



**CARSON CITY CONSOLIDATED MUNICIPALITY  
NOTICE OF MEETING OF THE  
CARSON CITY BOARD OF SUPERVISORS  
AND CARSON CITY LIQUOR AND ENTERTAINMENT BOARD  
AND CARSON CITY REDEVELOPMENT AUTHORITY**

**Day:** Thursday  
**Date:** June 5, 2008  
**Time:** **Beginning at 3:00 p.m.**  
**Location:** Community Center, Sierra Room  
851 East William Street  
Carson City, Nevada

## **Agenda**

### **Call to Order**

### **Roll Call**

**Invocation** - Dave Goodale, Capital Christian Center

### **Pledge of Allegiance**

**Public Comments and Discussion:** *The public is invited at this time to comment on and discuss any item not on the agenda that is relevant to, or within the authority of, the Carson City Board of Supervisors, the Carson City Liquor and Entertainment Board and the Carson City Redevelopment Authority. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Public comment during individual agenda items will be taken on the item at the time the item is called for hearing.*

- 1. Action on Approval of Minutes**
- 2. Changes to the Agenda**

*(Recess as Board of Supervisors)*

### **Liquor and Entertainment Board**

#### **Call to Order & Roll Call**

#### **Action on Approval of Minutes**

### **3. Development Services - Business License Division**

- A) Action to approve a packaged liquor license for Ranji S Cheema, (liquor manager: Ranji S Cheema) dba Capital City Liquor, located at 1511 N Carson St, Carson City.

Staff Summary: Per CCMC 4.13 all liquor license requests are to be reviewed by the Liquor Board.

- B) Action to revoke a packaged liquor license and packaged beer and wine liquor license for Philip E. Haskin, Debra L. Haskin, and Andrew P. Haskin due to no established business location to conduct liquor sales.

Staff Summary: Per CCMC 4.13.140 all liquor license requests are to be reviewed by the Liquor Board.

- C) Action requesting a show cause hearing for disciplinary action pursuant to CCMC 4.13.140, Revocation of Liquor License, regarding Liquor License No. 08-10705 held by Dung So Troung and Ly Siek Truong dba Laundry Lounge, based upon the protection of the public’s health, safety and welfare.

Staff Summary: The Liquor Board can take disciplinary action at a show cause hearing regarding a liquor license after notice has been served. The Sheriff’s Office will present documentation and grounds for the license’s revocation at the Liquor Board meeting as to why the subject liquor license should be revoked regarding the protection of the public’s health, safety and welfare. However at this time in the process, staff is requesting the Liquor Board schedule a show cause hearing for the Laundry Lounge on June 19, 2008 for violation of CCMC 4.13.140 (2) and (8).

**Action to Adjourn**

**Board of Supervisors**  
**Consent Agenda**

**4.**

.....  
*All matters listed under the consent agenda are considered routine and may be acted upon by the Board of Supervisors with one action and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The Mayor, or the Mayor Pro-Tem, retains discretion in deciding whether or not an item will be pulled off the consent agenda.*  
.....

**4-1. Assessor**

Annual report of the Carson City Assessor per NRS 250.085.

Staff Summary: The Nevada Legislature created a fund in the 2003 legislative session for the acquisition and improvement of technology in the office of the county assessor (NRS 250.085).

**4-2. Fire**

Action to authorize the mayor to sign the 2008 Annual Operating Plan between the United States Department of Agriculture - Forest Service, Humboldt-Toiyabe National Forest Carson Ranger District (Agreement number 06-FI-11041701-057) and the Carson City Fire Department.

Staff Summary: This document is an update of the annual operating plan between the City and the Forest Service. The document provides for mutual assistance between the agencies for responses to wildland fires as designated in the master agreement. The Annual Operating Plan (AOP) delineates billing fees, district boundaries, and parameters under which assistance will be provided.

**4-3. 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 \$22,726.34 for Contract No. 2007-001 titled Building D Phase II Expansion to Maxim Construction, Inc.

