

CARSON CITY BOARD OF SUPERVISORS

Minutes of the February 7, 2019 Meeting

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, February 7, 2019 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Mayor Robert Crowell
Supervisor Stacey Giomi, Ward 1
Supervisor Brad Bonkowski, Ward 2
Supervisor Lori Bagwell, Ward 3
Supervisor John Barrette, Ward 4

STAFF: Nancy Paulson, City Manager
Aubrey Rowlett, Clerk - Recorder
Adriana Fralick, Deputy City Manager
J. Daniel Yu, Assistant District Attorney
Kathleen King, Chief Deputy Clerk

NOTE: A recording of these proceedings, the Board's agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE (8:31:03) - Mayor Crowell called the meeting to order at 8:31 a.m. Ms. Rowlett called the roll; a quorum was present. First Christian Church Pastor Ken Haskins provided the invocation. At Mayor Crowell's request, Ms. Rowlett led the Pledge of Allegiance.

5. PUBLIC COMMENT (8:33:12) - Mayor Crowell entertained public comment. (8:33:25) Chief Information Officer Eric Von Schimmelmann provided a brief overview of the Sierra Room redesign. At Mayor Crowell's request, each of the Board members tested their microphones. Mr. Von Schimmelmann responded to questions of clarification regarding the new microphones. He thanked Recreation Division staff and Facilities Maintenance staff for all their assistance with the redesign project. Mayor Crowell thanked Mr. Von Schimmelmann, his staff, and the vendor. Mayor Crowell entertained additional public comment; however, none was forthcoming.

6. ACTION ON APPROVAL OF MINUTES - December 20, 2018 and January 3, 2019 (8:39:22) - Mayor Crowell introduced this item, entertained suggested revisions and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to approve the December 20, 2018 minutes, with a previously submitted correction. Supervisor Barrette seconded the motion. Motion carried 5-0.** Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to approve the January 3, 2019 minutes, as presented. The motion was seconded and carried unanimously.**

7. POSSIBLE ACTION ON ADOPTION OF AGENDA (8:40:19) - Mayor Crowell introduced this item, and advised of having been requested to hear items 10(C) and 10(D) separate from the consent agenda. Mayor Crowell further advised that item 23(A) would be deferred to a future meeting. Mayor Crowell entertained additional modifications to the agenda and, when none were forthcoming, deemed the agenda adopted, as modified.

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CONSENT AGENDA

(8:41:28) - Mayor Crowell introduced the consent agenda and entertained a motion. **Supervisor Bonkowski moved to approve the consent agenda, consisting of items 8, 9, 10(A) and 10(B). Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Brad Bonkowski |
| SECOND: | Supervisor John Barrette |
| AYES: | Supervisors Bonkowski, Barrette, Giomi, Bagwell, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

8. CITY MANAGER - POSSIBLE ACTION TO APPROVE AN INTERLOCAL AGREEMENT, BETWEEN CARSON CITY AND THE NEVADA DEPARTMENT OF TAXATION, FOR THE DEPARTMENT TO PERFORM ALL FUNCTIONS INCIDENT TO THE ADMINISTRATION OR OPERATION OF THE V&T RAILROAD SALES TAX ENACTED BY THE CITY, IN ACCORDANCE WITH NRS 377B.110

9. FINANCE DEPARTMENT - POSSIBLE ACTION TO ACCEPT THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY, AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH JANUARY 25, 2019, PURSUANT TO NRS 251.030 AND NRS 354.290

10. PURCHASING AND CONTRACTS

10(A) POSSIBLE ACTION TO APPROVE AMENDMENT NO. 1 TO THE CONTRACT PREVIOUSLY ENTERED INTO AS A JOINDER CONTRACT, THROUGH THE STATE OF NEVADA RFP / CONTRACT #3273, FOR THE PURCHASE OF EIGHT ADDITIONAL BODY WORN CAMERA SYSTEMS AND TWO LICENSES, THROUGH AXON ENTERPRISE, INC., FOR AN ADDITIONAL AMOUNT OF \$25,767.68, OVER A FIVE-YEAR PERIOD TO BE FUNDED FROM THE 911 SURCHARGE FUND

10(B) POSSIBLE ACTION TO APPROVE THE PAYMENT FOR ANNUAL SERVICES TO THE NEVADA LIBRARY COOPERATIVE FOR A NOT-TO-EXCEED AMOUNT OF \$58,184.16, TO BE FUNDED FROM THE LIBRARY'S CONTRACTUAL SERVICES ACCOUNT

10(C) POSSIBLE ACTION TO APPROVE CONTRACT NO. 1819-136, WATER, SEWER (WASTEWATER), AND STORMWATER RATE STUDY REFRESH WITH FARR WEST ENGINEERING, FOR A NOT-TO-EXCEED AMOUNT OF \$93,772.00, TO BE FUNDED FROM THE WATER PROFESSIONAL SERVICES, SEWER MAINTENANCE PROFESSIONAL SERVICES, AND STORMWATER PROFESSIONAL SERVICES ACCOUNTS (8:42:01) - Mayor Crowell introduced this item, and Public Works Department Director Darren Schulz introduced Public Works Department staff and Brent Farr, of Farr West Engineering. Mr. Schulz presented the agenda materials, and responded to questions of clarification. In reference to the Scope of Work included in the

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agenda materials, Supervisor Bonkowski requested staff to consider operating efficiencies prior to rate increases. In response to a question, Mr. Schulz advised that the 20-year Capital Improvement Plan will be updated with “most of the emphasis on a five-year CIP. ... we’ll spend the most time on the next five years but part of the study will include a 20-year CIP for each utility.” Mr. Schulz and Mr. Farr responded to additional questions of clarification, and extensive discussion followed.

Mayor Crowell entertained additional Board member questions or comments and public comments; however, none were forthcoming. In reference to previous comments, Mayor Crowell stated that “equity arguments ... are just judgment calls that people have and that just usually turns into politics.” Mayor Crowell expressed an interest in reviewing costs, particularly “marginal costs to bring another customer online for either water or sewer; what that real cost is based upon the analysis of what we’ve done and what we think is going to happen. To me, that’s a better way of looking at cost responsibility, which I use instead of equity.” Mayor Crowell expressed concern that “the same methodology is going to render the same result. Now, maybe that’s the right thing and you come back and say ... it’s good methodology and that’s the result. I’d just like to have a little bit more thought on how we go about setting these rates.”

