

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 1

DRAFT

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, July 20, 2017 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Nick Marano, City Manager
Adriana Fralick, Chief Deputy 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 Recording Secretaries Division of the Carson City Clerk's Office, during regular business hours.

1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE

(8:31:43) - Mayor Crowell called the meeting to order at 8:31 a.m. Ms. King called the roll; a quorum was present. Jedidiah Maschke, of Bethlehem Lutheran Church, provided the invocation. At Mayor Crowell's request, Sharon Rosse led the Pledge of Allegiance.

5. PUBLIC COMMENT (8:34:09) - Mayor Crowell entertained public comment. (8:34:25) Sharon Rosse, of the Capital City Arts Initiative, distributed informational materials to the Board members and the Clerk. She introduced the newest Sierra Room exhibition, "Tahoe Clarity", images by Dylan Silver. Ms. Rosse reviewed the descriptive materials for the current courthouse exhibition, and advised that it would be in place until the end of September. She announced the UNR Student Exhibition at the Permit Center, and described the same. She invited everyone to view the exhibitions.

(8:37:11) Hope Tingle advised of "a huge amount of trash that has built up" in the vacant lot between the east side of Wal-Mart and the west side of Home Depot. In reference to landscape requirements at the time of development, she inquired as to subsequent maintenance requirements. In reference to the Planning Commission vacancy, she expressed the understanding "that there's been some thought or actual voice that over their dead body would I ever sit on that commission. That's fine. But until a more palatable applicant comes forward, I would suggest that you Google the meaning of stacking the deck." In response to a question, Ms. Tingle suggested that "if you are waiting for a more palatable candidate or candidates ... for the Planning Commission seat, that is kind of putting an unfair burden on the remaining Planning Commission members and it's doing a disservice to the community." Mayor Crowell suggested that applicants "get up to speed on what's happening in the area of expertise the Board is looking at and then we'll go from there." Ms. Tingle expressed wholehearted agreement, and advised of having reviewed the Planning Commission "charter." She advised of a lot near the north Del Taco restaurant advertised as "tourist commercial" zoning. "... that's not one of the zoning identifiers." Mayor Crowell offered to have staff look into the matter. Mayor Crowell entertained additional public comment; however, none was forthcoming.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

6. POSSIBLE ACTION ON APPROVAL OF MINUTES - June 6, 2017 and June 15, 2017 (8:42:05) - Mayor Crowell introduced this item, and entertained suggested revisions to the minutes. When no suggested revisions were forthcoming, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to approve the minutes for both June 6, 2017 and June 15, 2017, as presented. The motion was seconded and carried unanimously.**

7. POSSIBLE ACTION ON ADOPTION OF AGENDA (8:42:53) - Mayor Crowell entertained modifications to the agenda and, when none were forthcoming, deemed the agenda adopted as published.

8. SPECIAL PRESENTATIONS:

8(A) PRESENTATION OF A PROCLAMATION FOR “NATIONAL NIGHT OUT - LAW ENFORCEMENT AND PUBLIC SAFETY CRIME PREVENTION MONTH,” AUGUST 2017 (8:43:14) - Mayor Crowell requested the Board members to join him on the meeting floor, where he introduced this item. Mayor Crowell read into the record the language of the Proclamation, copies of which were included in the agenda materials. (8:47:07) Sheriff Ken Furlong introduced Deputy Lisa Davis as “the architect of our National Night Out Program,” and provided an overview of the annual event which has “won national awards.” (8:47:51) Deputy Davis advised that Carson City’s event ranks “fourth in the nation.” The Board members, City staff, and the citizens present applauded. Deputy Davis expressed appreciation for the Mayor’s and the Sheriff’s “kind words,” and advised that “our ranking comes from you.” She provided an overview of this year’s event, and introduced one of the youth leaders. The Board members, City staff, and citizens present applauded.

8(B) PRESENTATION OF LENGTH OF SERVICE CERTIFICATES TO CITY EMPLOYEES (8:50:00) - Mayor Crowell introduced this item and invited Recruitment Analyst Sheri Dunn to join him. Mayor Crowell advised that a Length of Service Certificate would be presented to Utility Manager David Bruketta commemorating five years of continuous and dedicated service to the City. Mayor Crowell presented Judicial Clerk Tracy Planeta with a Length of Service Certificate commemorating five years of continuous and dedicated service to the community. The Board members, City staff, and the citizens present applauded.