Staff Summary: The Carson City Public Works Building D Phase II Expansion Project consisted of providing all tools, materials, labor and equipment necessary to construct a 60 foot wide by 90 foot deep

metal building structure to be constructed adjacent to an existing metal building. The purpose of the building is to house cold sensitive equipment such as water trucks, vactor trucks, etc. which are used in all aspects of Public Works, including dust control at the Landfill, which is required by our State Air Quality Permit. This project is now complete and Contractor is entitled to final payment.

#### **4-4. Parks and Recreation**

Action to accept the Open Space Advisory Committee's recommendations regarding the Open Space Work Program for 2008.

Staff Summary: The Open Space Advisory Committee hereby requests from the Board of Supervisors approval of the 2008 work program. The work program consists of management activities, planning activities, land acquisition, and capital improvements projects. In accordance with past practices, the Board of Supervisors will approve any specific purchase or expenditure prior to execution by staff.

#### **4-5. Development Services - Planning**

Action to approve an extension of one year for filing of a final map for the subdivision known as Schulz Ranch, located between Center Drive and Bigelow Drive. (TSM-05-144)

Staff Summary: Tentative Map approvals remain valid for one year for recording of a subsequent final map once an initial final map is recorded. A one year extension may be granted by the Board of Supervisors for filing of a final map. If this extension is approved the new expiration date for the Tentative Map approval will be August 21, 2009.

#### **4-6. Health and Human Services**

- A) Action to approve a grant award in the amount of \$23,740 from the Nevada Department of Health and Human Services, for tobacco related education.

Staff Summary: This grant will be used to work toward the reduction of tobacco-related morbidity and mortality by focusing efforts on preventing youth initiation of tobacco use.

- B) Action to approve a grant award in the amount of \$60,000 from the State of Nevada Department of Health and Human Services, Fund for a Healthy Nevada.

Staff Summary: This grant award will be used to assist the We Can initiative in the Carson City Community.

#### **4-7. City Manager**

Action to authorize Mayor Teixeira to sign the Second Amended Lease Agreement with the Community Counseling Center providing for a detoxification center at 900 East Long Street.

Staff Summary: Carson City and the Community Counseling Center entered into an amended lease on November 1, 2007. This corrects the typographical error on page 2, section 2 Rental to per "month."

#### **4-8. Carson City Airport Authority**

Action to approve the Carson City Airport Lease Amendment to the Carson City Airport Lease Agreement between the Carson City Airport Authority and KCXP Investments, LLC., replacing the

assignment and sublease paragraph such that KCXP Investments, LLC as set forth in the Amendment approved by the Airport Authority on April 16, 2008.

Staff Summary: This amendment allows KCXP Investments, LLC., the ability to provide condominium ownership of hangars constructed on its airport leasehold similar to other hangar leases by assigning lease rights to a hangar owners association.

*(End of Consent Agenda)*

### **Ordinances, Resolutions, and Other Items**

#### **5. Supervisor Aldean**

Presentation and final report on Operation First Response's city-wide "Carson City Support Our Troops Day" held May 16 through May 18, 2008.

Staff Summary: Carol Howell of the Nevada Chapter of Operation First Response will give her final report on the outcome of the events.

#### **6. Assessor**

Action to introduce on first reading, an ordinance Amending Carson City Municipal Code Title 2, Administration and Personnel, by adding a new Chapter to Title 2 designated Chapter 2.43, Collection of Taxes on Personal Property, by adding a new section to Chapter 2.43 designated Section 2.43.010, County Treasurer to Collect Taxes on Personal Property, and other matters properly related thereto.

Staff Summary: On March 20, 2008, the Board of Supervisors adopted Ordinance 2008-13 to provide for the addition of Chapter 2.41.010 to Title 2 of the Carson City Municipal Code designating the Carson City Treasurer to collect taxes on personal property in Carson City that are otherwise collectible by the Carson City Assessor. For the purposes of codification, the provisions of Ordinance 2008-13 must be codified as Chapter 2.42 and not Chapter 2.41 of the CCMC. Therefore, the provisions of this ordinance would repeal Ordinance 2008-13 and reenact those provisions as Chapter 2.42 of NRS.

