

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 1

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, April 4, 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
Dan 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 (8:30:59) - Mayor Crowell called the meeting to order at 8:30 a.m. Ms. Rowlett called the roll; a quorum was present. New Hope Crossing Pastor Nick Emery provided the invocation. Mayor Crowell led the Pledge of Allegiance.

5. PUBLIC COMMENT (8:32:32) - Mayor Crowell entertained public comment; however, none was forthcoming.

6. POSSIBLE ACTION ON APPROVAL OF MINUTES - March 7, 2019 (8:32:57) - Mayor Crowell introduced this item, and entertained a motion. **Supervisor Bonkowski moved to approve the minutes, as presented. Supervisor Bagwell seconded the motion. Motion carried 5-0.**

7. POSSIBLE ACTION ON ADOPTION OF AGENDA (8:34:22) - Mayor Crowell introduced this item and entertained modifications to the agenda. When no requested modifications were forthcoming, Mayor Crowell deemed the agenda adopted, as published. (10:53:41) Mayor Crowell modified the agenda to address item 18(F) prior to item 18(A).

CONSENT AGENDA

(8:34:38) - Mayor Crowell introduced the consent agenda, and entertained requests to separately hear consent agenda items. When no requests were forthcoming, Mayor Crowell entertained a motion. **Supervisor Bagwell moved to approve the consent agenda, consisting of items 8, 9, and 10. Supervisor Bonkowski seconded the motion.**

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 2

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

8. FINANCE DEPARTMENT - DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTANCE OF THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES, THROUGH MARCH 21, 2019, PURSUANT TO NRS 251.030 AND NRS 354.290

9. PARKS, RECREATION, AND OPEN SPACE DEPARTMENT - DISCUSSION AND POSSIBLE ACTION REGARDING RATIFICATION OF THE SUBMISSION OF A GRANT APPLICATION TO THE NEVADA DIVISION OF FORESTRY REQUESTING \$90,000 FROM THE HAZARDOUS FUELS - COMMUNITY PROTECTION GRANT PROGRAM

10. PURCHASING AND CONTRACTS - DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF ONE PETERBILT ROLL-OFF TRUCK FOR THE CARSON CITY LANDFILL, UTILIZING JOINDER CONTRACT #081716-PMC THROUGH SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, FOR A NOT-TO-EXCEED AMOUNT OF \$103,036

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

11. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME - None.

12. CITY MANAGER - DISCUSSION AND POSSIBLE ACTION ON ASSEMBLY BILL 406 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL RELATING TO THE AIRPORT AUTHORITY OF CARSON CITY (8:35:25) - Mayor Crowell introduced this item, and invited Airport Manager Ken Moen to the meeting table. Mr. Moen advised that Airport Authority Counsel Steve Tackes was testifying on the subject bill at the legislature. Mr. Moen provided background information on this item and presented the agenda materials. Discussion took place regarding the provisions of Section 1, paragraph 3 of the bill. Following a brief discussion, Mayor Crowell entertained a motion. **Supervisor Bagwell moved to support AB 406. Supervisor Giomi seconded the motion. Mayor Crowell called for a vote on the pending motion.**

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 3

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

13. PURCHASING AND CONTRACTS

13(A) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF AWARD OF CONTRACT NO. 1819-179, CARSON RIVER TRAIL SYSTEM PHASE II DESIGN, ENGINEERING, AND CONSTRUCTION MANAGEMENT, TO LUMOS & ASSOCIATES, INC., FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$404,900 (8:44:04) - Mayor Crowell introduced this item, and Purchasing and Contracts Administrator Carol Akers presented the agenda materials. In response to a question, Open Space Administrator Ann Bollinger reviewed matching funds which will be allocated from the Quality of Life - Open Space account. In response to a further question, Ms. Bollinger described details of the project. Ms. Bollinger and Flood Plain Manager Robb Fellows responded to additional questions of clarification.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Giomi moved to approve the award of Contract No. 1819-179. Supervisor Bonkowski seconded the motion.** Mayor Crowell called for a vote on the pending motion.

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

13(B) DISCUSSION AND POSSIBLE ACTION REGARDING DETERMINATION THAT MNW CONSTRUCTION, LLC IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, PURSUANT TO NRS CHAPTER 338, AND TO AWARD CONTRACT NO. 1819-198, LONG RANCH PARK RAMP AND PATH IMPROVEMENTS, TO MNW CONSTRUCTION, LLC, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$205,701.10 (8:50:29) - Mayor Crowell introduced this item, and Purchasing and Contracts Administrator Carol Akers acknowledged that the contract amount is budgeted. At Mayor Crowell's request, Parks, Recreation, and Open Space Department Director Jennifer Budge described details of the project. Ms. Akers acknowledged that the Equal Employment Opportunity Certification has been updated. At Supervisor Bagwell's request, Ms. Budge provided detail on the Community Development Block Grant funding allocation. Ms. Budge responded to additional questions regarding the possibility of restroom facilities.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 4

Supervisor Barrette disclosed that his wife administers the Community Development Block Grant Program at the state level. He advised that he would abstain from participating in discussion and action “out of an abundance of caution.”