CONSENT AGENDA

(8:52:10) - Mayor Crowell advised that item 10(B) would be heard separately. He entertained additional requests to hear items separate from the consent agenda and, when none were forthcoming, a motion. **Supervisor Karen Abowd moved to approve the consent agenda with the exception of item 10(B). Supervisor Lori 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 Karen Abowd
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Abowd, Bagwell, Bonkowski, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

9. CITY MANAGER - POSSIBLE ACTION TO RATIFY THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF JUNE 3, 2017 THROUGH JULY 7, 2017

10. FINANCE DEPARTMENT

10(A) POSSIBLE ACTION TO ACCEPT THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES, THROUGH JULY 10, 2017, PURSUANT TO NRS 251.030 AND NRS 354.290

10(B) POSSIBLE ACTION TO ADOPT A RESOLUTION AUTHORIZING EXPENDITURES OF \$265,000 IN TOTAL FUNDS TO NON-PROFIT ORGANIZATIONS FOR FY2018 (8:53:22) - Mayor Crowell introduced this item, and entertained disclosures. Mayor Crowell read into the record a disclosure statement, and advised that he would participate in discussion and action on this item. Supervisor Bonkowski read into the record a disclosure statement, and advised that he would abstain from discussion and action of the Boys and Girls Clubs line item. Supervisor Barrette read into the record a disclosure statement, and advised that he would abstain from discussion and action on this item. Supervisor Barrette requested for the expenditures to be “broken out, even at this level, and not be consent agenda items because they do involve funding.” He discussed the benefits to the entire community of the Capital City C.I.R.C.L.E.S. Initiative, and requested that application review workgroup “take that into account” next year. Supervisor Bagwell read a prepared disclosure statement into the record, and advised that she would participate in discussion and action on this item.

Chief Financial Officer Nancy Paulson reviewed the agenda materials, and responded to questions of clarification. Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2017-R-31, a resolution authorizing the expenditure of \$265,000 to non-profit organizations under the CSSG competitive and non-competitive funding for FY 2018. Supervisor Bagwell seconded the motion.** Following a brief discussion, Mayor Crowell called for a vote on the pending motion.

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

Mayor Crowell entertained a motion. **Supervisor Bagwell moved to adopt Resolution No. 2017-R-31, a resolution authorizing expenditures of \$120,000 to the Boys and Girls Clubs of Western Nevada, from the Quality of Life Initiative, as a non-profit organization for FY 2018. Supervisor Karen Abowd.** Supervisor Barrette advised of no conflict of interest, and that he would participate in the vote. Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 4

DRAFT

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

11. HEALTH AND HUMAN SERVICES DEPARTMENT

11(A) POSSIBLE ACTION TO ACCEPT THE EMERGENCY SOLUTIONS GRANT AWARD, IN THE AMOUNT OF \$56,171.52

11(B) POSSIBLE ACTION TO ACCEPT THE HOSPITAL PREPAREDNESS PROGRAM (“HPP”) - PUBLIC HEALTH EMERGENCY PREPAREDNESS (“PHEP”) COOPERATIVE AGREEMENT SUBGRANT FUNDS, THROUGH THE STATE OF NEVADA DIVISION OF PUBLIC AND BEHAVIORAL HEALTH (“DPBH”), PUBLIC HEALTH PREPAREDNESS (“PHP”) PROGRAM, IN THE AMOUNT OF \$588,692 (PHEP - \$386,678 AND HPP - \$202,014) / YEARLY; THE AGREEMENT IS DESIGNED FOR A FIVE-YEAR PERIOD AND THE FUNDING IS DISTRIBUTED ANNUALLY

12. PURCHASING AND CONTRACTS - POSSIBLE ACTION TO APPROVE AMENDMENT NO. TO CONTRACT NO. 1516-168, ON-CALL GEOGRAPHIC INFORMATION SYSTEMS SERVICES, TO MICHAEL BAKER INTERNATIONAL FOR AN ADDITIONAL \$20,000, FOR TOTAL NOT TO EXCEED \$145,000; THE ADDITIONAL AMOUNT WILL BE FUNDED FROM THE CARSON CITY VISITORS BUREAU

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

13. ANY ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME (8:53:11) - Please see the minutes for item 10(B).

14. CARSON CITY AIRPORT AUTHORITY - POSSIBLE ACTION TO ADOPT, ON SECOND READING, BILL NO. 116, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 19, AIRPORT RULES AND REGULATIONS, BY ADDING SECTION 19.02.020.370, TO ADDRESS PERMISSIBLE AIRCRAFT STORAGE HANGAR USE (9:01:05) - Mayor Crowell introduced this item, and advised that he would abstain from discussion and action due to a previous professional relationship with Airport Authority Counsel Steve Tackes. Mayor Crowell passed the gavel to Mayor *Pro Tem* Karen Abowd. In response to a question, Mr. Tackes advised of no comments since introduction of the bill, on first reading. He requested the Board to adopt the ordinance.