#### **7. Public Works**

Action to introduce, on first reading, an ordinance Amending Carson City Municipal Code Title 12, Water, Sewerage and Drainage, Chapter 12.06, Industrial Wastewater Discharge - Sewer Design Standards, Section 12.06.245, Sewerage Use-Grease Interceptors Required, by establishing standards for existing facilities and new facilities that provide limited food service, and other matters properly related thereto.

Staff Summary: The proposed ordinance revision establishes new criteria and exemptions for new and existing food related businesses regarding the installation of grease interceptors.

#### **8. Parks and Recreation**

A) Action to approve the Morgan Mill Road River Access Area's conceptual site development plan.

Staff Summary: The Morgan Mill Road River Access Area is identified as a critical "take out and put in" facility in the Carson River Aquatic Trail Master Plan. City staff has completed the conceptual design for the site development plan. As a result, the Parks and Recreation Department is requesting plan

approval by the Board of Supervisors. This approval will allow City staff to proceed with the project, acquire the necessary environmental and building permits on the City's behalf, and develop Phase 1 construction documents for bidding and construction of this outdoor recreation facility.

- B) Action to approve Carson River Park's Phase II conceptual site development plan.

Staff Summary: Carson River Park is one of several important recreation facilities located along the Carson River in the City's park system. In addition, this park is identified as a critical "put in" facility in the Carson River Aquatic Trail Master Plan. City staff has completed the design for the Phase II conceptual site development plan and is requesting approval by the Board of Supervisors. This approval will allow City staff to proceed with the project by acquiring the necessary environmental, building, and engineering permits on the City's behalf and develop Phase II construction documents for bidding and constructing the project to enhance this existing outdoor recreation facility.

## 9. Development Services - Planning and Zoning

Action to adopt Bill No. 121, on second reading, an ordinance amending Carson City Municipal Code Title 18, Zoning, Chapter 18.16, Development Standards, Division 4, Signs, by modifying Section 4.3, Definitions, and adding Section 4.9, Freeway-Oriented Sign Standards, to add specific standards and criteria for freestanding, on-premise commercial signs designed to be viewed from the Carson City freeway. (File ZCA-07-208)

Staff Summary: Presently, all signs that exceed the permitted sign height or sign area may be approved with a Special Use Permit and there are no specific standards for signs intended to be viewed from the freeway. The purpose of the ordinance is to establish specific requirements for freeway-oriented signs.

## 10. Development Services - Business License Division

Action to introduce, on first reading, an ordinance amending Carson City Municipal Code Chapter 4.13 Liquor Board and Liquor Licensing and Sales, Section 4.13.010 Definitions by adding a definition for the Business License Division and reordering the definitions; Section 4.13.060 Application for License by changing City Treasurer to the Business License Division; Section 4.13.070 Investigation - Fees by changing City Treasurer to the Business License Division; Section 4.13.110 License Fees by changing the fees from quarterly to annually, Section 4.13.120 Transferability and Use by changing City Treasurer to Business License Division, Section 4.13.133 Seasonal license by deleting the entire section, Section 4.13.140 Revocation of License by changing the section to Grounds for Disciplinary Action which will give the Board more disciplinary actions than just revocation, Section 4.13.150 Revocation Procedure by changing the section to Disciplinary Action Procedure and replacing the word "Revocation" with "Disciplinary Action" and giving the Board the option to fine, suspend, limit, condition, or revoke a liquor license, Section 4.13.160 Exception to Revocation Procedure by changing the section to Emergency Summary Suspension which not only allows the Board to suspend a license in an emergency but also provides that the Sheriff has the authority to suspend a liquor license during an emergency and defines the due process that must be given to the licensee, Section 4.13.190 Unlawful to Serve Minors by deleting the requirement that a license can only be disciplined for "Knowingly" and "Willfully" serving a minor, Section 4.13.240 Application for short-term permit by changing Treasurer to Director, Section 4.13.250 Approval of short-term permit by making minor amendments regarding the city officials who need to approve the application, Section 4.13.260 Denial-Remedy by making minor changes for consistency and other matters properly related thereto.

