



Name: **John McKenna**

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Current Occupation/Position: **Certified Public Accountant**

Candidate for: **Carson City Supervisor Ward 3**

Campaign Manager: None

Political Party Affiliation: Republican but this position is **NON PARTISAN**

Previous Elected/Appointed Positions: **Elected: Carson City School Board 16 years. Appointed: Carson City Audit Committee - Currently serving. Parks and Recreation Commission 10+ years, Debt Management Committee 4 years, Other**

Do you have any Building experience or Builders participating in your campaign? **My building experience is on the finance and management side. As part of the Carson City School District I was actively involved in all of the school repair and construction projects for the last 16 years. As a CPA I have been involved in the planning, finance, operations and management of many various projects from - Personal Family Residence to part of a team creating large Real Estate**

Developments in this area, To being the Owners Representative on a \$40 million (1985 dollars) upscale office, meeting, warehouse complex in Southern California. While it may not rise to your level of professional building experience, my hobby is building and maintaining wilderness trails systems for the US Forest Service and Nevada State Parks. Much like creating a residential real estate sub division getting the TRPA and local government approval to build and maintain trail structures is difficult. Finding, training, supervising the actual volunteer workers is also part of my volunteer job as well as moving rock, trees and dirt. Maintaining and improving 169 miles of trail with volunteers takes a lot of skills and coordination.

What endorsements have you received for your candidacy? I have not accepted any of the several endorsements that have been offered. I need to make it through the Primary on my record of public service, Professional ability, standing in the community, etc. before I am comfortable accepting endorsements.

1. Do you believe a portion of the City's budget deficit should be alleviated through a property tax increase?

No. The budget deficit should be dealt with by staff and cost cutting. Before Real and Personal property taxes or even Sales Taxes or service fees are raised, Carson City government services need to be reduced to emergency levels. Care must be taken that the reduced staffing levels do not slow down private business activities. The Supervisors and City Manager must hear and effectively deal with situations where the city's budget problems create hardships for builders and other business subject to permit rules. As the economy improves and City revenues increase we need to hold the line on the budget by not increasing staff until, at least, depleted reserves are restored. We then need to pay debt. Carson City is pushing against the upper limits on debt. The other worry is the Legislature. It is likely that their activities will mean that local reserves will need to be greater in the future so Carson City must implement savings plans to meet future economic downturns. Whatever happens at the Legislature, next year finance in Carson City will change.

2. Are you in support of the Carson Nugget Development Project? Please explain.

There are not enough facts about a "Carson Nugget Development Project" for anyone to form a realistic opinion. When the chosen developer reports back in three months it may become a project. Any opinion stated at this time is based upon speculation as to what the facts will be and is in effect gossip. The actual "Project" right now is not relevant to the Supervisors election. Either the "Project" will be dead or it will be irrevocably fully contracted by January 3, 2011. In either case the new supervisor will have to live with what is done by the current supervisors. What is relevant is the change in the Redevelopment Authority's (The Supervisors) philosophy. Creating a project that creates current jobs and is large enough to make short and long term positive impacts should be complimented and encouraged. I do not like the fact that a Library is contemplated without an advisory vote – because in 1998 the voters turned down a ballot question for a Library. All of the "information" that has been provided by the Library and the Nugget is suspect because it is based on self serving, weak, and erroneous analysis. My choice would be a Performing Arts venue, jointly with the school district and WNC, or a consolidated City office building and

Library, or some other combination that will reduce City operating cost while providing jobs and economic stimulus. I think that the people of Carson City should have a say in what City services are housed in the new complex. It will be interesting to see what the developer suggests. As far as the City paying for the development plans, it is a necessary cost of City operations. I do not intend making this "Project" a campaign issue (right now). Having a citizen discussion is best for Carson City - one less candidate for Supervisor fanning the flames of gossip and speculation. A factual discussion of the needs of is more important to Carson City in the long run.

3. In your opinion, how can builders and developers assist the city?

Builders and Developers are doing enough to assist Carson City. A concept that I would like to receive input on is whether Carson City should be in the business of regulating building and if so how it should be done. Could building inspections, building permits and other items related to construction effectively be done by the private sector? In effect, Building professionals being hired by the owner to enforce government regulations.

4. How do you feel about Carson City's current re-development policy and what, if anything could be changed to improve the value of the re-development program?

The small grant redevelopment policy has been ineffective and wasteful. More investment in projects like the auto dealers is needed. (Proven, long term sales tax generators, important to the overall economy. Projects that will bring new or more business to the immediate area.) Or, more investment in long term City infrastructure needs. Eliminating the re-development program and returning the tax increment to the General fund is a viable alternative.

5. In your best judgment do you believe growth pays for its self?

All growth pays for itself. The subsequent use that the growth is put to can possibly exceed the tax revenue generated.

6. What are your thoughts concerning mandatory fire sprinklers in all new construction?

I do not agree with mandatory sprinklers nor do I agree with most mandatory building practice requirements. Building is as much an art as it

is a science. There needs to be standards, but not absolutes. Specifically, I think that some type of automatic fire suppression system, that is appropriate for the actual (or even potential) use, needs to be considered for all new construction and remodel. Consideration of Fire suppression systems, but not mandated sprinklers, needs to be mandated for commercial construction. Owner occupied stand alone single family – occupied by a single family – does not warrant mandatory suppression systems consideration. I think that good safe building practices are more important than mandated suppression devices. Appropriate standards of design, materials, and high quality building practices should be considered when deciding the type and features of fire suppression devices. All prevention / suppression systems should be part of the professional design/redesign decisions not an inflexible rule.

7. If elected, how would you encourage economic development?

I would first and foremost encourage Economic Development by keeping the current and future cost of government low. Improving Public Safety and infrastructure (roads, water, sewer, power, and communications) is another economic development priority. Reducing City debt to lower the current interest cost and to allow for future economic opportunities is very important. Moving as much enforcement of regulation to the private sector as it is capable of effectively absorbing will enhance economic development and make it easier for the private sector to attract new projects. To the extent that regulations could be reduced and still insure the public is treated right and is safe I would reduce regulation. For those regulations that are prudent or necessary I would make sure they accomplish the public purpose in a fiscally responsible manner and are flexible. Economic Development is the responsibility of the private sector but government must participate to assist in your efforts. Bad or ineffective fiscal management by Carson City will make your economic development activities much more difficult.