Mayor Crowell entertained additional questions or comments and, when none were forthcoming, a motion. **Supervisor Giomi moved to approve Contract No. 1819-136. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Stacey Giomi |
| SECOND: | Supervisor Lori Bagwell |
| AYES: | Supervisors Giomi, Bagwell, Bonkowski, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

10(D) POSSIBLE ACTION TO APPROVE AMENDMENT NO. 1 TO CONTRACT NO. 1718-127, FOR FEDERAL LOBBYING SERVICES WITH PORTER GROUP, LLC, TO EXTEND THE CONTRACT TERM FOR AN ADDITIONAL YEAR, THROUGH FEBRUARY 20, 2020, AND FOR A NOT-TO-EXCEED ADDITIONAL AMOUNT OF \$49,800.00 (9:12:04) - Mayor Crowell introduced this item, and Purchasing and Contracts Administrator Carol Akers presented the agenda materials. In response to a question, Ms. Paulson provided background information on the original contract. “Currently, the Porter Group is helping us with technical changes in our Lands Bill. They submitted a draft to Congressman Amodei. They also worked with the City and BLM to create an official map for the legislation. And they worked with Congressman Amodei to get the final draft submitted to the legal counsel of the House of Representatives and to begin the formal congressional drafting process. They’ve requested meetings with two of the Nevada senators so that they can secure a sponsor in the Senate for our lands bill. They also assisted us in securing the TIGER grant last year, the \$7.5 million for the South Carson Street project. And ... if the contract’s approved, we’ll begin working with them on the process of assembling a fiscal year 2020 appropriations request based on the City’s priorities. And I think it’s just the timing because the contract expires in February versus being on a fiscal year basis.”

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In response to a further question, Ms. Fralick advised that she speaks with Porter Group, LLC representatives on a weekly basis. “They give me information about the status of our Lands Bill. We’ve been working closely with them, with Amodei’s office, soon with ... Senators Rosen and Cortez. There are other things outside of the Lands Bill. That’s kind of taking up our time. So I can only speak for the last six months since I’ve been involved. They’ve come out here. They’ve talked to our directors at our retreat about the different opportunities that they can provide them. They look at any grant opportunities. They basically send us information on different grants, ... the Milken Institute’s ... that we’re one of the best small cities in the country. I got that information from them. So just different things that they give us the information on. So I can only speak for myself that they have been very helpful in our office with information that I would normally not ... come about.”

Mayor Crowell discussed benefits of the Porter Group, LLC’s services to Carson City. “We need to have someone on our side who’s looking and helping on that Douglas County Lands Bill because part of that could very well involve the Forest Service Ranger Station down here on Curry and Stewart Streets. ... Congressman Amodei is correct, because his goal is to try and move the Forest Service folks from Sparks and from Carson into a separate building that’ll be constructed in Douglas County, that would free up the Forest Service’s property there where it’s possible that we could then drive a road from Stewart Street into Curry Street. To me, that’s a big benefit that we need to stay on top of. And [Congressman Amodei] said he would carry that for us. ... The other thing ... that’s important to remember is infrastructure in the world is becoming the buzz word. We may not have seen too much come out on infrastructure in the last ... four or five years ... but I know that, from the administration’s standpoint, they are very interested in the infrastructure issues and ... for us to be kept apprised of what’s going on with the executive branch infrastructure matters, we need to have somebody back there on the ground. ... You’re not necessarily going to get something today, tomorrow out of one these contracts but you’re going to be laying the groundwork and keeping your eyes and ears open for what’s happening back there. ... the cost, frankly I’m kind of surprised that they’re willing to charge us only that amount of money.”

In reference to Mayor Crowell’s comments, Supervisor Bonkowski discussed the importance of being kept apprised. He referenced Section 6.4 of the Work Plan, and read a portion of the same into the record. Supervisor Bonkowski suggested “it’s just a matter of communication. We do need to be apprised. We do need to know that we have a federal lobby group and what they’re doing and we haven’t been.” Supervisor Bagwell suggested the Board receive copies of the communication from Porter Group, LLC representatives. Ms. Paulson advised that Porter Group, LLC representatives will submit a detailed report with their monthly billing which can be forwarded to the Board members. Ms. Paulson offered to arrange a meeting between Porter Group, LLC representatives and the Board members, and advised that a presentation will be agendized for a March or April Board meeting.

Ms. Paulson acknowledged that the Porter Group, LLC is exercising their first one-year option. Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bagwell moved to approve Amendment No. 1 to Contract No. 1718-127. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion. Supervisor Bagwell expressed reservation “that I’m really going to need to see some data that supports the activities because it is our job to let the public know what we’re buying.” Supervisor Barrette requested that the Porter Group, LLC include, in their monthly reports, information regarding grants. He further requested a report from City staff on grant processes. Mayor Crowell entertained additional discussion and, when none was forthcoming, called for a vote on the pending motion.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Lori Bagwell |
| SECOND: | Supervisor John Barrette |
| AYES: | Supervisors Bagwell, Barrette, Giomi, Bonkowski, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

11. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME (8:41:55) - Please see the minutes for items 10(C) and 10(D).

12. RECESS BOARD OF SUPERVISORS MEETING (9:24:41) - Mayor Crowell recessed the Board of Supervisors meeting at 9:24 a.m., and passed the gavel to Redevelopment Authority Chair Lori Bagwell.

REDEVELOPMENT AUTHORITY

13. CALL TO ORDER AND ROLL CALL (9:24:52) - Chairperson Bagwell called the Redevelopment Authority meeting to order at 9:24 a.m., noting the presence of a quorum.