Staff Summary: The proposed ordinance changes to the current provisions of the Carson City Municipal Code ("CCMC") governing the issuance and regulation of liquor licenses. The changes include changing

various references from the City Treasurer's Office to the Development Services Department to reflect that the duties relating to liquor licenses have been moved, changing the fees required to be paid for a liquor license from quarterly to annual fees for the ease of both City staff and liquor license holders, repealing the provisions of the issuance of a seasonal liquor license in that such a provision is obsolete, revising the provisions governing the discipline of liquor license holders for violations of the CCMC and other laws relating to the sale of liquor and to provide clear guidance on the procedures for disciplinary action and the types of disciplinary action that may be taken by the Board against the holder of a liquor license, providing that the Carson City Sheriff's Office has the authority to suspend a liquor license in certain circumstances and revising the circumstances in which a person can be cited for serving a minor.

## **11. District Attorney**

Action to approve Amendment One to the Settlement Agreement Between Carson City Nugget, Inc., Carson Nugget, Inc., and Carson City Regarding Abandonment of Streets.

Staff Summary: On April 3, 2008 the City and the Nugget agreed to settle a dispute regarding the abandonment of Plaza Street in 1974 and the abandonment of Spear Street in 1980. The agreement requires the City to contract with a development finance consultant to complete a feasibility study to facilitate public-private partnerships as they relate to the current and future market demands within the Redevelopment Area of Downtown Carson City. On May 8, 2008, the Board of Supervisors and the Nugget agreed to consider amending the Settlement Agreement to allow the Nugget to hire the consultant to complete a feasibility study. The Nugget has indicated that it may decide to enter into a number of contracts for smaller feasibility studies, but understands that the City's contribution is limited to a not to exceed amount of \$50,000.00. Nugget agrees to share the reports with the City. There are no other amendments expected to be made to the Settlement Agreement and the other terms and conditions of the Agreement remain in effect.

## **12. Board of Supervisors**

### **Supervisor Williamson**

- A) Discussion and possible action to set regularly scheduled evening meetings of the Board of Supervisors.

Staff Summary: The Carson City Charter Section 2.040 allows the Board of Supervisors to set the time for calling its meetings to order. At their February 21, 2008 meeting, the Board of Supervisors approved and set regularly scheduled evening meetings for a trial period not to exceed three months, effective the first meeting in April.

- B) Action to adopt a resolution establishing an advisory ballot question for potential increase in lodging tax in order to provide additional funding for education, establishing the explanation for the ballot question, directing the Carson City Clerk to bring to the Board of Supervisors a recommendation regarding who should be appointed to the committees to prepare arguments for and against the ballot question, requiring the City Clerk to set the length of an argument and rebuttal and the date by which it must be submitted to the Clerk, and other matters properly related thereto.

Staff Summary: Staff has been asked by the Nevada Association of Counties to request that the Board of Supervisors place an advisory question on the next general election to use an increase in the lodging tax to help fund education. The lodging tax would be increased by a maximum of 3%, with a overall cap of 13%. The Nevada Revised Statute 293.482 allows Carson City to ask the advice of registered voters on any question which it has under consideration. This resolution begins the process to allow Carson

City to place an advisory question on the ballot at the general election. The Legislative Council Bureau is preparing the ballot question and the arguments.

C) Non-Action Items:

Internal communications and administrative matters  
Correspondence to the Board of Supervisors  
Status reports and comments from the members of the Board  
Staff comments and status report

**Recess**

**Following a recess or adjournment of the meeting, the Carson City Board of Supervisors will meet with its management representatives to discuss labor negotiations pursuant to NRS 288.220 (4).**

---

---

**EVENING SESSION - 6:00 P.M.**

---

---

**Public Comments and Discussion:** *The public is invited at this time to comment on and discuss any item not on the agenda that is relevant to, or within the authority of, the Carson City Board of Supervisors, the Carson City Liquor and Entertainment Board and the Carson City Redevelopment Authority. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Public comment during individual agenda items will be taken on the item at the time the item is called for hearing.*