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to determine that MNW Construction, LLC is lowest responsive and responsible bidder, pursuant to NRS Chapter 338, and to award Contract No. 1819-198, Long Ranch Park Ramp and Path Improvement Project, to MNW Construction, LLC for a total not-to-exceed amount of \$205,701.10. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

14. HEALTH AND HUMAN SERVICES DEPARTMENT - DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION FOR CARSON CITY HEALTH AND HUMAN SERVICES DEPARTMENT TO APPLY FOR FUNDS FOR THE HEALTHY NEVADA GRANT, THROUGH THE STATE OF NEVADA DIVISION OF PUBLIC AND BEHAVIORAL HEALTH (9:00:05) - Mayor Crowell introduced this item, and Health and Human Services Department Director Nicki Aaker presented the agenda materials. Ms. Aaker clarified a statement in the staff report to emphasize the promotion of tobacco use cessation. Discussion took place regarding side effects of vaping.

Mayor Crowell entertained Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bagwell moved to authorize Carson City Health and Human Services to submit the grant application, as proposed. Supervisor Bonkowski seconded the motion.** Mayor Crowell called for a vote on the pending motion.

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

15. FIRE DEPARTMENT

15(A) DISCUSSION AND POSSIBLE ACTION REGARDING THE CARSON CITY EMERGENCY OPERATIONS PLAN (“EOP”) REVISION (9:03:30) - Mayor Crowell introduced this item, and Deputy Emergency Manager Tom Raw presented the agenda materials. Fire Chief Sean Slamon provided background information on development of and revisions to the original Emergency Operations Plan. Following a brief discussion, Mayor Crowell entertained public comment. When no additional

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 5

questions or comments were forthcoming, Mayor Crowell entertained a motion. **Supervisor Giomi moved to approve the global revisions to the Emergency Operations Plan, including the changes submitted as late material in the redlined version. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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 9:09 a.m., and reconvened at 9:32 a.m. Mayor Crowell explained technical difficulties associated with video broadcast of the meeting. He assured everyone that the meeting was being audio recorded in accordance with Nevada Open Meeting Law requirements.

15(B) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE QUAD-COUNTY MULTI-AGENCY COORDINATION GUIDE (9:32:40) - Mayor Crowell introduced this item, and Deputy Emergency Manager Tom Raw introduced Fire Chief Sean Slamon. Deputy Raw presented the agenda materials. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bagwell moved to approve the Quad County Multi-Agency Coordination Guide, as submitted. Supervisor Giomi seconded the motion.** Mayor Crowell called for a vote on the pending motion.

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

16. PUBLIC WORKS DEPARTMENT

16(A) DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 2019-_____, SUPERSEDING AND REVOKING RESOLUTION NO. 1971-R-5, WHICH OUTLINES THE MAINTENANCE AGREEMENT, BETWEEN CARSON CITY AND DOUGLAS COUNTY, WHEREBY CARSON CITY MAINTAINS A PORTION OF CENTER DRIVE WITHIN DOUGLAS COUNTY (9:34:11) - Mayor Crowell introduced this item, and Transportation Manager Lucia Maloney presented the agenda materials in conjunction with displayed slides. Ms. Maloney and Deputy District Attorney Todd Reese responded to questions regarding the possibility of Douglas County taking steps to close the road. Mr. Reese offered to research the matter further and discuss the same with the Douglas County District Attorney's Office. Discussion followed. Ms. Maloney and Public Works Department Director Darren Schulz responded to additional questions of clarification.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 6

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bagwell moved to adopt Resolution No. 2019-R-4. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

16(B) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL AND ADOPTION OF A PROPOSED POLICY TO IMPLEMENT AESTHETIC REQUIREMENTS AND PROCEDURES FOR SMALL CELL EQUIPMENT INSTALLATION ON POLES AND STREET LIGHTS LOCATED IN THE CITY RIGHTS-OF-WAY AND TO GIVE UNLIMITED AUTHORIZATION TO THE PUBLIC WORKS DEPARTMENT DIRECTOR OR HIS OR HER DESIGNEE TO UPDATE THE POLICY AS NEEDED (9:50:57) - Mayor Crowell introduced this item, and Real Property Manager Stephanie Hicks acknowledged a number of City staff and various mobile operators and representatives who had been involved in developing the policy update. Ms. Hicks provided background information and presented the agenda materials in conjunction with displayed slides.

(10:12:25) Matt Yerkovich, of Vinculums Services, introduced himself for the record and thanked the Board and City staff for holding the workshops and for the opportunity to provide feedback. Mr. Yerkovich expressed support for creation of the policy and understanding for the need to update it as technology advances. In conjunction with displayed slides, Mr. Yerkovich discussed the need for small cells to address coverage and capacity, and explained their function in addition to the network of cell towers.

(10:17:32) Dana Diamond, of Verizon Wireless, expressed appreciation for the opportunity to participate in the policy update process. She expressed agreement with the policy update “so far. We are going to need some additions for 5G but we did just bring that forward. So the policy is perfect for 4G. We’re just going to need some changes for 5G.” She described a 4G installation mockup in conjunction with displayed slides.

Mayor Crowell thanked Mr. Yerkovich and Ms. Diamond for their attendance and participation, and for their willingness to participate in the process. Mayor Crowell thanked City staff for their efforts. In response to a question, Deputy District Attorney Todd Reese provided an overview of AB 344. Ms. Hicks advised of having reviewed the bill draft. She advised that staff “would like the opportunity to have the same conversation that we’ve been having with the providers about how that might look, what can we do to protect aesthetics, instead of just being mandated to allow it. ... that’s staff’s main concern with that particular bill draft.”