14. PUBLIC COMMENT (9:25:04) - Chairperson Bagwell entertained public comment; however, none was forthcoming.

15. CITY MANAGER - POSSIBLE ACTION TO APPOINT ONE MEMBER TO THE CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE FOR THE POSITION OF "BUSINESS OPERATOR OR PROPERTY OWNER" TO FILL A TERM EXPIRING IN JANUARY 2022 (9:25:16) - Chairperson Bagwell introduced this item, welcomed Angela Bullentini Wolf to the meeting table, and explained the interview process. Ms. Bullentini Wolf responded to questions regarding her interest in serving; three priority redevelopment projects she would be interested in funding; the methodology she would use to rank redevelopment projects; the biggest redevelopment success and the biggest challenge; how to bring infrastructure issues to the Business Improvement District Board of Directors; her thoughts on the façade improvement program; and the importance of downtown maintenance. Chairperson Bagwell entertained additional questions or comments and, when none were forthcoming, a motion. **Member Bonkowski moved to appoint Angela Wolf to the Carson City Redevelopment Authority Citizens Committee as a business operator or property owner to fill a term expiring in January 2022. Member Barrette seconded the motion.** Chairperson Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Member Brad Bonkowski |
| SECOND: | Member John Barrette |
| AYES: | Members Bonkowski, Barrette, Crowell, Vice Chair Giomi and Chair Bagwell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

16. PUBLIC COMMENT (9:38:53) - Chairperson Bagwell entertained public comment; however, none was forthcoming.

17. ACTION TO ADJOURN REDEVELOPMENT AUTHORITY MEETING (9:39:01) - Chairperson Bagwell adjourned the Redevelopment Authority meeting at 9:39 a.m.

18. RECONVENE BOARD OF SUPERVISORS MEETING (9:39:08) - Mayor Crowell reconvened the Board of Supervisors meeting at 9:39 a.m.

19. CARSON CITY AIRPORT AUTHORITY - POSSIBLE ACTION TO APPROVE THE ASSIGNMENT OF THE SIERRA SKYWAYS, INC. AIRPORT GROUND LEASE TO THE MOUNTAINVIEW COMMUNITY ASSOCIATION (9:39:12) - Mayor Crowell introduced this item, and called for an Airport Authority representative. When no Airport Authority representative was forthcoming, Mayor Crowell deferred this item to later in the meeting. (10:18:07) Mayor Crowell reintroduced this item and welcomed Airport Manager Ken Moen to the meeting table. Mr. Moen presented the agenda materials, and responded to questions of clarification. Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bagwell moved to approve the assignment of the Sierra Skyways, Inc. Airport Ground Lease to the Mountainview Community Association. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Lori Bagwell |
| SECOND: | Supervisor John Barrette |
| AYES: | Supervisors Bagwell, Barrette, Giomi, Bonkowski, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

20. PARKS, RECREATION, AND OPEN SPACE DEPARTMENT - POSSIBLE ACTION TO AUTHORIZE THE PARKS, RECREATION, AND OPEN SPACE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR ADA IMPROVEMENTS AT ROSS GOLD PARK (9:39:54) - Mayor Crowell introduced this item, and entertained disclosures. Supervisor Barrette read a prepared disclosure statement into the record, and advised that he would abstain from discussion and action. Mayor Crowell entertained

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additional disclosures; however, none were forthcoming. Parks, Recreation, and Open Space Department Director Jennifer Budge presented the agenda materials.

In response to a question, Ms. Budge advised that a Ross Gold Park master plan will be started in early spring. “We have a very old master plan. There’s not a lot of amenities there. It’s primarily turf, a pavilion, the tennis court, the parking lot, and the playground. So it’s checking in with the community. What do they want there? We need some better flow. We have some conceptual drawings that we’ve done in house, but to see what that means. So if you want a cost on just replacing existing elements, I could estimate that for you. But if we were to add anything new ...”

Supervisor Bonkowski pointed out that \$500,000 had already been approved “and we’re asking for another \$150,000. What is the plan for the park?” Ms. Budge acknowledged the significant amount of funding. “These amenities cost a lot of money. ... We want them to be done well and we want them to last ... We have a conceptual plan.” Ms. Budge reviewed details of the conceptual plan and associated cost estimates. She reiterated that the subject grant does not require a City match, and responded to additional questions of clarification.

Mayor Crowell entertained additional questions or comments of the Board members and of the public and, when none were forthcoming, a motion. **Supervisor Bagwell moved to authorize the Parks, Recreation, and Open Space Department to submit the grant application, as proposed. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [4 - 0 - 1] |
| MOVER: | Supervisor Lori Bagwell |
| SECOND: | Supervisor Stacey Giomi |
| AYES: | Supervisors Bagwell, Giomi, Bonkowski, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | Supervisor John Barrette |

21. PURCHASING AND CONTRACTS

21(A) POSSIBLE ACTION TO DETERMINE THAT V&C CONSTRUCTION, INC. IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, PURSUANT TO NRS CHAPTER 338, AND TO AWARD CONTRACT NO. 1819-148 FOR WEST ANN STREET 2018 SEWER MAIN REPLACEMENT, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$332,233.00 (9:55:08) - Mayor Crowell introduced this item. City Engineer Dan Stucky presented the agenda materials and responded to questions of clarification. Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to determine that V&C Construction, Inc. is the lowest responsive and responsible bidder, pursuant to NRS Chapter 338, and to award Contract No. 1819-148 for West Ann Street 2018 Sewer Main Replacement, for a total not-to-exceed amount of \$332,233.00. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Brad Bonkowski |
| SECOND: | Supervisor Lori Bagwell |
| AYES: | Supervisors Bonkowski, Bagwell, Giomi, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

21(B) POSSIBLE ACTION TO DETERMINE THAT SIERRA NEVADA CONSTRUCTION, INC. IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, PURSUANT TO NRS CHAPTER 338, AND TO AWARD CONTRACT NO. 1819-152, STORM DRAIN IMPROVEMENTS AT NEVADA DEPARTMENT OF MOTOR VEHICLES, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$467,507.70 (9:57:57) - Mayor Crowell introduced this item. Purchasing and Contracts Administrator Carol Akers acknowledged the contract amount had been budgeted. City Engineer Dan Stucky presented the agenda materials. Supervisor Bonkowski noted a technical correction.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Giomi moved to determine that Sierra Nevada Construction, Inc. is the lowest responsive and responsible bidder, pursuant to NRS Chapter 338, and to award Contract No. 1819-152 to Sierra Nevada Construction, Inc. for a total not-to-exceed amount of \$467,507.70. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Stacey Giomi |
| SECOND: | Supervisor Brad Bonkowski |
| AYES: | Supervisors Giomi, Bonkowski, Bagwell, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Mayor Crowell recessed the meeting at 10:00 a.m., and reconvened at 10:11 a.m.

