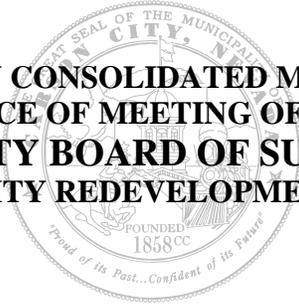


**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF MEETING OF THE
CARSON CITY BOARD OF SUPERVISORS
AND CARSON CITY REDEVELOPMENT AUTHORITY**



Day: Thursday
Date: May 19, 2011
Time: Beginning at 8:30 a.m.
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

Agenda

1. **Call to Order – Board of Supervisors**
2. **Roll Call**
3. **Invocation** - Bruce Henderson, Airport Road Church of Christ
4. **Pledge of Allegiance**
5. **Action on Approval of Minutes** - April 21, 2011
6. **Adoption of Agenda**
7. **Public Comments and Discussion:**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of, the Carson City Board of Supervisors, the Carson City Liquor and Entertainment Board, the Carson City Redevelopment Authority and the Carson City Board of Health (Boards). In order for members of the public to participate in the Boards' consideration of an agenda item, the Boards strongly encourage members of the public to comment on an agenda item during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. The Mayor, or the Mayor Pro-Tem, retains discretion to only provide for public comment under this general item and not call for or allow individual-item public comment at the time of any Boards' consideration of any item on the agenda involving: 1) an off-site tour by the Board; or 2) any person's or entity's due process appeal or hearing rights provided by statute or the Carson City Municipal Code.

8. **Special Presentation**

Presentation of a proclamation for National Public Works Week, May 15 - 21, 2011. *(Tom Greco, American Public Works Association Nevada Chapter President and Deanna Gray, Northern Branch Chair)*

9. **Consent Agenda**

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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.

9-1. Finance

Action to accept the report on the condition of each fund in the treasury through April 26, 2011 per NRS 251.030. *(Nick Providenti)*

Staff Summary: NRS 251.030 requires the Finance Director (for the purpose of the statute acting as the County Auditor) to report to the Board of County Commissioners (or in our case the Board of Supervisors), at each regular meeting thereof, the condition of each fund in the treasury.

9-2. Parks and Recreation

A) Action to approve a lot line adjustment transferring City property adjacent to Empire Elementary School to the Carson City School District. *(Roger Moellendorf)*

Staff Summary: This item was brought to the Board of Supervisors during the April 7, 2011 Board meeting. The Board approved the conceptual plan to transfer through a lot line adjustment City owned property containing a playground immediately adjacent to Empire School and a minor portion of Park Terrace Park to be developed as a small parking lot for use by the school and the park. The Board also directed staff to forward the plan to the Parks and Recreation Commission for their recommendation. The plan was brought to the Commission on April 19, 2011 and was approved without conditions.

B) Action to correct the minutes, records, and actions taken by the Board of Supervisors regarding APN 2-374-01 located at Karin Drive. *(Juan Guzman / Lee Plemel)*

Staff Summary: The staff reports erroneously identified the property as APN 4-374-01 while the correct number is 2-374-01. This action will correct the record and that in turn will facilitate finding the actions of the Board through our minutes and recording system.

9-3. City Manager

Action to ratify the approval of bills and other requests for payments by the City Manager for the period of April 13, 2011 thru May 10, 2011. *(Larry Werner)*

Staff Summary: All bills or other requests for payment verified per CCMC 2.29.010 shall be presented by the controller, together with the register book of demands and warrants to the city manager who shall audit the same, and if found authorized, correct and legal, shall signify by his signature, as agent for the board, upon the register book of demands and warrants those demands which are approved or disapproved by him. Upon approval, the warrants, as prepared aforesaid, shall issue. The City Manager shall then cause the register book of bills and other requests for payment and warrants to be presented at least once a month to the board of supervisors, who shall by motion entered into its minutes, ratify the action taken on the bills or other requests for payment.

9-4. Parks and Recreation - Open Space

Action to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Mr. Lyn Norberg as the appraiser and Mr. Tony Wren as the review appraiser for Carson City with regard to the self-contained appraisal of the Bently property in Carson City, consisting of approximately 470 acres and known as APN's 10-011-24 and 10-011-25. *(Juan Guzman)*

Staff Summary: Appraisals are required by state law in order to determine the value of property that may be purchased. This action is for appointment of Mr. Lyn Norberg as the appraiser and Mr. Tony Wren as the review appraiser for the Bently property, as required by NRS 244.275. The funds will be paid from the Open Space Question 18 budget. The appraisal will be conducted in compliance with federal and national standards as a requirement to obtain funding for a Southern Nevada Public Land Management Act / Parks, Trails and Natural Areas grant.