Ms. Hicks responded to questions of clarification regarding the providers which participated in the policy update process and various provisions of the draft policy update. Ms. Diamond and Mr. Yerkovich responded to questions regarding 5G technology and capacity issues. In response to a question, City

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 7

Engineer Dan Stucky reviewed detail of the \$1,400 cost estimate for application review. Mr. Stucky and Ms. Hicks responded to additional questions regarding staff time necessary to review applications. Ms. Hicks and Mr. Yerkovich responded to questions regarding co-location and coverage / capacity issues.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Giomi moved to approve and adopt the proposed policy, with the changes presented at this meeting and as discussed on the record, and to allow for the Public Works Department Director, or his designee, to make technical or clerical revisions to the policy and any other revision that is required or necessary for compliance with federal or state law or regulations and with the Carson City Municipal Code. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

17. FINANCE DEPARTMENT - DISCUSSION AND POSSIBLE ACTION REGARDING ADOPTION OF A RESOLUTION RENAMING THE ENTERPRISE FUNDS, CURRENTLY KNOWN AND REFERENCED IN CITY DOCUMENTS AS THE “STORMWATER FUND” TO THE “STORMWATER UTILITY FUND”, THE “SEWER FUND” TO THE “WASTEWATER UTILITY FUND”, AND THE “WATER FUND” TO THE “WATER UTILITY FUND” (10:45:35) - Mayor Crowell introduced this item. Chief Financial Officer Sheri Russell provided background information and presented the agenda materials. Mayor Crowell entertained Board member and public questions or comments and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2019-R-5. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

Mayor Crowell recessed the meeting at 10:47 a.m., and reconvened at 10:53 a.m.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 8

18. CITY MANAGER

18(A) DISCUSSION AND POSSIBLE ACTION ON SENATE BILL 281 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL THAT AUTHORIZES THE BOARD OF COUNTY COMMISSIONERS TO PROVIDE FOR REIMBURSEMENTS TO BE MADE TO RETAILERS OF MOTOR VEHICLE FUEL AND SPECIAL FUEL FOR CERTAIN FUEL TAXES IMPOSED IN THOSE COUNTIES (11:00:59) - Mayor Crowell introduced this item, and Ms. Fralick presented the agenda materials. Mayor Crowell entertained public comment and, when none was forthcoming, Board member questions or comments. Supervisor Bagwell expressed opposition to the bill as “bad public policy.” Supervisors Giomi and Bonkowski agreed. Supervisor Bonkowski expressed concern that certain businesses would be rewarded for choice of location. “So we’re picking winners and losers so I would think that it would be through a proliferation of gas stations along the border because it gives them the competitive advantage now because they get to charge the higher price, collect that profit and then get a rebate in addition to that. So I don’t get this bill at all.” Supervisor Barrette agreed with the other supervisors’ comments.

Mayor Crowell called again for public comment and, when none was forthcoming, **moved to oppose SB 281 on the theory that it’s vague and contrary to good public policy. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

18(B) DISCUSSION AND POSSIBLE ACTION ON ASSEMBLY BILL 146 AND ASSEMBLY BILL 296 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, TWO SEPARATE BILLS WHICH ESTABLISH, AMONG OTHER THINGS, CREATION OF THE NEVADA OFFICE OF THE INSPECTOR GENERAL WITH POWERS AND DUTIES THAT INCLUDE AUDITING, INVESTIGATION, INSPECTION, AND PERFORMANCE REVIEW DESIGNED TO PROVIDE INCREASED ACCOUNTABILITY AND OVERSIGHT OF LOCAL GOVERNMENT (11:05:55) - Mayor Crowell introduced and provided an overview of this item. He entertained discussion of the Board members and, when none was forthcoming, public comment. When no public comment was forthcoming, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to oppose AB 146 and AB 296. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 9

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

18(C) DISCUSSION AND POSSIBLE ACTION ON ASSEMBLY BILL 344 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL THAT PROHIBITS A POLITICAL SUBDIVISION FROM DISCRIMINATING AGAINST OR PREVENTING CERTAIN USES OF A TELECOMMUNICATIONS SYSTEM OR CABLE TELEVISION SYSTEM AND REQUIRING A POLITICAL SUBDIVISION TO ALLOW INSTALLATION, MAINTENANCE, OPERATION, AND REPLACEMENT OF MICRO WIRELESS FACILITIES (11:08:04) - Mayor Crowell introduced this item, and referenced the discussion which took place as part of item 16(B). Following a brief discussion, **Mayor Crowell moved to oppose AB 344. Supervisor Barrette seconded the motion.** Mayor Crowell entertained public comment and, when none was forthcoming, called for a vote on the pending motion.

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

18(D) DISCUSSION AND POSSIBLE ACTION ON ASSEMBLY BILL 240 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL THAT REQUIRES REPRESENTATIVES FROM CARSON CITY, DOUGLAS COUNTY, LYON COUNTY, STOREY COUNTY, AND WASHOE COUNTY TO MEET JOINTLY FOR A SPECIFIED PERIOD TO IDENTIFY ISSUES AND MAKE RECOMMENDATIONS REGARDING ORDERLY MANAGEMENT OF GROWTH IN THEIR REGIONS, AND TO PREPARE AND SUBMIT REPORTS TO THE LEGISLATIVE COMMISSION (11:09:37) - Mayor Crowell introduced this item. Ms. Fralick provided background information and the most recent status of the bill. Following discussion, Mayor Crowell entertained public comment. When no public comment was forthcoming, Mayor Crowell entertained a motion. **Supervisor Giomi moved to remain neutral on AB 240. Supervisor Barrette seconded the motion,** and requested staff to direct the lobbyist to raise the City's concerns. **Supervisor Giomi so amended his motion. Supervisor Barrette continued his second.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 10