22. FINANCE DEPARTMENT

22(A) POSSIBLE ACTION TO ADOPT THE CARSON CITY PLAN OF CORRECTIVE ACTION FOR THE FY 17 - 18 STATUTORY VIOLATIONS INCLUDED IN THE ANNUAL AUDIT (10:11:42) - Mayor Crowell introduced this item, and Chief Financial Officer Sheri Russell presented the agenda materials. Mayor Crowell entertained Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bagwell moved to adopt the Carson City Plan of Corrective Action for the FY 17 - 18 statutory violations included in the annual audit. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Lori Bagwell |
| SECOND: | Supervisor Brad Bonkowski |
| AYES: | Supervisors Bagwell, Bonkowski, Giomi, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

22(B) POSSIBLE ACTION TO APPROVE AN APPLICATION TO REMOVE THE UNCOLLECTIBLE ACCOUNTS RECEIVABLE SPECIFIED IN THE APPLICATION FROM THE RECORDS OF THE AMBULANCE FUND, FOR A TOTAL AMOUNT OF \$415,145.90 IN UNCOLLECTIBLE ACCOUNTS RECEIVABLE (10:14:24) - Mayor Crowell introduced this item. Chief Financial Officer Sheri Russell presented the agenda materials, and responded to questions of clarification. Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to approve the application to remove the uncollectible accounts receivable specified in the application. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Brad Bonkowski |
| SECOND: | Supervisor Stacey Giomi |
| AYES: | Supervisors Bonkowski, Giomi, Bagwell, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

23. PUBLIC WORKS DEPARTMENT

23(A) POSSIBLE ACTION TO ACCEPT THE TRANSFER OF APPROXIMATELY 7,147 SQUARE FEET OF LAND FROM APNs 009-832-36, -37, -38, -39, -40, -41, -42, -43, -44, -45, AND -46 FROM RENO SUN, LLC TO CARSON CITY, AND TO AUTHORIZE THE CITY ENGINEER TO INITIATE AND SIGN A LOT LINE ADJUSTMENT WITH RENO SUN, LLC IN ORDER TO INCORPORATE THE ACREAGE INTO THE ADJACENT CITY-OWNED PROPERTY KNOWN AS APN 004-016-03 - Deferred.

23(B) POSSIBLE ACTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN A WATER AND SEWER LINE PARTICIPATION AGREEMENT, BETWEEN CARSON CITY NISSAN RE LLC AND CARSON CITY, FOR WORK RELATING TO THE CONSTRUCTION OF WATER AND SEWER LINE IMPROVEMENTS, IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS FOR 2750 SOUTH CARSON STREET, FOR A NOT-TO-EXCEED AMOUNT OF \$94,000, TO BE REIMBURSED TO CARSON CITY NISSAN RE LLC BY THE CITY (10:23:53) - Mayor Crowell introduced this item, and entertained disclosures. Supervisor Bonkowski read a prepared disclosure statement into the record, and advised that he would abstain from discussion and action. City Engineer Dan Stucky presented the agenda materials and responded to questions of clarification. Mayor Crowell entertained additional questions or comments of the Board

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members and of the public and, when none were forthcoming, a motion. **Supervisor Giomi moved to approve and authorize the Mayor to sign the Water and Sewer Line Participation Agreement, as presented, with reimbursement not to exceed \$94,000. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [4 - 0 - 1] |
| MOVER: | Supervisor Stacey Giomi |
| SECOND: | Supervisor Lori Bagwell |
| AYES: | Supervisors Giomi, Bagwell, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | Supervisor Brad Bonkowski |

24. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

24(A) POSSIBLE ACTION TO ACCEPT THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2018 (10:31:55) - Mayor Crowell introduced this item, and Planning Manager Hope Sullivan introduced Historic Resources Commission Chair Michael Drews. Mr. Drews presented the agenda materials. Mayor Crowell entertained questions or comments of the Board members and of the public and, when none were forthcoming, thanked Mr. Drews and the Historic Resources Commission for their hard work. Chairperson Drews thanked the Board for their continued support. Following a brief discussion regarding the value of the Historic District Scavenger Hunt, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to accept the 2018 Historic Resources Commission Annual Report, as presented. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Brad Bonkowski |
| SECOND: | Supervisor Lori Bagwell |
| AYES: | Supervisors Bonkowski, Bagwell, Giomi, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

24(B) POSSIBLE ACTION TO CONSIDER AND TAKE POSSIBLE ACTION ON THE ADOPTION OF AN ORDER OF ABANDONMENT OF A ONE-FOOT WIDE SECTION OF THE NORTHERN AREA OF WEST FIFTH STREET, BETWEEN THE EASTERLY RIGHT-OF-WAY AREA OF SOUTH CURRY STREET AND THE WESTERLY RIGHT-OF-WAY AREA OF SOUTH CARSON STREET, FOR A TOTAL AREA OF 170 SQUARE FEET, SITUATED ADJACENT TO PROPERTIES LOCATED AT 114 WEST FIFTH STREET AND 418 SOUTH CARSON STREET, APNs 003-116-03 AND 003-116-04 (10:40:35) - Mayor Crowell introduced this item, and entertained disclosures. Supervisor Bonkowski read a prepared disclosure statement into the record, and advised he would abstain from discussion and action. In response to a question, Planning Manager Hope Sullivan advised that the Planning Commission had recommended approval. Ms. Sullivan presented the agenda materials.

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(10:42:59) Nevada Builders Alliance CEO Aaron West provided background information on this item, and expressed appreciation to Planning Division and Public Works Department staff for all their assistance. In response to a question, he discussed plans for the property.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bagwell moved to approve the Order of Abandonment, as presented. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [4 - 0 - 1] |
| MOVER: | Supervisor Lori Bagwell |
| SECOND: | Supervisor Stacey Giomi |
| AYES: | Supervisors Bagwell, Giomi, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | Supervisor Brad Bonkowski |

24(C) POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE APPROVING A CHANGE OF ZONING FROM RETAIL COMMERCIAL TO GENERAL COMMERCIAL, ON A PORTION OF APN 002-061-34, FOR PROPERTY THAT IS LOCATED AT 2203 - 2323 NORTH CARSON STREET (10:47:27) - Mayor Crowell introduced this item, and entertained disclosures. Supervisor Bonkowski read a prepared disclosure statement into the record, and advised he would abstain from discussion and action. Associate Planner Heather Ferris presented the agenda materials in conjunction with displayed slides.

