

City of Carson City
Agenda Report

Item # 21

Date Submitted: January 12, 2010

Agenda Date Requested: January 21, 2010

To: Board of Supervisors

Time Requested: 5 minutes

From: City Manager

Subject Title: Action to adopt a resolution establishing the CARSON NUGGET DEVELOPMENT ADVISORY COMMITTEE.

Staff Summary: The Board of Supervisors desires impartial recommendations from qualified persons regarding the development of the Carson Nugget property. Therefore, the Carson Nugget Development Advisory Committee is being established to evaluate and make recommendations to the Board of Supervisors.

Type of Action Requested: (check one)
 Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to adopt a resolution establishing the CARSON NUGGET DEVELOPMENT ADVISORY COMMITTEE.

Explanation for Recommended Board Action: This action would establish the Carson Nugget Development Advisory Committee to evaluate and make recommendations regarding the development of the Carson Nugget property.

Applicable Statue, Code, Policy, Rule or Regulation: Carson City Charter Section 2.320.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

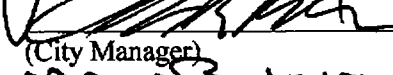
Alternatives: not establish the Carson Nugget Development Advisory Committee

Supporting Material: Resolution

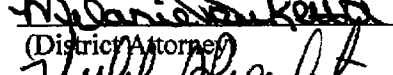
Prepared By: Kristin N. Luis, Deputy District Attorney

Reviewed By: 
(Department Head)

Date: 1-12-10


(City Manager)

Date: 12-10-10


(District Attorney)

Date: 1-12-10


(Finance Director)

Date: 1/12/10

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

4. The members of the CNDAC shall serve terms of three (3) years. Any vacancies shall be filled by the Board. All members shall serve without compensation.
5. The meetings of the CNDAC shall be held regularly at least every two (2) weeks or at the call of the chair. The City shall provide staff support to the CNDAC.
6. Members of the CNDAC may be removed by the Board for continued absence or other good cause.
7. The CNDAC meetings shall be subject to NRS Chapter 241 (the Open Meeting Law).
8. The CNDAC shall terminate upon adoption of a Disposition Development Agreement for the Nugget Project by the Board.

Upon motion by Supervisor _____,
 seconded by Supervisor _____, the foregoing
 Resolution was passed and adopted this ____ day of _____, 2010 by the
 following vote.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

 Robert Crowell
 Mayor, Carson City

ATTEST

RESOLUTION NO. _____

**A RESOLUTION FORMALLY ESTABLISHING THE
CARSON NUGGET DEVELOPMENT ADVISORY
COMMITTEE.**

WHEREAS, Section 2.320 of the Carson City Charter authorizes the Board of Supervisors (Board) to create advisory boards to advise the Board in specific areas of local government, including, without limitation public safety, public employees, finance, human resources, public property and facilities; and

WHEREAS, the Carson Nugget, Inc./Hop and Mae Adams Foundation/Mae B. Adams Trust (Nugget) and other possible entities related thereto desire to enter into a public/private partnership with Carson City and the Carson City Redevelopment Authority for development of approximately nine (9) acres of land located in Carson City known as the Nugget Economic Development Project (Project); and

WHEREAS, the Board desires impartial recommendations from qualified persons regarding the development of the Carson Nugget property; and

WHEREAS, the Board desires to create an advisory board to evaluate and make recommendations to the Board regarding the development of the Carson Nugget property; and

WHEREAS, the Board desires to set forth guidelines regarding membership of the committee, purpose of the committee, length of term of the members of the committee, frequency of meetings, and other matters properly relating thereto.