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

18(E) DISCUSSION AND POSSIBLE ACTION ON ASSEMBLY BILL 324 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL THAT CREATES THE OFFICE OF THE NEVADA STATEWIDE 911 COORDINATOR IN THE DEPARTMENT OF PUBLIC SAFETY, THE NEVADA PUBLIC SAFETY COMMUNICATIONS ADVISORY COMMITTEE, THE STATE 911 FUND, AND IMPOSES A SURCHARGE ON CERTAIN DEVICES AND CERTAIN TAXES TO FUND THE COORDINATOR AND THE ADVISORY COMMITTEE (11:18:47) - Mayor Crowell introduced and provided an overview of this item. Sheriff Ken Furlong expressed no opposition to the concept behind the bill. “I just don’t like to see this bill being on your backs; that the community is funding a division out of the Department of Public Safety and you really have no option, in the way the bill was written, as to whether or not you’re going to do it. As it stands today, we still don’t have a full year impact of the last 9-1-1 surcharge increase that we just did and now is this proposal that we’ll come back to the table and do it all over again. I can tell you from my counterparts’ views, this last surcharge allowance ..., many of the counties opted out and they did not increase those 9-1-1 funds. So, across the counties’ perspective around the state, there could be differing opinions. But this bill would suggest ... that you don’t have an alternative here. We will go back to the drawing board and fund a state division. And to that end, ... I don’t think that that’s fair.”

Ms. Fralick explained the requirement for a state 9-1-1 coordinator in order to apply for grant funding, and presented the agenda materials. Following discussion among the Board members, Mayor Crowell entertained public comment. When no public comment was forthcoming, Mayor Crowell entertained a motion to oppose the bill. **Supervisor Bagwell moved to oppose AB 324, as written. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

18(F) DISCUSSION AND POSSIBLE ACTION ON ASSEMBLY BILL 409 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL ESTABLISHING REQUIREMENTS FOR THE ISSUANCE OF A LICENSE TO OPERATE A MARIJUANA CONSUMPTION LOUNGE (10:53:45) - Mayor Crowell introduced this item, provided initial comment, and entertained discussion of the Board members. Supervisor Bonkowski stated, for the record, “This is one of the worst bills I’ve ever

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 11

seen and I would encourage us to use some very strong language if we vote to oppose this. I think it's ridiculous for the legislature to come back and tell us that we have no oversight. We can't limit the number of lounges, we get no revenue. So, I'm all in favor of using as strong language as we can to oppose this." Supervisor Barrette agreed, and expressed the concern that people will "smoke and drive if you have lounges. Let's not go there."

Mayor Crowell entertained public comment. (10:55:24) Shelly Aldean expressed appreciation for the Board's "willingness to preserve our City's ambience. ... the thing that was ... disingenuous about what's currently being proposed is it, in my estimation, conflicts with what the voters approved in 2016. There was definitely ... an appetite to not permit public consumption of marijuana ..." Ms. Aldean emphasized the importance of "each municipality and individual jurisdiction" being able to "elect to make a decision for themselves on behalf of their constituents."

Mayor Crowell entertained additional public comment; however, none was forthcoming. Supervisor Bagwell agreed with Supervisor Bonkowski's description of the bill, and advised of having listened to a hearing on e-cigarettes. She expressed amazement that "they have contradictory bills ... We don't want to do this but this one gives us money so let's allow tourists and here we're trying to change who can carry a gun at what DUI level, at what alcohol level. ... this is bad legislation and we should adamantly oppose it." Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to oppose AB 409, and to direct staff to use as strong language as is feasible in the letter of opposition and, at a minimum, if it looks like the legislative direction is to approve this bill in any form, to include language that allows counties to opt out. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion, and discussion ensued. Mayor Crowell called for a vote on the pending motion.

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

18(G) DISCUSSION AND POSSIBLE ACTION ON SENATE BILL 388 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL RELATING TO PUBLIC RECORDS (11:26:54) - Mayor Crowell introduced this item, and Ms. Fralick presented the agenda materials. Supervisor Bonkowski expressed understanding for the intent of the bill and no opposition to public records requests. He expressed opposition to Section 1(4)(a) due to the onerous nature of the described procedure. Ms. Rowlatt advised that Recorder's Association representatives testified yesterday "in the neutral position." She expressed concern over the "government entity having to make that determination. That's kind of outside of our realm. When you record a document in our office, the cover page asks if the document has personal identifiable information. So that's going to be up to that individual and they could say yes and then we wouldn't be able to record that document til it's redacted. ... Certain demographics qualify for redaction and certain do not so there would be a little bit of a conflict there. As far as public records, it would be huge to maintain that list. ... It would require additional staff hours ..." Ms. Rowlatt responded to questions of clarification.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 12

Mayor Crowell moved to remain neutral on the bill and express concerns from a neutral position. Supervisor Giomi seconded the motion. Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