(10:51:07) Glyn Burge, of Hot Springs Center, LLC, commended Ms. Ferris' presentation and offered to respond to questions. Ms. Ferris and Ms. Sullivan responded to questions. Supervisor Bagwell expressed concern over conflicting uses, such as a daycare center and a nightclub. Ms. Sullivan provided an overview of concerns raised and discussion which took place at the Planning Commission meeting. Ms. Ferris responded to additional questions of clarification, and extensive discussion followed. In response to a comment, Mr. Burge assured the Board "we want to fill the building with appropriate uses. Just to be crystal clear, there is nothing that we are considering about putting a nightclub in this place. So I think that's a purely hypothetical question. There's no consideration of that right now. I understand that, ... in theory, it could be but I think that would be a problem ... right next to the daycare."

Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Giomi moved to introduce, on first reading, Bill No. 101. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [4 - 0 - 1] |
| MOVER: | Supervisor Stacey Giomi |
| SECOND: | Supervisor Lori Bagwell |
| AYES: | Supervisors Giomi, Bagwell, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | Supervisor Brad Bonkowski |

24(D) POSSIBLE ACTION TO CONSIDER A REQUEST FOR A TENTATIVE PLANNED UNIT DEVELOPMENT THAT WOULD CREATE 137 SINGLE-FAMILY HOME LOTS AND ALLOCATED 13.54 ACRES TO A MULTIFAMILY DEVELOPMENT; THE MULTIFAMILY DEVELOPMENT WILL BE ON LAND ZONED MULTI-FAMILY APARTMENT (“MFA”) AND THE SINGLE FAMILY HOMES WILL BE ON LAND ZONED SINGLE-FAMILY 6,000 (“SF6”); THE SUBJECT PROPERTY IS EAST OF INTERSTATE 580, WEST OF AIRPORT ROAD, AND AT THE SOUTH END OF LOMPA LANE, APN 010-041-75 (11:02:24) - Mayor Crowell introduced this item. Planning Manager Hope Sullivan presented the agenda materials in conjunction with displayed slides, and responded to questions of clarification. Supervisor Bonkowski suggested including an additional disclosure regarding the high water table; the potential for standing water in crawl spaces and the possibility of the necessity for sump pumps. In response to a further question, Ms. Sullivan advised that the property is subject to a development agreement which will include timing for the park site conceptual plan, the actual improvements occurring, etc. “... in addition to being able to rely on our Code, we also have a development agreement which supplements the Code in terms of requirements.” Ms. Sullivan expressed confidence “we’re in a good place in terms of should they choose to phase we still will be sound.” In response to a further question, Ms. Sullivan advised that the conditions of approval include “that the multi-family not be an entitlement because of the lack of information. And so, at the Planning Commission level, what they’ve approved is a road network that includes the connection to Gordonia ... and the single-family residential lot alignment. But they did not approve the multi-family which then caused the numbers to be reduced.”

Supervisor Giomi expressed appreciation for the work done by staff and the developer, and for Supervisor Bonkowski’s comments regarding the additional disclosure. In response to a question, Ms. Sullivan advised there will be no driveways off Lompa “so that you maintain the capacity of the roadway.” Supervisor Bagwell expressed agreement with concerns expressed regarding stormwater. In response to a question, Ms. Sullivan advised that City engineering staff is very aware of the stormwater issues in terms of ensuring that downstream properties are not harmed. “We heard that clearly at the Planning Commission. We understand that obligation. And the obligation is on this developer to figure out how to get that water to the Carson River.” (11:17:17) Senior Project Manager Stephen Pottéy acknowledged the critical importance of “get[ting] it right the first time because more than likely you wouldn’t know there was a miscalculation until it was constructed at which point it’s hard to rectify that. So we will be taking a very close look at it and that’s a big part of the reason that it hasn’t come this far yet is that we weren’t satisfied with how they were handling the flood volumes until just recently.” (11:17:48) City Engineer Dan Stucky pointed out that the sophistication of storm water modeling “is at a whole new level. We just didn’t have the technology and the tools in the past. So I firmly believe that ... they’re going to use the sophisticated, current, state-of-the-art technology to model this. There’s a lot more level of comfort in that.” In response to a question, Mr. Stucky advised that the developer will model to the 100-year event

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level. “And then, on-site, they’ll have to model for the five year. They’ll be looking at multiple scenarios of modeling with their storm-water model.” In response to a further question, Mr. Stucky advised that standard practice is to model to a 100-year event. Mr. Stucky, Ms. Sullivan, and Mr. Pottéy responded to additional questions of clarification, and discussion followed.

In response to a further question, Ms. Sullivan advised that the Army Corps of Engineers has jurisdiction over the wetland. She provided an overview of the corresponding condition of approval. “We’re not presuming to speak for the Army Corps. We’re simply mandating the consultation and that we get the paper trail ... from the Army Corps on what the requirement is.” In response to a further question, Ms. Sullivan explained that “because we have that condition of approval, unless it created a substantially different plan, it would need to be incorporated into the construction plan. We will not issue any construction permits absent correspondence from the Army Corps [of Engineers]. ... they also will not be allowed to bond for any of the CLOMAR improvements that are necessary to address the flood plain. That has to happen. It may not be bonded for.” Supervisor Bonkowski pointed out that most of the development on the east side of College Parkway was done in the flood plain.