9-5. First Judicial District Court

Action to approve the First Judicial District Court proposed budget for fiscal year 2012 for reimbursement from the State Child Support Enforcement Program in the amount of \$19,157.00. (*Max Cortes*)

Staff Summary: On March 17, 2011, the Board of Supervisors approved an Interlocal contract between the State of Nevada acting by and through its Department of Health and Human Services, Division of Welfare and Supportive Services, the First Judicial District Court and Storey County and the City of Carson City to recruit and appoint court masters to hold child support hearings and other matters properly related thereto. Each fiscal year, the First Judicial District Court must submit budget requests to the State of Nevada. The fiscal year 2012 budget must be approved by the Board of Supervisors to receive reimbursement from the State of Nevada and to ensure budgets approved by the state are consistent with budgets approved by the Board of Supervisors.

9-6. Purchasing and Contracts

Action to amend Contract No. 0809-195 Conflict Counsel Attorney Services provided by the consortium of Kay Ellen Armstrong, Thomas R. Armstrong, and Robert B. Walker by removing Thomas R. Armstrong from the consortium and adding Noel S. Waters as a provider under the consortium. (*Max Cortes*)

Staff Summary: On April 21, 2011, Thomas R. Armstrong accepted appointment by the Board of Supervisors as Justice of the Peace/Municipal Court Judge. Judge Armstrong began his appointment on May 2, 2011. Noel S. Waters has accepted being added to the consortium and existing Contract No. 0809-195 for Conflict Counsel Attorney Services.

(End of Consent Agenda)

Ordinances, Resolutions, and Other Items

10. Any item(s) pulled from the Consent Agenda will be heard at this time.

11. Parks and Recreation

Action to approve the Parks and Recreation Commission's Goals for 2011. (*Steve Lasco, Chair, Parks and Recreation Commission*)

Staff Summary: During the May 3, 2011, Parks and Recreation Commission meeting, the Commission set their goals for 2011. The Parks and Recreation Commission is bringing these goals forward to the Board of Supervisors for input, direction, and approval.

12. Finance

Action to adopt a resolution concerning the financing of water projects and sewer projects; providing for the reimbursement of expenditures from the proceeds of bonds; and providing the effective date hereof. *(Nick Providenti)*

Staff Summary: Pursuant to 7.020 of the Charter, the City is authorized to borrow money for any corporate purpose and to evidence such borrowing by the issuance of bonds or other securities pursuant to the Local Government Securities Law. The Board proposes to acquire, construct, improve and equip water projects as defined in NRS 244A.056 (the "Water Project") and to acquire, construct, improve and equip sewerage projects as defined in NRS 244A.0505 (the "Sewer Project"). The City reasonably expects to incur expenditures with respect to the Projects prior to the issuance of bonds for financing the Water and Sewer Projects and to reimburse those expenditures from the issuance of bonds.

13. Recess as Board of Supervisors

Redevelopment Authority

14. Call to Order & Roll Call – Redevelopment Authority

15. Action on Approval of Minutes - April 21, 2011

16. City Manager

Action to authorize the Redevelopment Authority Chairwoman to sign a Subordination Agreement necessary to permit the Brewery Arts Center to obtain funding to consolidate debt. The Subordination Agreement would result in the Redevelopment Authority's security interests in the property becoming subject to and of lower priority than the Lien of some other or later security instrument. *(Larry Werner)*

Staff Summary: The Brewery Arts Center is in the process of obtaining financing to consolidate their debts. To obtain this financing, they are asking that the Redevelopment Authority subordinate a Redevelopment Authority Lien and Agreement recorded February 25, 2011 in the amount of \$20,000.00.

17. Office of Business Development

A) Action to approve and recommend to the Board of Supervisors approval of the Operating Covenant and Agreement by and between Carson City Redevelopment Authority and Carson City and Tamlin Investments. *(Lee Plemel)*

Staff Summary: Tamlin Investments is the owner of APN 009-052-02 located within Redevelopment Project Area No. 2. Carson Quail Park is located within the 2300 and 2310 block of South Carson Street, is comprised of 62,000 square feet of mixed use/retail, and 18,000 square feet is currently vacant. The submittal outlines Carson Quail as the Project and Tamlin as the participant. This submittal is only one of several that could be filed due to separate ownership.

B) Action to approve and recommend to the Board of Supervisors approval of the Operating Covenant and Agreement by and between Carson City Redevelopment Authority and Carson City and The Carrington Company. *(Lee Plemel)*

Staff Summary: The Carrington Company is the owner of APN 004-0 11-01 which developed as The Carson Mall, located within Redevelopment Project Area No. 1. The Carson Mall is located at 1312

South Carson Street and consists of approximately 155,038 square feet of retail space. There is presently a vacant anchor space of 72,570 square feet which has been vacant since July 2009, and an additional 13,584 square feet of combined vacant mall spaces. With the assistance of the Sales Tax Reimbursement funds The Carrington Company will be able to improve the mall through a facade update, landscaping and interior renovations. These improvements and an anchor tenant will contribute to the infill of the smaller vacant spaces, increase foot traffic and transform a outdated property into a welcoming addition to Carson City.