18(H) DISCUSSION AND POSSIBLE ACTION ON SENATE BILL 398 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL RELATING TO AFFORDABLE HOUSING (11:34:25) - Mayor Crowell introduced this item, and Ms. Paulson presented the agenda materials. Supervisor Bagwell noted the permissible language, and advised that “sometimes the developer actually wants some concessions for the City on some properties.” She expressed no opposition “to having the opportunity to do in lieu of because they want something also in exchange. And this way, we have the opportunity to do it. Without it, we can’t.” Supervisor Bagwell expressed support for remaining neutral, but advised of no reservations “because it gives us the authority to create our own ordinance and decide what we do or don’t want to do. They’re not forcing us to do anything.” Supervisor Barrette commented that the bill is poorly written. Supervisor Giomi commented that the bill provides “a right that we can exercise, after public hearings or after public discussion ... I don’t think we should pass up an opportunity to let the legislature know we’d like to have local control whenever possible. And this is giving us local control. It doesn’t mandate we do anything. It’s just permissive language that allows us to do something.” **Supervisor Giomi moved to support SB 398.** Supervisor Bonkowski expressed support for remaining neutral, and understanding for taking every opportunity to gain local control. “But I think we get that even if we remain neutral. So if the motion is going to be to support it, I’m going to vote against that. If the motion is to remain neutral on it, then I’ll support that.” Mayor Crowell called for a second on the pending motion. **Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion. Supervisor Barrette reiterated the poor presentation of the bill. Mayor Crowell called for a vote on the pending motion.

RESULT:	Approved [3 - 2]
MOVER:	Supervisor Stacey Giomi
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Giomi, Bagwell, and Mayor Crowell
NAYS:	Supervisors Bonkowski and Barrette
ABSENT:	None
ABSTAIN:	None

18(I) DISCUSSION AND POSSIBLE ACTION ON SENATE BILL 340 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL RELATING TO PUBLIC WORKS (11:39:45) - Mayor Crowell introduced this item, and Ms. Paulson presented the agenda materials. Following a brief discussion, Mayor Crowell entertained public comment. When no public comment was

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 13

forthcoming, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to oppose SB 340. Supervisor Barrette seconded the motion.** Mayor Crowell called for a vote on the pending motion.

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

18(J) DISCUSSION AND POSSIBLE ACTION ON SENATE BILL 263 OF THE 80TH SESSION OF THE NEVADA LEGISLATURE, A BILL RELATING TO THE REGULATION AND TAXATION OF CERTAIN VAPOR PRODUCTS AND TOBACCO PRODUCTS (11:41:23) - Mayor Crowell introduced this item, and Ms. Paulson presented the agenda materials. (11:43:11) Health and Human Services Department Director Nicki Aaker advised of having been informed that the bill will be amended. Supervisor Giomi expressed agreement with the concept of the bill “provided that the amendments happen that make it more definable. But I would really like to see that money come in the general fund and have us make a decision as to what we’re going to do with it just like cigarette taxes. It’s no different.” Ms. Aaker provided an overview of AB 97, and responded to questions of clarification. Mayor Crowell entertained a motion. **Supervisor Giomi moved to remain neutral on SB 263. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

19. BOARD OF SUPERVISORS NON-ACTION ITEMS:

LEGISLATIVE MATTERS (11:48:12) - Ms. Paulson presented information on AB 345, and Ms. Rowlett advised that the hearing is scheduled for Tuesday, April 9th. Ms. Rowlett further advised that the County Clerks and Registrars have been working on an amendment. She provided an overview of AB 137, and expressed serious concerns with the current version of AB 345. Ms. Paulson advised that the ward voting bill is expected to be amended based on population. She provided an overview of the legislative hearing, and advised that staff will continue to monitor and oppose.

Ms. Paulson provided an overview of, and responded to questions regarding, AB 379, AB 388, the NACo 911 bill, SB 103, SB 287, AB 436, SB 386, SB 465, SB 48, and AB 190. Mayor Crowell entertained Board member questions or comments; however, none were forthcoming.

FUTURE AGENDA ITEMS

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 14

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS (11:59:15) - Mayor Crowell announced the ribbon cutting ceremony scheduled for 4:30 p.m. at the Skilled Nursing and Rehab Facility on Mountain Street. Supervisor Bagwell advised of having been informed that the Nissan dealership should be open by November 1st.

STAFF COMMENTS AND STATUS REPORTS

RECESS AND RECONVENE BOARD OF SUPERVISORS MEETING (12:00:02; 1:32:40) - Mayor Crowell recessed the meeting at 12:00 p.m., and reconvened at 1:30 p.m.

20. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION - DISCUSSION AND POSSIBLE ACTION REGARDING AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A SPECIAL USE PERMIT, SUP-18-181, FOR AN EXTENDED-STAY (MAXIMUM 180 DAYS) RV PARK, ON PROPERTY ZONED TOURIST COMMERCIAL, LOCATED AT 1400 OLD HOT SPRINGS ROAD, APN 008-123-40 (1:32:51) - Mayor Crowell introduced this item, and provided instruction as to the appeal format. Mayor Crowell emphasized that the appeal is made on the record of the Planning Commission meeting. "It's not a new hearing for everybody to re-present their case, whether ... the appellant or otherwise. So we're here to listen to why ... the appellant believes that the decision of the Planning Commission was in error."

(1:36:22) Phil Ware requested an opportunity to comment relative to the special use permit appeal on behalf of the appellant who could not be present. Mayor Crowell granted him permission.

Associate Planner Heather Ferris introduced Deputy District Attorney Ben Johnson. Mr. Johnson presented the legal framework according to the relevant provisions of the Carson City Municipal Code. Mr. Johnson expressed the belief that "the mitigating conditions that were implemented are sufficient and there's substantial evidence to support the findings of the Planning Commission."