In response to a question, Ms. Sullivan advised that the development agreement provides for a homeowners association, landscape maintenance association, or similar entity. It will not be a landscape maintenance district. “The park will be privately improved and then dedicated to the City but privately maintained.” In response to a further question, Mr. Pottéy advised that the developer is “required to have a one to one flood volume mitigation which means every cubic foot of fill that they’re putting in, they have to remove that somewhere else to allow that flood volume to go somewhere. On the wetland mitigation, again it’s ... what the Army Corps [of Engineers] requires. What I have seen in a completely different part of northern Nevada was that they allowed construction but they had to actually create a new wetland in another location where it would be self-sustaining.” In response to a further question, Ms. Sullivan referred to condition of approval 58 and read the same into the record. “A statement must be provided from the Army Corps as to what mitigation is necessary for the small patch of wetlands as shown in the delineation report and the Army Corps approval must be obtained, as necessary.” In response to a further question, Ms. Sullivan advised that there is no timing element. “We would typically do that prior to issuance of any construction permits. We could certainly modify that condition to say, “Prior to the issuance of any construction permits, a statement must be provided ...” Ms. Sullivan inquired as to the Board’s preference for protection of the wetland as opposed to off-site mitigation.

In response to a question, Parks, Recreation, and Open Space Director Jennifer Budge explained that a homeowners association or similar entity will maintain the park. It will be always open and available to the public. “Should the HOA go under and cease to exist, whether through bankruptcy or other means, then we would implement an LMD and we’ll have a deed restriction requirement within that subdivision to take that over.” In response to a further question, Ms. Budge advised that a maintenance agreement for the facility will be entered into, in addition to the development agreement. Level of service requirements will be specified, based on City standards, and default provisions will be included in the language of the agreement.

In response to a question, Mr. Pottéy pointed out and described the wetlands in conjunction with a displayed slide. In response to a further question regarding the existing Lompa Lane, Mr. Pottéy advised that the conditions of approval require “modifications both to the street section and we also speak to drainage, although we leave that a little more open ended because we just need a little more fine detail ...”

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Mr. Pottéy acknowledged that a good portion of Lompa Lane south of Highway 50 is not in good shape. In response to a comment, Ms. Sullivan advised of discussions regarding “whether or not it made sense to include, as a condition of approval for this PUD, to improve the off-site portion of Lompa going north to 50 to a collector standard. We looked at the width of the right-of-way and we don’t have sufficient width of right-of-way to achieve that. There is a portion that will get improved ... but there is not a condition of approval relative to that.” Mr. Pottéy advised of new sidewalk and new pavement on the west side of Lompa and it ends before heading down to the project. He read the condition of approval into the record. “The pavement section on North Lompa Lane north of the project must be widened to meet the minimum width for an urban local street with two travel lanes and bike lanes. And this section of roadway must also be signed and striped for a bike lane and signed no parking.” In response to a further question, Ms. Sullivan referred to a displayed map of the Lompa Ranch North Specific Plan Area. “This entire area, including the area to the east of the freeway is subject to the development agreement.” Mr. Pottéy responded to additional questions of clarification.

In response to a question, Transportation Manager Lucia Maloney advised of having “gone back and forth with the developer on the traffic impact study through several iterations and the latest iteration we received, the finding was made in the traffic impact study that, under today’s current conditions, there were ... three locations ... that were failing, including Airport at Fifth, Airport at Butti, and Airport at Desatoya. ... I need to look more at the numbers but I don’t believe that three traffic lights are needed in those locations today. The discussion that happened with the developer, we negotiated down to a roundabout. As we move forward through the permitting process, I’d like to continue discussions with the developer to determine if those traffic roundabouts are actually needed and what’s in the best interests of the City. But, at this point, the developer is okay with those requirements.” Supervisor Bagwell expressed the opinion that the left-hand turn from Airport and Butti is very dangerous. In response to a further question, Ms. Maloney advised that the “roadway configuration specifically at Butti and Airport, from staff’s review of the traffic impact study, is not warranting a traffic signal at this time.” Supervisor Bonkowski expressed support for roundabouts at the previously-stated locations and, at his request, Ms. Maloney pointed out and described the locations on a displayed map.

Mayor Crowell entertained additional Board member questions or comments and, when none were forthcoming, public comments. (11:45:13) Michael Bell described the location of his property east of the Mexican Ditch Aqueduct. “... it captures all of Eagle Creek, from the aqueduct down to ... close to where the Army Corps of Engineers ditch finally starts.” Mr. Bell provided historic information on his ownership of the property and described the effect of the 1997 flood. He described damage from storm waters in the last year. “It looks to me ... that the aqueduct was moved about six inches by the pull of that water on the pilings and we had some question about the durability of it. It seems to have stabilized but I sure am wondering what’s going to happen in the future. Supervisor Bonkowski brought out the impermeability factor. That’s my biggest concern. You’re looking at this property as creating impermeable surface. Now multiply that by three at least by the other properties upstream from that ... creek coming down to the south of the development you’re looking at now. You’re on the verge of creating a monster in terms of water flow coming through there and, so far, I haven’t seen any real remediation. Robb [Fellows] came out to our property and put in about a 10-foot pipe, from Hells Bells into our pasture so if water comes down, and Supervisor Bonkowski you may want to be looking at that ... It’s just a bandaid. ... You approved and there have been built four or five houses right on Hells Bells, right on the curve. Those are going to create an impermeable surface, they do create an impermeable surface. You’re going to have significant run off there that, when added to everything else, is just going to make the problems significantly worse. I take no stand

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on the development. That's for the experts. ... Eagle Creek now is 20 feet across where it had been 4 to 6 feet, then it was 7 to 8 feet. This last year just carved it out. ... You really need to think of what you want to see on that Eagle Creek coming out. And you're reducing the size of the wetlands by half and expecting it to handle the same load. And that's not going to happen. And the offset provision for if you do wetlands, that's entirely inappropriate. The question is there an offset on that drainage to be able to do something. You can't do an offset here and then say ... we've met the federal requirement over here. But it doesn't do anything about wetlands. You've got to be able to handle that wetlands ... storage capability and the drainage capability because you're going to have a mess. I can foresee that the trail will be taken out. The aqueduct will be taken out and that ditch will just expand so it'll be ... almost impassable. Right now, it's very, very difficult to get to the other side of our property on the other side of that ditch because of the size of that." Mr. Bell requested the Board to carefully consider the runoff issue "because it's the impermeable surfaces that you're creating in this valley are coming right there. That's the bottom right there and it's going to be a disaster ..."

