summer season is what carries them over into the off season.” Supervisor Abowd noted that the lodging property representatives have expressed support for the facility, and expressed the opinion that the process should move forward. Supervisor Walt agreed, and discussed the importance of a commitment from the Boys and Girls Clubs and starting a conversation with the CCCVB prior to hiring the architects. She emphasized the need for the facility. In reference to Supervisor Walt’s comments, Mr. Moellendorf emphasized that the facility “is not just for tournaments and not for bringing people ... We have a severe shortage of facilities just for our day-to-day recreational use to the point where it doesn’t even allow us to expand our offerings and programs that we can give particularly to the youth.”

Supervisor Aldean provided historic information on the original project design, and expressed a preference for everything to be lined up prior to making a critical decision. She advised of having reviewed the memorandum of understanding and the draft joint use agreement, noting that both are now obsolete. She expressed no problem with approving the conceptual site plan, but reiterated concern over “hoping on a lick and a promise that everything’s going to turn out okay ... especially when money is so tight.” She expressed a preference for discussing additional cost savings with Boys and Girls Clubs representatives, and suggested reconsidering the splash pad in terms of additional revenue. She acknowledged the frustration over the number of iterations, but emphasized the importance of “do[ing] this right. ... we don’t want to have any buyer’s remorse at the end of the day ...” She suggested selecting concept B and “do[ing] some additional work to ensure that all of these details have been considered.”

Supervisor McKenna suggested “we can solve problems when we’re actively working toward the answers. ... If we’re going to go forward, let’s put a time frame on this thing and let’s get it done. And, if we’re not going to go forward, let’s abandon it and give the money back to the voters.” Mayor Crowell agreed “it’s time to fish or cut bait.” He further agreed that “we need to get the ducks in a row,” but expressed concern over further delaying the project.

Mayor Crowell entertained additional public comment. (11:08:35) Don Smit provided background information on his residence in Carson City, and advised of having recently had the opportunity to work with Mr. Moellendorf, Mr. Krahn, and other Parks and Recreation Department staff “for a period of about a year.” Mr. Smit commended the MAC as “a wonderful project [that’s] really needed.” He provided background information on the batting cage at Governor’s Field, constructed by Carson City Little League, and discussed its benefits. He expressed reservation over the subject process. In reference to Supervisor Aldean’s comments, Mr. Smit stated, “You’ve gone through this once before with the proposed recreation center that was going to be at this site and all the ducks weren’t in a row and you moved ahead and spent just a little less than \$1 million that is never going to be used. It’s gone. That roll of drawings weighs about 55 pounds and that structure will never be built.” He expressed concern over moving forward with a design “again with the potential of wasting money, large sums of money, until you know where everything’s going to come from.” In reference to Supervisor McKenna’s comments, Mr. Smit estimated that 30 percent could be saved on construction costs “by building this structure now versus what you would’ve spent three years ago.” He expressed opposition to “using architects and engineers in Salt Lake City for a project built in Carson City.” He expressed the opinion that the first building design was “very



**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the July 7, 2011 Meeting**  
**Page 9**

**DRAFT**

intricate and ... needed the help of a Brent Tippetts. ... this is a barn. This is a rectangular building that three of the architects in this town could easily handle, the structural engineers could handle; and you're talking a large amount of money that could be put right back into the community when we start this." Mr. Smit noted the travel costs associated with having a consultant visit Carson City. He expressed concern that the project is "taking way too long." Mr. Smit expressed appreciation for Mr. Tippetts, "but we have local guys here that are struggling just like you. They should have the opportunity ... to do this job."

Mayor Crowell entertained additional public comment; however, none was forthcoming. Mayor Crowell provided an overview of the discussion which took place prior to Mr. Smit's arrival, and expressed agreement "regardless of how we go, we've got to get this thing moved somewhere." He expressed concern over relying on the CCCVB, and discussed the Board's obligation to the Boys and Girls Clubs and to the community. He acknowledged concern over the general fund, and reiterated the importance of moving forward. In response to a question, Mr. Moellendorf reviewed the time table necessary for revising the memorandum of understanding and the draft joint use agreement. Supervisor Aldean suggested providing the Board with the documents well in advance of the time a decision is required. In response to a further question, Mr. Moellendorf anticipated being able to have the documents revised within a month.