Ms. Ferris presented the agenda materials in conjunction with displayed slides. Community Development Director Lee Plemel provided background information on the 180-day stay issue. "This only occurs in Tourist Commercial and it follows the Zoning Code for Tourist Commercial for a long time, predating the 2002 update that we had. So there's no further guidance in the Code as to how to regulate these any different than 30 days ... so it's just when it becomes a 180-day stay in Tourist Commercial, which is also very limited to this area, it requires this discretionary review where you have the ability to consider the additional impacts that a 180-day stay would have." Ms. Ferris and Mr. Plemel responded to additional questions of clarification, and discussion followed.

(1:57:16) Phil Ware stated, "We started out with a density of 215 and ... now it's up to 277. And I guess I missed what allowed them to bump up density from 215 to 277. That's about a 25 percent increase. And then the person that's marketing the site, a broker out of San Diego, is saying there may be up to 400 units

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 15

allowed and then, of course, the maximum density ... exceeds 1,100. So if it's easy to shift the density around like that, I'm wondering how hard and fast is this allowed density. That's the first issue.

“And then, relative to the special use permit, up to 180 days. We feel that it exacerbates an already recognizable risk from an aviator perspective and the traveling public perspective. We know it's within about 2500 or 2600 feet of the end of the runway. So there is some real risk there that I would like to recognize and have everybody understand. And we believe that allowing, strictly from an actuarial perspective, allowing some RV to stay in one spot for six months is more likely, from a probability perspective, to be involved that there is a catastrophic airplane event that occurs. So, from that perspective, risk is elevated as a result of the 180-day extended stay.”

Mr. Ware read into the record information from a “consultant broker who sells and consults relative to RV park development.” Mr. Ware expressed appreciation for “all the risk mitigation and working with the airport board but there's no way to mitigate against risk from a catastrophic airplane accident. We believe a six-month stay exacerbates risk from ... a mere actuarial perspective meaning ... if you're there for six months, you're more likely to experience ... negative impact as opposed to ... a week to a month; just the mere fact that you're there longer.” Mr. Ware acknowledged that the residents to the west of the proposed RV park would be subject to the same risk.

(2:03:21) Heather Wuest, representing Tammy Lubich, read a letter from Ms. Lubich into the record.

Supervisor Bagwell expressed the opinion that “there is impact when people live in an RV for 180 days. It's different than 30 days. ... I do think there is a difference because ... when you're there 180 days, you bring more stuff because it's where you live. When you're vacationing, you don't bring near the stuff.” Supervisor Bagwell suggested adding a condition of approval that allowed a 180-day stay “but then they had to be out of the park for 30 days because ... they would then have to clean up the whole site. And it remains in the nature that we intend for an RV park.”

Ms. Wuest expressed concern over the permanent property. She advised that one of Ms. Lubich's main concerns is “when you get people staying for three-plus months, you get decks, you get fences, you get barbecues ... is there going to be a way to limit what is permanent because once you build a deck, now you're going to tear everything up. There are people that really need to, and to each their own, live out of their travel trailer but is this the correct place for it? Incidents do go up the longer you're in a place.” Supervisor Bagwell explained this as her intention; that a requirement to vacate the park for 30 days would eliminate permanent structures.

In response to a question, Ms. Ferris advised that discussion at the Planning Commission included a limitation on the length of stay to something less than 180 days. In response to a question, Mr. Ware provided additional detail relative to the concern over an airplane catastrophe. “My real risk perspective is strictly from a probability standpoint. If you're in a RV space for six months, there is a greater likelihood that you get to participate in a catastrophic event as opposed to a much shorter stay.” Ms. Wuest provided additional clarification, and discussion followed.

Supervisor Bonkowski suggested that the two issues are “the 30-day stay versus the 180-day stay; the other is the approval of the park. If we make a finding up here that ... the appeal will be denied and that the Planning Commission's decision to approve the project is valid, then does it really matter what we do on

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 16

the amount of time that people stay there in the park? That's the connection that I don't get between the two items being appealed." Mr. Ware reiterated "it's from the perspective of risk. I don't know how else to explain it. ... Our concern is for the public, for the traveling public and the aviator or the aviation industry. If there is a catastrophic event, the deck is not clear. The deck has got RVs if there's any occupancy at all. And ... if they're there on a longer-term basis, I don't see any other way to conclude other than the fact that that exacerbates risk to the traveling public and to the airport."

Supervisor Giomi expressed understanding for the concept of risk, "but the concept of risk and the exponential increase in that risk, the increase in probability, is for one single point in that park. And it increases over time because one individual stays in there and is exposed over more time. It doesn't minimize the risk to the pilot. The pilot risk is the same regardless of whether you've got an RV there for 30 days or 180 days. The assumption is if a plane hits the ground, that's that." Supervisor Giomi expressed agreement, "from a risk perspective, that if you, as an individual sit in one spot over 180 days, you are exposed to more risk versus if you're in that same spot over 30 days. I will concede that. But ... I don't understand how that argument changes the perspective or the risk broadly for the neighborhood because I don't believe it does. I don't believe that one issue impacts risk in any way to the neighborhood."

In response to a question, Ms. Ferris explained that the applicant is seeking approval for a special use permit for the RV park to be extended stay. "Part of that includes the total number of spaces. They can't come in with a substantially different design when they come in to build it. And that would be true if they were doing a 30-day stay and we had already met earlier in 2018 for the major project review ..." Ms. Ferris acknowledged that the applicant cannot construct 400 RV spaces without going through the entire process again. Supervisor Giomi noted "that addresses the one concern. The other concern that I heard Heather [Wuest] mention is permanent structures." In response to a question, Ms. Ferris explained that if a permanent structure requires a building permit, then clearly permanent structures would not be allowed. "However, there are some structures that don't require that and, at that point, ... it would be a management issue."