Mr. Pottéy reiterated the "two main points ... were the flood volume and also that there's a portion of that that's not on site and also the use or lack of detention. So, again, on the flood volume and really on both these, we just need to take a hard look at it and make sure that it's going to function how it's supposed to. The area that they're looking at using is mostly on site and then some off site that's very close to the site. And, again, they have to model that to show us that it's going to work with the appropriate factors and our staff will be looking at that very carefully. On the detention, again, they have to show us that they're not going to hurt downstream properties. Yes, there's a lot of assumptions they have to make in that analysis and we're going to be taking a close look at that also."

In conjunction with a displayed slide, Public Works Department Director Darren Schulz advised that "this same exact discussion is coming when we do the west side of Lompa because probably 50 percent of that over there is in the flood plain as well. So what's being discussed today, it's appropriate and it's accurate but it's not just to this particular site. It's on the other side of the freeway as well. So the repercussions, I think it's important that it's not a micro decision that's being made here but it's what's going on with the whole site because so much of it is currently in the flood plain. So these ... similar type conditions would go over to the other side too and the outfall, same discussion, the same happenings would happen there as what we're discussing here today."

In response to a further question, Mr. Schulz expressed understanding for the struggle. "... if we left the property alone, as it is now, that's the best case scenario in terms of water being retained on site, ... percolating into the ground and, then, when it gets too full, it runs off. Sure. That's perfect but that's really not what we're in the business here to do. ... if it's open, developable property, let's do it and that's what's been going on over the last year is to figure out a way to make it work. And are we squeezing it in? Yeah. We are. We're thinking outside of the boxes of ways to make it a developable property but, ... the best case scenario is to leave it vacant and let it soak up the ... water. That's true but I don't know if we can ... stop there. And, from staff's perspective, we've got to figure out a way to make it work and bring it forward. But if you step way back, high up and look at it, ... we'd love to have this whole area be open and wetlands and soaking up the water. But that's not a decision that we can certainly make at staff level and then, if we can't, what do we do to mitigate the impacts to surrounding and downstream. The gentleman that spoke, it's very true. We're putting additional water into that creek. It's going down. That has to be mitigated

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as part of this development. You have to look at that and that will be brought forward in the reports in terms of what additional water is it causing and how is that being mitigated so it doesn't harm people next door."

In response to comments, Mr. Schulz stated, "We're making it better for the community so that less floods in rain events. But we've got a long ways to go to get there. ... from Saliman going east, that's where all the water goes and that's the flattest part so it doesn't go anywhere fast. It spreads out. That's what we're talking about here. So, as things come in, piece by piece, you've got to look at it from each individual property but how does that affect that whole region going through there. I can assure you we're doing that in an engineering perspective but it's just little chunk by chunk by chunk and then ... we get another storm and we have a 200-year flood just on one part of town, not the whole town, just one little part. Well, how does that affect things? And where is the water moving? So it's not that we can't model it, but every storm is a little bit different and it impacts different areas. I believe we can give you assurance here today that ... we're ... making sure that development doesn't make the problem worse in the long run. That's our goal."

Mayor Crowell entertained additional public comment; however, none was forthcoming. (11:59:21) Mike Raley, of Rubicon Design Group representing the applicant, acknowledged the complexity of the project and thanked City staff for all their assistance. Mr. Raley expressed agreement with all the conditions of approval, including those suggested for revision and added at this meeting. In response to a question, Mr. Raley advised that financial modeling and market analysis has been conducted on the project with the result of a decision to move forward.

Mayor Crowell entertained additional public comment and, when none was forthcoming, additional Board member comments. Supervisor Bonkowski expressed confidence in City staff but advised that he was struggling with a decision. "We ask them continually to think outside the box. They've spent a year. They've done exactly what we asked them to do. They've come here with solutions and so now it's incumbent upon us to decide whether, in the long term, this is a good idea or a bad idea for the City." Supervisor Barrette commended City staff and the developer, but expressed the opinion "we're trying too hard." He expressed serious concerns over the development. Supervisor Giomi commended staff and the developer for the creative approach. He suggested "hanging our hat on the future report is the key to this whole thing ... If we, as a Board, feel comfortable that that future report can, in fact, meet the finding that says ... impacts to downstream ... will have to be mitigated, then it seems like we've reached a point that we can make a decision in the positive. ... the discomfort is that I'm certainly not an engineer. ... it sounds like from what I've heard, from the staff perspective, they feel comfortable that the modeling is there and that the downstream impacts can at least be studied to the extent that we can make a decision that there are things that can be done that will allow them to mitigate them to move forward." Supervisor Bagwell discussed the importance of the conditions of approval "and that it's sufficient enough to say it has to meet 'x' or 'y' or the project won't go forward." She suggested that the revisions to the conditions of approval be restated "to make sure there's nothing we're missing; that it's strong enough to do just what we're talking about because I want the staff to have the ability to say no. ... we need to make sure we're not impacting someone else."

At Mayor Crowell's request, Ms. Sullivan suggested the proposed motion "with the following additions ... a modification to conditions 21, 42, 54, 62, 65, and 72 to call out a homeowners association or similar entity; an addition to condition 82 to state, 'All streets, public or private within the subdivision, or required

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to be improved as part of the subdivision, shall meet the drainage standard of a collector street per Table 14.2 of the Development Standards, Division 14;’ a modification to condition 57 ... that it’s going to reference downstream and surrounding drainage facilities (and that was the condition concerning capacity); and a modification to condition 58 regarding the Army Corps [of Engineers] saying, ‘Prior to issuance of a construction permit, a statement from the Army Corps ...’ And the one item I put out there which you were thinking about was whether or not there was a preference for on-site mitigation relative to the wetlands and if we wanted to incorporate that preference in condition 58 or stay silent and let the Army Corps make that decision, between them and the applicant.” In response to a question, Ms. Sullivan read the proposed revision to condition 58, as follows: “Prior to issuance of a construction permit, a statement must be provided from the Army Corps as to what mitigation is necessary for the small patch of wetlands that is shown in the delineation report and Army Corps approval must be obtained, if necessary.” She suggested adding a sentence, as follows: “Any mitigation required by the Army Corps shall be incorporated into the construction plans.”