Mayor Crowell entertained a motion to approve Concept B, without moving further until the Parks and Recreation Department presents a revised memorandum of understanding, a revised draft joint use agreement, and a final project budget. Mayor Crowell expressed personal frustration over the length of time associated with the subject project. He entertained a motion. Supervisor Aldean moved Mayor Crowell's recommended motion, including review of additional revenue sources which would include a conversation with the CCCVB and looking into the feasibility of adding a splash pad; if that's too complex, we can avoid that. Mr. Werner advised that the splash pad would revise the entire project concept because of the requirement to hire staff. Supervisor Aldean retracted the splash pad portion of her motion, and reiterated the desire to discuss funding with the CCCVB and the Boys and Girls Clubs. Discussion followed, and **Mayor Crowell moved to approve concept B, to direct staff to bring back the joint use agreement with the Boys and Girls Clubs, the memorandum of understanding, and the final budget at the second meeting in August; if the parties cannot get that done, everybody runs the risk that the project will go away. Supervisor McKenna seconded the motion.**

Mayor Crowell entertained additional public comment. (11:20:30) Don Smit inquired as to whether the Board would direct staff to consider local architecture and engineering firms to provide proposals. He reviewed the construction time table associated with waiting until the second Board meeting in August to make a decision. Mayor Crowell called for a vote on the pending motion. **Motion carried 5-0.**

**19. PUBLIC WORKS DEPARTMENT, PLANNING AND ZONING DIVISION - POSSIBLE ACTION TO ADOPT BILL NO. 106, ON SECOND READING, AN ORDINANCE TO CHANGE THE ZONING OF APN 002-101-81, LOCATED SOUTH OF NORTHRIDGE DRIVE AND EAST OF ROOP STREET, FROM SINGLE FAMILY 6000 (SF6) TO PUBLIC COMMUNITY (PC)** (11:22:15) - Mayor Crowell introduced this item and, in response to a question, Planning Division Director Lee Plemel advised of no changes since introduction on first reading. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Aldean moved to adopt Bill No. 106, on second reading, Ordinance No. 2011-6, an ordinance to change the zoning of APN 002-101-81, located south of Northridge Drive and east of Roop Street, from single-family 6,000 to public community, based on the findings contained in the staff report. Supervisor Walt seconded the motion. Motion carried 5-0.**

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the July 7, 2011 Meeting**  
**Page 10**

**DRAFT**

**20. RECESS BOARD OF SUPERVISORS (11:23:16)** - Mayor Crowell recessed the Board of Supervisors at 11:23 a.m., and passed the gavel to Redevelopment Authority Chair Shelly Aldean.

**REDEVELOPMENT AUTHORITY**

**21. CALL TO ORDER AND ROLL CALL (11:23:40)** - Chairperson Aldean called the Redevelopment Authority to order at 11:23 a.m. All members of the Redevelopment Authority were present, constituting a quorum.

**22. OFFICE OF BUSINESS DEVELOPMENT**

**22(A) POSSIBLE ACTION TO APPROVE AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND CARSON QUAIL PARK MAINTENANCE ASSOCIATION, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012 (11:23:50)** - Chairperson Aldean introduced this item. Planning Division Director Lee Plemel provided an overview of items 22(A), (B), (C), and (D), and reviewed the agenda materials relative to the same. In reference to Ed Yuill's May 19, 2011 letter included in the agenda materials, Supervisor Aldean noted that the Carson Quail Park Maintenance Association is the participant. She further noted that the operating covenant and agreement requires that the participant also be the owner. Mr. Werner advised that Carson Quail Park Maintenance Association owns the property and the participants own the pad sites. Discussion followed.

Mr. Plemel reviewed the agenda materials, and responded to questions regarding the proposed agreement with the owner of the retail space. In response to a further question, he advised that the participant and the owner should be the same "and that's why there's four separate agreements." Member Crowell pointed out that each one of the pad sites, on their own, doesn't meet the 15,000 square foot requirement. Chairperson Aldean expressed concern that the applications do not meet the established program criteria. Mr. Werner advised that Mr. Yuill had been required to return to Reno, and provided background information on the policy relative to the Ribeiro Corporation. Additional discussion followed.