**13. Finance**

- A) Action to adopt, on second reading, an ordinance designated as the “2008 Highway Revenue Bond Ordinance;” authorizing the issuance by Carson City of its fully registered, “Carson City, Nevada, Highway Revenue (motor vehicle fuel tax) Improvement Bonds, Series 2008;” providing the form, terms and conditions of the bonds, the method of their payment and the security therefor, and other details in connection therewith; providing for the pledge of the proceeds of certain motor vehicle fuel taxes; ratifying action previously taken toward issuing such bonds and effecting the purpose of their issuance; and providing the effective date hereof.

Staff Summary: This ordinance authorizes the sale of \$9,100,000 of twenty year bonds to fund various projects approved by the RTC. The 2008 Bonds are special obligations of the City payable from Fuel Taxes now consisting of four cents per gallon on all motor vehicle fuel sold, distributed or used in and levied by the City by the Tax Ordinance, and the City’s interest in an additional five and thirty-five hundredths cents per gallon on all motor vehicle fuel sold, distributed or used in and levied by the State by NRS 365.180 and 365.190 (the “State Tax Act” or the “Tax Act”), and distributed in part to the City (as well as the other counties of the State) by NRS 365.550 and 365.560.

- B) Action to renew the Carson City contract with Nevada Public Agency Insurance Pool. The total premium will be \$559,397 for property, liability, crime, and boiler and machinery insurance coverages for FY 08-09.

Staff Summary: The total premiums for FY 07-08 were \$535,513. Carson City experienced an increase of \$23,884 in premiums, a 4.46% increase.

- C) Action to renew the Carson City contract with Public Agency Compensation Trust. The total premium will be \$1,462,121 for the Workers' Compensation coverage for FY 08-09.

Staff Summary: Carson City Workers' Compensation experienced an increase in premiums of 4.5%, with the experience modifier increasing from .83 to .87.

*(Recess as Board of Supervisors)*

**Redevelopment Authority**

**Call to Order & Roll Call**

**Action on Approval of Minutes**

**14. Office of Business Development**

- A) Staff report and discussion by the Redevelopment Authority regarding specific revenues, expenses and programs of the 2008-2009 Redevelopment budget.

Staff Summary: As requested by Mayor Teixeira, staff will present to the Redevelopment Authority projected revenues, expenses and programs related to 2008-2009 budget year for both Redevelopment Project Area No. 1 and Redevelopment Project Area No. 2.

- B) Action to approve a reimbursement agreement that requires the Redevelopment Authority to reimburse \$375,000 to Carson Gaming, LLC as part of the City's help to defer the overall costs associated with improvements made to Curry Street that have an area-wide benefit to businesses and development projects within Redevelopment Project Area No. 2.

Staff Summary: Both Carson Gaming, LLC and Carson City partnered in absorbing the costs associated with the expedited reconstruction and substantial improvements made by the developer to the frontage of properties on South Curry Street. This street improvement project has had a positive regional economic impact to numerous properties both south and north of Koontz Lane. The Redevelopment Authority's contribution to this project is the agreed upon, one payment total of \$375,000, due to Carson Gaming, LLC at the beginning of FY 2009. The Redevelopment Authority will make the reimbursement within 30 days following the beginning of the upcoming fiscal year that commences July 1, 2008. In addition, if warranted, the City and Carson Gaming, LLC will share installation costs of a future traffic signal at Eagle Station Ln.

- C) Action to accept the Redevelopment Authority Citizen Committee's recommendation to award \$100,000 of incentive funding to 302 North Carson, LLC to help underwrite the \$965,000 on-going restoration and renovation of the former Lucky Spur at 302 North Carson Street into the multi purpose brewpub, Doppelgangers Bar and Grill.