In response to a question, Ms. Sullivan advised that the specific plan was adopted in 2016 and identified this area for medium density and high density residential. “It didn’t get designated in the specific plan as open space or very low density. The zoning subsequently was modified to implement the specific plan and ... in going forward, the staff’s feeling was these were fresh policies and fresh regulations and we did what we could to protect the community, to be as conservative as we could, and to try to work within the framework of the specific plan.”

In response to a comment, Ms. Sullivan advised that the Health Department and Public Works Department disclosures are included in condition of approval 79. She suggested an addition to the disclosure, “There shall also be a disclosure relative to the high water table and the impact of the high water table on future construction on the property.” She agreed to add language relative to the possibility of sump pumps. Supervisor Bonkowski suggested further incorporating language regarding the potential dangers of mold due to the high water table. “We just want to make sure that we think about that wording and that we try to be comprehensive so that we ... try to avoid any potential lawsuits down the road.”

Mayor Crowell entertained additional public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to approve TPUD-18-010, a Tentative Planned Unit Development known as Lompa Ranch East, based on the ability to make the required findings in the affirmative and subject to the conditions of approval recommended by the Planning Commission, with a modification to condition of approval 1 to state, “The Tentative Planned Unit Development may not utilize land identified as APN 010-542-01 and 010-036-05,” as well as modifications to conditions of approval 21, 42, 54, 62, 65, and 72 for continuity of language; conditions of approval 57, 58, 79, and 82, as read into the record by Planning Division staff. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion. Supervisor Barrette commended everyone who has participated in the process. “All those conditions just remind me of what I said earlier. Sometimes we’re trying too hard.” Supervisor Barrette discussed serious concern over impervious surfaces in town and adjacent areas. He advised that he would vote against the motion because “when we build in the flood plain we just ask for trouble even when we put so much work into it.” He encouraged the developer’s representative to consider “everyone around them when they build.” Supervisor Bagwell advised that she would vote in favor of the motion but emphasized “staff has the ability to say no.” She requested staff to use their professional judgment when reading the reports and making the decision as to whether the conditions of approval are met. Supervisor Bonkowski expressed agreement with Supervisors Barrette and

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Bagwell, and emphasized that “cost of mitigation should not be a factor. And then it becomes the developer’s responsibility on whether he wants to move forward based on what we need for mitigation so that we protect all the other property owners in that area.” Supervisor Bonkowski expressed confidence in staff “to draw the line when you need to regardless of cost.” Mayor Crowell entertained additional discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [4 - 1] |
| MOVER: | Supervisor Brad Bonkowski |
| SECOND: | Supervisor Lori Bagwell |
| AYES: | Supervisors Bonkowski, Bagwell, Giomi, and Mayor Crowell |
| NAYS: | Supervisor John Barrette |
| ABSENT: | None |
| ABSTAIN: | None |

Mayor Crowell recessed the meeting at 12:17 p.m. and reconvened at 12:28 p.m.

25. CITY MANAGER

25(A) POSSIBLE ACTION TO APPROVE THE APPOINTMENT BY THE MAYOR OF PAUL ESSWEIN TO THE PLANNING COMMISSION FOR A FOUR-YEAR TERM, ENDING DECEMBER 31, 2022 (12:28:48) - Mayor Crowell introduced this item, and entertained a motion. **Supervisor Giomi moved to approve the appointment by the Mayor of Paul Esswein to the Planning Commission for a four-year term, ending December 31, 2022. Supervisor Bonkowski seconded the motion.** Mayor Crowell called for a vote on the pending motion.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Stacey Giomi |
| SECOND: | Supervisor Brad Bonkowski |
| AYES: | Supervisors Giomi, Bonkowski, Bagwell, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Mayor Crowell thanked Mr. Esswein for his Planning Commission service.

25(B) POSSIBLE ACTION TO SET THE MEETING DATE FOR THE FIRST REGULARLY SCHEDULED BOARD OF SUPERVISORS MEETING IN JULY 2019 AS WEDNESDAY, JULY 3, 2019, BEGINNING AT 8:30 A.M. (12:30:02) - Mayor Crowell introduced this item, and entertained public comment. When no public comment was forthcoming, Mayor Crowell entertained a motion. **Supervisor Bagwell moved to set the meeting date for the first regularly scheduled Board of Supervisors meeting in July 2019 as Wednesday, July 3, 2019, beginning a 8:30 a.m. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion, and Supervisor Bonkowski advised that he would be absent from the July 3rd meeting. Mayor Crowell called for a vote on the pending motion.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Lori Bagwell |
| SECOND: | Supervisor Stacey Giomi |
| AYES: | Supervisors Bagwell, Giomi, Bonkowski, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

25(C) POSSIBLE ACTION TO ADOPT A RESOLUTION ESTABLISHING THE CITY'S POLICIES ON COORDINATION AND COMMUNICATION OF LEGISLATIVE MATTERS FOR THE 80TH (2019) SESSION OF THE NEVADA LEGISLATURE (12:31:29) - Mayor Crowell introduced this item, and advised of non-substantive changes made by staff. Ms. Fralick, Mr. Yu, and Ms. Paulson responded to questions of clarification. Mayor Crowell entertained public comment; however, none was forthcoming. Following discussion between the Board members and Mr. Yu, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2019-R-2 with the amendment to the resolution, as stated on the record by Mr. Yu. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| RESULT: | Approved [5 - 0] |
| MOVER: | Supervisor Brad Bonkowski |
| SECOND: | Supervisor Lori Bagwell |
| AYES: | Supervisors Bonkowski, Bagwell, Giomi, Barrette, and Mayor Crowell |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

26. BOARD OF SUPERVISORS NON-ACTION ITEMS:

FUTURE AGENDA ITEMS - (12:41:04) - Supervisor Barrette requested additional information on the opportunity zone from the Porter Group, LLC and from staff. Mayor Crowell advised of having requested Ms. Paulson to agendize several bills for the next meeting.

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS

STAFF COMMENTS AND STATUS REPORTS

27. PUBLIC COMMENTS (12:42:43) - Mayor Crowell entertained public comment; however, none was forthcoming.

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28. ACTION TO ADJOURN (12:42:48) - Mayor Crowell adjourned the meeting at 12:42 p.m.

The Minutes of the February 7, 2019 Carson City Board of Supervisors meeting are so approved this 7th day of March, 2019.

ROBERT L. CROWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk - Recorder