- C) Action to approve and recommend to the Board of Supervisors approval of the Operating Covenant and Agreement by and between Carson City Redevelopment Authority and Carson City and Jiangson Duke, LLC. (*Lee Plemel*)

Staff Summary: Jiangson Duke, LLC is the owner of certain real property in the North Town Shopping Center, on leased land, the vacant former K-Mart building located on APN 007-462-02, at 3456 N. Carson Street. The existing vacant blighted 170,000 square foot building is located within Redevelopment Project Area No. 2.

- D) Action to approve and recommend to the Board of Supervisors approval of the Operating Covenant and Agreement by and between Carson City Redevelopment Authority and Carson City and South Carson, LLC. (*Lee Plemel*)

Staff Summary: South Carson, LLC is the owner of APN 009-266-05, 07, -09 and 009-268-02 located within Redevelopment Project Area No. 2. Carson Tahoe Quail Park is located within the 4500 and 4600 block of South Carson Street, is comprised of 53,700 square feet of mixed use/retail, and 27,897 square feet is currently vacant. The submittal outlines Carson Tahoe Quail Park as the Project and South Carson, LLC as the participant.

18. Action to Adjourn as the Redevelopment Authority

19. Reconvene as the Board of Supervisors

20. Office of Business Development

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21. Clerk/Recorder

- A) Inform the Mayor and Board of Supervisors of the dates and times of Early Voting for the Special Election of September 13, 2011. (*Alan Glover*)

Staff Summary: Early Voting will be conducted at the Court House 885 E. Musser Street and will be open on Saturday, August 27 and Saturday, September 3rd from 10:00 a.m. until 2:00 p.m. Monday, August 29th until Friday, September 2nd and Tuesday, September 6th until Friday, September 9th the hours will be from 8:00 a.m. until 6:00 p.m.

- B) Action to adopt a resolution approving the compensation for Election Board Workers and Early Voting Worker as follows: Team Leaders, \$150; Assistant Team Leaders, Information Clerks \$125; Poll Workers, Card Collectors, \$100; Early Voting Workers, \$12.50 per hour. (*Alan Glover*)

Staff Summary: The Board of Supervisors is to set by resolution the compensation for election workers. The compensation is the same as for the 2008 election.

22. Board of Supervisors

Non-Action Items:

Status review of projects

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

– LUNCH BREAK –

– RETURN – APPROXIMATE TIME – 2:00 P.M.

23. City Manager

Action to approve the revised strategy map for the 2011/2012 Carson City Strategic Plan. *(Linda Ritter)*

Staff Summary: A strategy map lays out the various perspectives and objectives that guide City efforts and activities in the future. The perspectives represent the various factors contributing to the quality of life in Carson City. The objectives are statements of what must occur in order to support the various quality of life perspectives. As a result of the April 22, 2011 strategic planning session, several amendments to the prior strategy map were offered. The revised map will be presented for possible approval or further amendment. Once the map is approved, staff will prepare the various performance indicators that link to each objective. These performance indicators provide data and information that indicate whether we are meeting our objectives, or what factors may be influencing our ability to meet our objectives.

24. Public Works

Special presentation that updates the progress and plans of the Carson City Storm Water Management Program. *(Andrew Burnham/Robert Fellows)*

Staff Summary: In early January 1997, Carson City was impacted by a rare flood event generated from an unusual and prolonged winter-time storm. This event caused wide-spread and costly flood damages throughout the city. Since that time, the city - via the Public Works Department - has taken steps to reduce the recurrence of such flooding and to minimize future damages to public and private properties alike. One crucial step in this process was the formation of the Carson City Storm Water Management Program and the City's Storm Water Utility. This presentation provides a timeline of the activities and events that have shaped the Storm Water Management Program and Utility from the 1997 flood to the present. Presentation highlights include: 1) an overview of the program and its integration with FEMA's National Flood Insurance Program; 2) the review of recent floodplain studies and flood hazard map revisions within the city; 3) the current and future plans for stormwater capital improvements within the program; and 4) an introduction of future plans for and needs of the Storm Water Management Program.

25. Action to Adjourn

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Copies of information related to the above items can be viewed at the reference desk at the Carson City Public Library.
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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.
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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.
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This meeting can be viewed on Channel 226. For specific dates and times - www.bactv.org.
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This agenda and backup information are available on the City's website at www.carson.org
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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
Business Resource & Innovation Center (BRIC) 108 East Proctor Street

Date: May 12, 2011