

**CARLIN CITY COUNCIL
CITY OF CARLIN, STATE OF NEVADA
SPECIAL MEETING
CARLIN MUNICIPAL COURT ROOM
101 SOUTH EIGHTH STREET
CARLIN, NEVADA**

**February 5, 2018
7:00 P.M.**

Call to Order and Roll Call

Mayor Dana Holbrook called the meeting of the Carlin City Council to order at 7:00 p.m.

Council Members Present:

Mayor Dana Holbrook
Vice Mayor Lincoln Litchfield
Councilperson Margaret Johnston
Councilperson Pam Griswold
Councilperson Sabra Esparza

Council Members Absent:

None

Staff: David Jones, City Manager
LaDawn Lawson, City Clerk
Linda Bingaman, Fire Department Chief
Roger L. Curry, Fire Department Chief
Keegan Baty, Police Officer
Floyd Davey, Police Officer
Dennis Fobes, Carlin Police Chief
Lyndsie Whigham, Public Works Department

Public:

Bill Bender
Gayle Zomar
Delinda Chase
Robert Rakestraw
Patricia L. Whitlock
Rachel Wright
Gary L. Wright
Donnetta Skinner
Eole Pacini
Fred Montes de Oca
Andrea Andrews

Kayla Kinney
Sara Anthony
Brent Jacobson
Ellen Meshefski
Beth Brown
Lonny Brown
Shaunna Buster
Danny Harris
Al Leavitt
Sam Khoury
Jared Mitchell
Marie Cutler
Charlie Kendrick
Karla M. Jones
Cameron Kinney

Pledge of Allegiance

- 1. Comment by the General Public: Pursuant to NRS 241.020(2)(D)(3)(I & II) this time is devoted to comments by the general public and possible discussion of those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda pursuant to the required procedures at the discretion of the City in accordance with applicable law and identified as an action item. (Non-Action Item).**

There was no public comment.

- 2. Public Comment may be taken prior to any discussion Being Taken by the Council: Review, discussion and possible approval to enter into a Development Agreement and/or approve a Draft Development Agreement with Khoury, and their/its related entities and/or Associated Foods relating to APN# 002-020-010 and/or APN# 002-020-011 pursuant to NRS 278 and/or Carlin City Code 3-15-1 through 3-15-5 for construction and/or operation of a grocery store located in Carlin, Nevada, wherein the City, among other things, may offer the developer an economic incentive of the sum not to exceed \$50,000.00 USD over 5 years, subject to revisions by the City Council and direction to Staff regarding the same and all related matters thereto. (Possible Action Item).**
 - a. Mayor Dana Holbrook stated the City has determined that it is in the City's best interest and the public's best interest to enter into this agreement and to provide an incentive to the owner of Khourys' Market. After the store is built and opened up the City would pay \$10,000 a year for the next five years. Mayor Holbrook stated he feels that Khourys' is willing to come in and invest in Carlin and the City should be willing to

- invest in Carlin also.
- b. Jared Mitchell stated he appreciates them taking time to speak to discuss this matter. Jared Mitchell stated he works for Associated Foods and Khourys' orders most of their food through them. Jared Mitchell says they help their members with development of new stores. Jared Mitchell stated they initially hoped to begin the project last July but when they received the construction bids they felt the costs were exceptionally high and the availability of contractors at the time was low so they postponed the project. Jared Mitchell stated they went back to bid in January and costs did not change but availability of contractors increased. Jared Mitchell stated with the high costs of construction they have had to reduce costs to proceed with the development. Jared Mitchell stated the project is currently 40% over budget but Khourys' is very interested in coming to Carlin and their business is dedicated to the people they employ and the communities they serve. Jared Mitchell stated they are very grateful for any assistance the City can provide.
 - c. Lonny Brown asked if there are any other initiatives that Khourys' has approached them about or if money is the only thing they can help with.
 - d. Mayor Holbrook stated they considered other options but they feel this is the best way to assist in the development of the store.
 - e. Councilperson Margaret Johnston asked if they have a tentative timeline.
 - f. Jared Mitchell stated they hope to begin construction in mid-March and they already have the permits in place. Jared Mitchell stated it will take about 6 months to build the store.
 - g. Al Leavitt with Associated Foods stated he has the store on the schedule for merchandizing for September.
 - h. Delinda Chase asked if the store would have a pharmacy.
 - i. Sam Khoury stated they are trying but it is difficult.
 - j. Lonny Brown asked about the drainage issues at the proposed location.
 - k. Jared Mitchell stated they will have to capture all of their drainage water on sight and they will have a drainage pond on site.
 - l. Gayle Zomar asked if they will have a bank.
 - m. Sam Khoury stated they are working on it.
 - n. Jared Mitchell stated it will be a full grocery store with a deli and will be 16,500 square feet.
 - o. Delinda Chase asked if it would have a butcher block. Sam Khoury said it would have a meat department and there will be 6 to 10 local employees.

Vice Mayor Lincoln Litchfield made a motion to approve entering into a Development with Khoury Leasing, LLC, relating to APN# 002-020-010 and APN# 002-020-011 pursuant to NRS 278 and Carlin City Code 3-15-1 through 3-15-5, for construction and operation of a grocery store located in Carlin, Nevada, wherein the City, will offer the developer an economic incentive of the sum of \$10,000.00 dollars a year for a period of five years, totaling \$50,000.00. Councilperson Margaret Johnston seconded the motion. The motion passed.

3. **Public Comment may be taken prior to any Discussion Being Taken by the Council: Comment by the General Public: Pursuant to NRS 241.020(2)(D)(3)(I & II) this time is devoted to comments by the general public and possible discussion of those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda pursuant to the required procedures at the discretion of the City in accordance with applicable law and identified as an action item. (Non - Action Item).**

There were no comments by the General Public.

4. **Adjournment. (Possible Action Item)**

Vice Mayor Lincoln Litchfield moved to adjourn. Councilperson Sabra Esparza seconded the motion. The motion passed. The meeting was adjourned at 7:19 p.m.

Approved:

Attest:

Mayor Dana Holbrook

City Clerk LaDawn Lawson