Discussion took place regarding the appropriate action, and Chairperson Aldean entertained a motion. **Member Crowell moved to postpone consideration of the subject item until the August 4<sup>th</sup> meeting of the Board of Supervisors and that it be brought back after staff has indicated to the Ribeiro Corporation that there are serious concerns about the viability of these applications being approved; and that if Ribeiro Corporation representatives wish to be heard, they can. Member Walt seconded the motion.** Chairperson Aldean entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 4-1.** In response to a question, Mr. Munn provided direction with regard to the previously-stated motion, and discussion followed. **Member Crowell amended his motion to indicate that it applies to items 22(A), 22(B), 22(C) and 22(D) because they all have the same issue and to clarify that anything brought back to the Redevelopment Authority, participant and owner must be the same. Member Walt continued her second.** Chairperson Aldean entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 4-1.**

**22(B) POSSIBLE ACTION TO APPROVE AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND**

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the July 7, 2011 Meeting**  
**Page 11**

**DRAFT**

**FIRST INDEPENDENT BANK OF NEVADA, A DIVISION OF WESTERN ALLIANCE BANK, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012**

**22(C) POSSIBLE ACTION TO APPROVE AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND SUNRISE, LLC, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012**

**22(D) POSSIBLE ACTION TO APPROVE AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND TAMLIN INVESTMENTS, LLC, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012**

**23. ACTION TO ADJOURN REDEVELOPMENT AUTHORITY (11:47:05) - Chairperson Aldean adjourned the Redevelopment Authority at 11:47 a.m.**

**24. RECONVENE BOARD OF SUPERVISORS (11:47:19) - Mayor Crowell reconvened the Board of Supervisors at 11:47 a.m.**

**25. OFFICE OF BUSINESS DEVELOPMENT**

**25(A) POSSIBLE ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND CARSON QUAIL PARK MAINTENANCE ASSOCIATION, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE, BY JULY 1, 2012; 25(B) POSSIBLE ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND FIRST INDEPENDENT BANK OF NEVADA, A DIVISION OF WESTERN ALLIANCE BANK, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012; 25(C) POSSIBLE ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND SUNRISE, LLC, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012; 25(D) POSSIBLE ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND TAMLIN INVESTMENTS, LLC, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012 (11:47:35) - Mayor Crowell combined items 25(A) through (D) and entertained a motion. Supervisor Walt moved to table items 25(A), (B), (C), and (D) to the August 4<sup>th</sup> meeting, including all comments made relative to the**

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the July 7, 2011 Meeting**

**Page 12**

**DRAFT**

**Redevelopment Authority item.** Supervisor McKenna seconded the motion. Mayor Crowell entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 4-1.**

**RECESS AND RECONVENE BOARD OF SUPERVISORS (11:48:18)** - Mayor Crowell recessed the Board of Supervisors at 11:48 a.m. and reconvened at 2:01 p.m.

**26. CITY MANAGER - DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF ON THE IMPACTS OF THE 2011 GOVERNOR'S BUDGET AND LEGISLATION THAT TRANSFERS SERVICES PREVIOUSLY PROVIDED BY THE STATE AND THE ASSESSMENTS AGAINST THE CITY FOR CERTAIN SERVICES CURRENTLY PROVIDED BY THE STATE (2:01:48)** - Mayor Crowell introduced this item. Mr. Werner provided an overview of the presentation and reviewed the agenda materials in conjunction with displayed slides. Mr. Werner, Mr. Munn, Finance Department Director Nick Providenti, and Health and Human Services Department Director Marena Works responded to questions of clarification, and discussion ensued, regarding the information outlined in Mr. Werner's June 29<sup>th</sup> memo included in the agenda materials.