Staff Summary: Doppelgangers Bar & Grill is the outstanding brewpub at former Lucky Spur property. On May 20, 2008, the Redevelopment Authority Citizens Committee unanimously approved a financial incentive request of \$100,000 made by the owner of Doppelgangers Bar & Grill, Alan Adams, to assist with his multi-million dollar improvement project at the former Lucky Spur. Last year, the RDA received its reimbursement of \$80,000 associated with the original \$100,000 incentive awarded for the renovation of the property. Mr. Adams' latest request for incentive funding is for additional improvements to the property. The continued renovation and improvement of this important Carson City building adds value to this entire district and helps to reinvigorate the entire area. In fact, the RDA and Mr. Adams'



representatives will soon begin discussions to conceptualize, plan for, and execute a mixed-use project across the street at the former Stewart Title building.

- D) Action to accept the Redevelopment Authority Citizen Committee's (RACC) recommendation to spend \$60,000 in unspent bond proceeds on a public improvement project specifically to build a portable stage and family activities plaza enhancements that will enrich Downtown event coordination.

Staff Summary: The Redevelopment Authority (RDA) recently asked for certain funding projects to respond to immediate development opportunities and have a significant impact. The Redevelopment Authority Citizens Committee is asking the Redevelopment Authority to consider allowing the RACC to budget \$60,000 to have John Procaccini of the Brewery Arts Center construct and maintain a portable stage and other performance venue enhancements such as portable plaza enhancements specific to Downtown's needs.

- E) Staff report on Downtown events coordination for 2008-09.

Staff Summary: Staff will report to the Redevelopment Authority regarding events coordination activities in the Downtown for this summer and fall. Report will include activity relative to supporting and facilitating downtown's retailers, restaurants and event planners as their 2008's season (between June and October) unfolds. Staff's role is focused on helping coordinate outreach, public relations and advertising, establishing finding tools for parking and pedestrian circulation and supporting downtown events and new activities.

- F) Action to accept the Redevelopment Authority Citizen Committee's (RACC) recommendation to budget \$200,000 of the Redevelopment Authority's unspent bond proceeds for streetscape projects, with the requirement that the RACC bring each project's design and cost to the Redevelopment Authority for approval.

Staff Summary: The Redevelopment Authority (RDA) recently asked for certain funding projects for consideration, specifically Mayor Teixeira's desire to spend some bond proceed funds on streetscape improvements, but only if the proposed projects respond to immediate development opportunities and have a significant impact. Thus, the Redevelopment Authority Citizens Committee is asking the Redevelopment Authority to consider allowing the RACC to budget \$200,000 of the remaining bond proceeds for a set of physical improvement projects in 2008-2009 in the Downtown. In addition, the adjoining property owners will be asked to help pay for improvement projects that directly advance the value of their property. The street frontage improvements will include storm drainage mitigation & gateway streetscape, lighting, engineering & construction management. The costs estimate will depend on final bids. In the next few months, the RACC will identify and prioritize its list of essential projects and bring these projects to the Redevelopment Authority for approval. Examples of possible physical improvement projects include Third Street, Telegraph Square, East Telegraph, and Stewart and Musser in front of D'Vine Wine.

### **Action to Adjourn**

### **Board of Supervisors**

- G) Action to approve a reimbursement agreement that requires the Redevelopment Authority to reimburse \$375,000 to Carson Gaming, LLC as part of the City's help to defer the overall costs associated with improvements made to Curry Street that have an area-wide benefit to businesses and development projects within Redevelopment Project Area No. 2.

Staff Summary: Both Carson Gaming, LLC and Carson City partnered in absorbing the costs associated with the expedited reconstruction and substantial improvements made by the developer to the frontage of properties on South Curry Street. This street improvement project has had a positive regional economic impact to numerous properties both south and north of Koontz Lane. The Redevelopment Authority's contribution to this project is the agreed upon, one payment total of \$375,000, due to Carson Gaming, LLC at the beginning of FY 2009. The Redevelopment Authority will make the reimbursement within 30 days following the beginning of the upcoming fiscal year that commences July 1, 2008. In addition, if warranted, the City and Carson Gaming, LLC will share installation costs of a future traffic signal at Eagle Station Ln.