NOW, THEREFORE, the Board hereby resolves as follows:

1. The Carson Nugget Development Advisory Committee (CNDAC) is hereby formally established consisting of members appointed by the Board.
2. The CNDAC shall be composed of people with knowledge and expertise relevant to the Project.
3. The purpose of the CNDAC shall be to provide the Board with advice on matters concerning the development and means of funding as it pertains to the development of the Carson Nugget property, the coordination and implementation of various enhancement projects on the Carson Nugget property and the promotion of public awareness regarding the economic development of the Nugget Project as they relate to the Disposition Development Agreement.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the January 21, 2010 Meeting
Page 18

DRAFT

19(B) ACTION TO APPROVE A MASTER PLAN AMENDMENT APPLICATION TO MODIFY A PORTION OF A PARCEL FROM INDUSTRIAL (I) TO PUBLIC / QUASI - PUBLIC (P / QP) FOR PROPERTY LOCATED AT 2222 COLLEGE PARKWAY, APN 005-011-03 (MPA-09-035) (12:30:34) - Mayor Crowell introduced this item. In response to a question, Mr. Plemel explained that a lack of action would result in the master plan and zoning map amendments being approved. He expressed the belief that the property owner does not want the property rezoned without the proposed school development. Mayor Crowell entertained a motion. **Supervisor Williamson moved to deny a master plan amendment application to modify a portion of a parcel from industrial to public / quasi-public for property located at 2222 College Parkway, APN 005-011-03 (MPA-09-035). Supervisor Walt seconded the motion.** Mayor Crowell entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 5-0.**

19(C) ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE TO AMEND THE ZONING ON A PORTION OF THE PARCEL FROM LIMITED INDUSTRIAL (LI) TO PUBLIC REGIONAL (PR), LOCATED AT 2222 COLLEGE PARKWAY, APN 005-011-03 (ZMA-09-036) (12:32:50) - Mayor Crowell entertained a motion. **Supervisor Aldean moved to deny, on first reading, an ordinance to amend the zoning of a portion of the parcel from limited industrial to public regional, located at 2222 College Parkway, APN 005-011-03. Supervisor Williamson seconded the motion.** Mayor Crowell entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 5-0.**

20. FINANCE - ACTION TO ADOPT A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY FY 2009 / 2010 BUDGET IN THE AMOUNT OF \$33,863,369.00 (2:41:46) - Mayor Crowell introduced this item, and Finance Department Director Nick Providenti reviewed the agenda materials. Mayor Crowell entertained Board member questions or comments and public comments. When none were forthcoming, he entertained a motion. **Supervisor Livermore moved to adopt Resolution No. 2010-R-5, a resolution to augment and amend the Carson City FY 2009 / 2010 budget in the amount of \$33,863,369.00, as presented. Supervisor Aldean seconded the motion. Motion carried 5-0.**

21. CITY MANAGER - ACTION TO ADOPT A RESOLUTION ESTABLISHING THE CARSON NUGGET ADVISORY COMMITTEE (12:33:34) - Mayor Crowell introduced this item, and Mr. Werner reviewed the agenda materials. Supervisor Williamson suggested a revision to the fourth "WHEREAS" paragraph, at page 1 of the proposed resolution included in the agenda materials. A brief discussion ensued, and the Board members concurred with revising the language to indicate the advisory committee will "review and make recommendations to the Board regarding the development of the Carson Nugget property ..." Supervisor Livermore expressed the hope that the advisory committee will evaluate the project in consideration of its benefit to the community. Mr. Werner advised that, in addition to the advisory committee members, various City staff persons will participate together with special counsel retained by the District Attorney's Office and the City's financial advisor, Scott Nash. "Ultimately, it will be a recommendation to this Board as to the funding mechanism, ... and the project." Mr. Werner expressed the hope that a "comprehensive frequently asked questions" document will be developed to disseminate to the community. Additional discussion took place regarding the language of the resolution in consideration of the advisory committee's purpose. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Walt moved to adopt Resolution No. 2010-R-6, establishing the Carson Nugget Development Advisory Committee, subject to the revisions stated on the record. Supervisor Williamson seconded the motion. Motion carried 5-0.**

•
•

Alan Glover, Clerk
Carson City, Nevada