In reference to Supervisor Bagwell's comments, Supervisor Giomi agreed that "if someone has to leave for 30 days or even 15 days out of every 180 days, they're not going to build a lean-to that they have to dismantle ... The other thought I had ... because really what's before us is a 180-day stay component, ...is to potentially limit the first two rows there on the top of that picture to 30 day stays. Then, the part of the park that is closest to the residential is exactly what is permitted for this land. ... If we did nothing else, if we said that row one and row two, those are limited to 30-day RV stays. And the rest of the park is 180-day stays with whatever conditions we want to put on that. ... So not only would you have a 100-foot buffer where you don't have anything, but you also have exactly what the Code allows even without us being here today."

Mr. Ware acknowledged that leaving the property vacant would mitigate all risk. "We're not fighting that battle. That battle is over. We're just saying to minimize risk to the traveling public and to the airport aviator and to the City, ... if you want to think about risk management ..." In response to a further question, Mr. Ware expressed the opinion that "having high density residents living 2500 feet or so from the end of the runway is risky." In response to a question, Ms. Ferris advised that none of the seven findings of fact include risk analysis as part of the criteria. "There's public safety to consider broadly."

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 17

Mayor Crowell invited the applicant to the meeting table. (2:22:20) Rachel Crider, of Resource Concepts, Inc. representing the project, introduced herself for the record. She advised that the developer has “all along tried to be a good neighbor to the airport and the neighbors. But to address specifically the SUP appeal and those issues that came up. I know Phil, when he was up here, he mentioned the density from 215 to 277. Just to clarify that, I believe the 215 number was associated with the SUP from 2016. This SUP has always been the 277. And then also, just as a reiteration, we’d like to point out the density is very low density for an RV park. If they went maximum density, they’d be looking at 1,140 spaces. To be clear, they are absolutely not looking at that. They’re looking at a nice, high-end 277 spaces with amenities and landscaping. ... just wanted to clarify that point.

“If we wanted to talk about risk, I would just say the occupancy, the 30-day versus the 180-day stay, that absolutely does not change the risk of an airplane crashing.” In response to a question, Ms. Crider advised of not having specifically spoken with the owners about the suggestions posed by Supervisors Bagwell and Giomi. She advised of no particular issue with the suggestions. She noted “the 180-day stay ... the majority ... of guests ... visiting the RV resort are not going to be staying 180 days. But some of them are going to want to stay longer than 30 days. So that’s why we’ve got the SUP in the first place is to allow that. But, to be clear, the expectation is not that most of these spaces are going to be filled by people staying there for long periods of time. The majority are still going to be the short-term, 30-day stay. Maybe they want flexibility to stay 45 days if they’re having a really great time. So we want to be able to have that available to guests. And, really as far as the industry is concerned, it’s my understanding and the owner has been advised of this by many people, that an extended stay is really necessary to make an RV park viable currently. And that’s just because a lot of people, when they’re going out and RVing, they just want that option. ... So that’s just something to clarify and I hope that we can all kind of get away from the idea that this RV park is going to be filled with people that are staying there for six months. It’s really important to note: these aren’t residents. These are guests that are staying at the RV park. It’s not people that are going to be building sheds or building decks. It’s not going to be people who are going to be enrolling their kids in ... schools. ... I can’t overstate enough that the owner, it’s absolutely in their interest to make sure that they’re maintaining their RV resort in a way that’s going to attract other people there. Having an RV with a lean-to is not going to attract other people there. ... I can’t imagine that they’re going to allow that. It’s not something that is congruent with their vision of the RV park. It’s not something that’s going to make it financially viable to continue to attract RV tourists to the park.”

Ms. Crider responded to questions regarding RV park guest records and the cost to rent an RV space. In response to concerns of the neighbors, she advised that no large fuel storage will be allowed on site. She further advised that most large, modern motor coaches are primarily electrical “and there are full electricity hook ups at each site. So we don’t anticipate people would have large amounts of propane. Maybe enough to run a small barbecue.” Ms. Crider responded to additional questions of clarification, and discussion followed. Ms. Crider reiterated that the target market for the RV park is “high-end RV owners who spend maybe six months of their year traveling around to places they want to go visit and staying in their RV when they do that.” Additional discussion followed.

In response to a question regarding the proposed suggestions, Ms. Wuest expressed the opinion that “the longer they have to stay away, the less likely they are to continually come back or, at least, they can spread their 180 days out between two parks in a year.” In response to a further question, she expressed the belief that the suggested buffer zone would be appreciated by both the area residents and by Ms. Lubich.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 18

Ms. Ferris responded to questions of clarification regarding zoning. Ms. Wuest pointed out that the winter months should have less occupancy “unless you have that option to have a 180-day stay.” Mayor Crowell offered Ms. Wuest the opportunity to comment further and she declined.