- H) Action to accept the Redevelopment Authority Citizen Committee's recommendation to award \$100,000 of incentive funding to 302 North Carson, LLC to help underwrite the \$965,000 on-going restoration and renovation of the former Lucky Spur at 302 North Carson Street into the multi purpose brewpub, Doppelgangers Bar and Grill.

Staff Summary: Doppelgangers Bar & Grill is the outstanding brewpub at former Lucky Spur property. On May 20, 2008, the Redevelopment Authority Citizens Committee unanimously approved a financial incentive request of \$100,000 made by the owner of Doppelgangers Bar & Grill, Alan Adams, to assist with his multi-million dollar improvement project at the former Lucky Spur. Last year, the RDA received its reimbursement of \$80,000 associated with the original \$100,000 incentive awarded for the renovation of the property. Mr. Adams' latest request for incentive funding is for additional improvements to the property. The continued renovation and improvement of this important Carson City building adds value to this entire district and helps to reinvigorate the entire area. In fact, the RDA and Mr. Adams' representatives will soon begin discussions to conceptualize, plan for, and execute a mixed-use project across the street at the former Stewart Title building.

- I) Action to accept the Redevelopment Authority Citizen Committee's (RACC) recommendation to spend \$60,000 in unspent bond proceeds on a public improvement project specifically to build a portable stage and family activities plaza enhancements that will enrich Downtown event coordination.

Staff Summary: The Redevelopment Authority (RDA) recently asked for certain funding projects to respond to immediate development opportunities and have a significant impact. The Redevelopment Authority Citizens Committee is asking the Redevelopment Authority to consider allowing the RACC to budget \$60,000 to have John Procaccini of the Brewery Arts Center construct and maintain a portable stage and other performance venue enhancements such as portable plaza enhancements specific to Downtown's needs.

- J) Action to accept the Redevelopment Authority Citizen Committee's (RACC) recommendation to budget \$200,000 of the Redevelopment Authority's unspent bond proceeds for streetscape projects, with the requirement that the RACC bring each project's design and cost to the Redevelopment Authority for approval.

Staff Summary: The Redevelopment Authority (RDA) recently asked for certain funding projects for consideration, specifically Mayor Teixeira's desire to spend some bond proceed funds on streetscape improvements, but only if the proposed projects respond to immediate development opportunities and have a significant impact. Thus, the Redevelopment Authority Citizens Committee is asking the Redevelopment Authority to consider allowing the RACC to budget \$200,000 of the remaining bond proceeds for a set of physical improvement projects in 2008-2009 in the Downtown. In addition, the adjoining property owners will be asked to help pay for improvement projects that directly advance the value of their property. The street frontage improvements will include storm drainage mitigation & gateway streetscape, lighting, engineering & construction management. The costs estimate will depend

on final bids. In the next few months, the RACC will identify and prioritize its list of essential projects and bring these projects to the Redevelopment Authority for approval. Examples of possible physical improvement projects include Third Street, Telegraph Square, East Telegraph, and Stewart and Musser in front of D'Vine Wine.

**15. Action to Adjourn**

.....  
*Copies of information related to the above items can be viewed at the reference desk at the Carson City Public Library.*  
.....

*Titles of agenda items are intended to identify specific matters. If you desire detailed information concerning any subject matter itemized within this agenda, you are encouraged to call the responsible agency or the City Manager's Office. You are encouraged to attend this meeting and participate by commenting on any agenda item.*  
.....

*Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Manager's Office in writing at 201 North Carson Street, Carson City, NV, 89701, or by calling (775)887-2100 at least 24 hours in advance.*  
.....

*This meeting can be viewed on Channel 26. For specific dates and times - [www.bactv.org](http://www.bactv.org).*  
.....

*This agenda and backup information are available on the City's website at [www.carson-city.nv.us](http://www.carson-city.nv.us)*  
.....

This notice has been posted at the following locations:

- Community Center 851 East William Street
- Public Safety Complex 885 East Musser Street
- City Hall 201 North Carson Street
- Carson City Library 900 North Roop Street

**Date: May 29, 2008**