Discussion took place regarding the WNC athletic and arts / theater programs. In response to a question, Supervisor Abowd advised that the Cultural Commission will be providing a report to the Board in the near future. Supervisor Walt noted the number of youth sports and performing arts programs in the community, and discussed the importance of WNC becoming involved as a partner "so that we're all surviving together." Mayor Crowell agreed. Supervisor McKenna suggested that any performing arts center built in the community should be done in partnership with WNC and the School District.

Mr. Werner and Mr. Providenti reviewed a summary of the impacts and "four scenarios of a five-year plan," copies of which had been distributed to the Board members, City staff, and the citizens as late material. He and Mr. Providenti responded to corresponding questions of clarification, and extensive discussion ensued.

Supervisor McKenna expressed a preference for providing the subject information to the public to provide the opportunity for feedback. He requested to have the City's representatives "address us on why this happened and what we can do to mitigate it and what they'll do for us in the future to mitigate it if it's something that they're willing to do." He suggested having a meeting to "vote on what to do." He expressed no problem "raising taxes for this," but expressed concern over "voting for other projects," including the MAC, "spending more money, incurring more debt when we have no reserves. ... none of this creates reserves."

Supervisor Abowd discussed the importance of a sustainable community. She agreed with Supervisor McKenna's suggestion to provide the information to the public, but noted the time sensitivity of the matter. "We can take the input, assess it, and go from there." She noted the importance of a long-term vision for the benefit of the community.

Supervisor Aldean expressed appreciation for Sandi Hoover's coverage of the Board of Supervisors meetings, and suggested an open letter from the City Manager. She agreed with receiving input, but noted the importance of expedience relative to the subject matter. Mr. Werner advised of the urgency associated with meeting with the employee labor groups after receiving appropriate direction from the Board. Supervisor McKenna discussed his position on the subject information. Mayor Crowell discussed the importance of community sustainability and investment. Discussion took place regarding the appropriate

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the July 7, 2011 Meeting**  
**Page 13**

**DRAFT**

action, and Supervisor Aldean discussed the importance of incorporating economic development into capital improvement projects.

Mr. Werner reviewed the Board's direction, as follows: Direction to pursue the assumption of state services, where appropriate; discuss and draft a letter regarding the transitional services; start negotiations with the labor groups; and return to the Board with the beginning of the franchise fee process for further discussion. He advised that he would discuss with City staff the method by which to incorporate economic development into the capital projects. Supervisor McKenna commended City staff and the previous Board on financial decisions made in the past, but expressed concern over future changes. "There's not going to be anybody there to bail us out because we just bailed the state out." Mayor Crowell provided direction with regard to drafting the letter relative to the provisions of NRS 353, and a brief discussion followed.

Mayor Crowell entertained public comment. (4:07:04) Maurice White cautioned the Board against underestimating "the amount of heads in beds that the community college programs bring in through their sports. They bring a ton of people in here and they stay for multiple days." He expressed the opinion that if there isn't "at least one pretty major community meeting, this whole process of what you're trying to do will be clouded in a back room, smoky deal and we might not have room here in the Sierra Room, but we do have the pavilion ..." Mayor Crowell commented on no knowledge of any backroom deals, and noted the importance of creating dialogue with the community.

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

**STATUS REVIEW OF PROJECTS** - None.

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

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

**STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS (4:09:24)** - Supervisor Abowd encouraged participation in the upcoming concert.

**STAFF COMMENTS AND STATUS REPORT (4:09:56)** - Public Works Department Director Andrew Burnham distributed to the Board members, City staff, and citizens present a status report on the Water System. In response to a comment, he advised that since the new budget year has started, "we can start filling pot holes again."

**28. PUBLIC COMMENT (4:10:44)** - Mayor Crowell entertained public comment; however, none was forthcoming.

**29. ACTION TO ADJOURN (4:11:09)** - Supervisor Aldean moved to adjourn the meeting at 4:11 p.m. Supervisor Walt seconded the motion. Motion carried 5-0.

The Minutes of the July 7, 2011 Carson City Board of Supervisors meeting are so approved this \_\_\_\_ day of August, 2011.

ATTEST:

\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

\_\_\_\_\_  
ALAN GLOVER, Clerk - Recorder