(2:42:43) In response to a question, Airport Manager Ken Moen advised of having reviewed the project “last March and then also most recently. I was not at the Planning Commission meeting but I did weigh in on a letter from Tammy [Lubich]. And I laid out the conditions that the Airport Authority discussed, as [Ms. Ferris] already pointed out to the Board as well. The big thing about the FAA 7460 is as a notice of construction and it’s for anything, not just around the airport but anything in the City essentially. So when you go vertical, ... the FAA takes that form and then looks at the aviation impacts and what they call part 77 airspace which are the imaginary surfaces about the ground. And so the proximity of the park to the west of the airport is not impacted by that primary surface unless they go vertical with something. For example, if they built a 12-story tower out on that property, that would be an impact to the airport. However, the runway protection zone only extends out to the west of the existing runway just up to the edge of the fence line where Goni Road is.” Mr. Moen responded to questions of clarification. “That does not impinge on the runway protection zone. Now, the reason we asked ... for the aviation easement is what we don’t want is suddenly noise complaints to be generated from the RV park and so, with that knowledge that they’re in the area of the airport, they are understanding that there is going to be noise and noise is a nuisance to people if they are not aware of it and they can utilize it as such and we don’t want to have that issue to deal with. The other piece that we talked about was the bird attractant and the purpose of that is to ensure that disposal of garbage and that sort of thing does not collect so that it’s scavenged upon by birds and creating a hazard in that manner. But from the airport’s perspective, any feed back as far as it violating the Part 77 airspace would come through the FAA once they file the 7460. And if they don’t file it, we’ll ensure they file it.”

Supervisor Bagwell expressed support for the project “with a modification to the conditions so that finding number 2 ... that we add ... if they’ve been 180 days, they have to vacate 30 days before they can come back into the park.” Supervisor Giomi reiterated the condition that the first row of spaces be limited to 30 day stays. Supervisor Bagwell suggested that this would also be covered by finding number 2. At Mayor Crowell’s request, Supervisor Giomi clarified the condition. Discussion ensued. Supervisor Bonkowski cautioned “everybody in the room to be careful what you ask for because ... if we make that row closest to the residents 30-day stays, ... your concerns are exacerbated by somebody who’s going to show up for a weekend or a week rather than somebody that’s going to be staying there for 180 days and has to deal with the staff and their neighbors. ... I think that you’re creating more problems by having 30-day stays. ... They’re in and out. They’re showing up here for a party and then they’re going to be out of there. If you’re there for 180 days or 150 days, my experience with RV parks has been that, number one, the operator is going to have staff coming over to your space every single day if you’re making noise and you’re going to deal with your neighbors, who are also going to be complaining and knocking on your door if you’re too loud. So just be careful what you wish for.” Additional discussion followed.

In response to a question regarding the suggestion to limit the first row of spaces to 30-day stays, Ms. Wuest expressed the opinion “that it’s not going to matter. In and out, in and out, in and out, whether it’s in and out on the first row, in and out on the fourth row. If it’s 180 days, it should be 180 days for the entire park ...”

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 4, 2019 Meeting

Page 19

Supervisor Barrette suggested “the big problem here is people will stay for 120 days so it won’t matter ... It’s the coming back part. If you’ve gotten adjusted to the place, you like the place. I camp too. If you like the place, you’ll keep coming back but if you don’t make it a long enough go away, people will get attached to the situation and they’ll come back as fast as they can if they can. ... I’m trying to mitigate the idea that people will keep coming back.” Supervisor Bonkowski discussed the marketing efforts which developers go to get people to return. “I think that we have to be very careful when we start creating an economic impact on a project like this. The idea is to get them to move out ... and that would be accomplished with a 7-day absence. So 30-day ... is more than adequate.”

Mayor Crowell entertained a motion. Supervisor Bagwell proposed a motion, and extensive discussion followed to clarify the intent of the motion. Following the discussion, the final motion is as follows: **Supervisor Bagwell moved to deny the appeal and uphold the Planning Commission’s approval of SUP-18-181, and to add a condition of approval to meet finding number two: if a guest stays 180 days continuously, they must vacate the park, remove all personal property, and be unregistered for a period of 30 days prior to being able to return; for the purpose of this requirement, a 180-day stay is considered to be continuous unless the tenant vacates the park for a minimum of 30 days in aggregate during that period. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

21. PUBLIC COMMENT (3:04:07) - Mayor Crowell entertained public comment. (3:04:40) In response to a question, Mayor Crowell advised that the lodging tax mechanism is being considered relative to extended stay motels and RV parks. (3:06:25) Eric Antilla expressed appreciation for the Board’s careful consideration of item 20(A). He expressed concern over whether the property will be “a trailer park or an RV park. ... If the RV park were month to month, you’re not going to find people in the wintertime coming into this area. They’re just aren’t. And so when we’re talking about the density and the impact on the City and the planes and all of the above, people are just not going to be here from November through April. ... And so if you were to consider doing 30 days, we wouldn’t even have this discussion. That park, at least for several months out of the year, would be very, very light traffic and would have a lot of open space. And I think we missed that. And when we go 180 days, now we’re starting to entertain people that are saying well this is a permanent residence now and you’re going to have impact all year. ... If the idea is to be an exclusive RV park, I think everyone’s for that but we want to make sure that we don’t make this become a high density trailer park. And I think perhaps we should reconsider or at least thoughtfully consider why 180? Why not 90 days? I don’t think that there are many high-end RV people that stay longer than that. That’s something to consider.” Mayor Crowell entertained additional public comment; however, none was forthcoming.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the April 4, 2019 Meeting
Page 20

22. ACTION TO ADJOURN (3:09:44) - Mayor Crowell adjourned the meeting at 3:09 p.m.

The Minutes of the April 4, 2019 Carson City Board of Supervisors meeting are so approved this 2nd day of May, 2019.

ROBERT L. CROWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk - Recorder