Mayor *Pro Tem* Abowd entertained Board member questions or comments. Supervisor Barrette suggested requesting the FAA to require that complaints regarding hangar usage be submitted in writing. “... it’s really hard to have things pass through three different entities and groups of people and have it not be garbled if it’s only verbal.” Mayor *Pro Tem* Abowd entertained public comment and, when none was

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

forthcoming, a motion. **Supervisor Bonkowski moved to adopt, on second reading, Bill No. 116, Ordinance No. 2017-16, an ordinance amending the Carson City Municipal Code, Title 19, Airport Rules and Regulations, by adding Section 19.02.020.370, to address permissible aircraft storage hangar use. Supervisor Bagwell seconded the motion.** Mayor *Pro Tem* Abowd entertained discussion on the motion and, when none was forthcoming, called for a vote on the pending motion.

RESULT:	Approved [4 - 0 - 1]
MOVER:	Supervisor Brad Bonkowski
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Bonkowski, Bagwell, Barrette, and Mayor <i>Pro Tem</i> Abowd
NAYS:	None
ABSENT:	None
ABSTAIN:	Mayor Robert Crowell

Mayor *Pro Tem* Abowd returned the gavel to Mayor Crowell.

15. PURCHASING AND CONTRACTS - POSSIBLE ACTION TO DETERMINE THAT SIMERSON CONSTRUCTION LLC IS THE LOWEST RESPONSIVE BIDDER, PURSUANT TO NRS CHAPTER 338, AND TO AWARD CONTRACT NO. 1718-012, SENIOR CENTER FLOOR REPAIRS AND VENTILATION PROJECT, TO SIMERSON CONSTRUCTION LLC, FOR A BID AMOUNT OF \$225,000, PLUS A CONTINGENCY AMOUNT OF \$22,500, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$247,500, TO BE FUNDED FROM THE INSURANCE ACCOUNT, AS PROVIDED IN FISCAL YEAR 2017 / 2018 (9:04:45) - Mayor Crowell introduced this item, and Purchasing and Contracts Administrator Laura Rader reviewed the agenda materials. Senior Project Manager Tom Grundy reviewed details of the project, and responded to questions of clarification. Supervisor Bonkowski commended the contractor for going “above and beyond on doing their due diligence ... [which] resulted in a bid that was ... \$48,000 less than the next nearest bid.” Supervisor Bonkowski inquired as to the possibility of “tightening ... restrictions ... to try to encourage contractors to do this more in the future so that ... we get better bids.” Mr. Grundy agreed to consider the possibility. “On this project, in particular, we had a pre-bid meeting and the contractor showed up and we opened it up to give him access to the crawl space underneath the Senior Center. Some of them chose to look down there. Some of them didn’t. But ... we can sure look at trying to get them to take a closer look at things.” In response to a further question, Mr. Grundy described the review process associated with attempting to determine how the damage occurred. He responded to additional questions of clarification.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to determine that Simerson Construction LLC is the lowest responsive bidder, pursuant to NRS Chapter 338, and to award Contract No. 1718-012, Senior Center Floor Repairs and Ventilation Project, to Simerson Construction LLC, for a bid of \$225,000, plus a contingency amount of \$22,500, for a total not-to-exceed amount of \$247,500, to be funded from the Insurance Account, as provided in FY 17 / 18. Supervisor Bagwell 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 July 20, 2017 Meeting

Page 6

DRAFT

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

16. PUBLIC WORKS - DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF REGARDING FUTURE MAINTENANCE OF THE NORTHGATE COMPLEX, LOCATED AT 2621 NORTHGATE LANE, ALSO KNOWN AS APN 002-062-05 (9:11:16) - Mayor Crowell introduced this item, and entertained disclosures. Mayor Crowell referenced the disclosure statement he had provided for item 10(B), and advised that he would abstain from discussion and action on this item. He passed the gavel to Mayor *Pro Tem* Abowd.

(9:12:11) Real Property Manager Stephanie Hicks provided background information on this item, and reviewed the agenda materials. Supervisor Bonkowski commended Ms. Hicks on “following through on our recommendations and going back to the tenants; and also thank[ed] the tenants ... for being cooperative and agreeing to renegotiate.” Supervisor Barrette reiterated the suggestion that the CSSG application review workgroup consider the Capital City C.I.R.C.L.E.S. Initiative for funding next year.

Mayor *Pro Tem* Abowd entertained public comment and, when none was forthcoming, a motion. **Supervisor Bagwell moved to direct staff to establish a maintenance agreement with the UNR Cooperative Extension, and amend the lease agreements for the tenants of the Northgate Complex to include the proposed language regarding maintenance responsibilities. Supervisor Bonkowski seconded the motion.** Mayor *Pro Tem* Abowd entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [4 - 0 - 1]
MOVER:	Supervisor Lori Bagwell
SECOND:	Supervisor Brad Bonkowski
AYES:	Supervisors Bagwell, Bonkowski, Barrette, and Mayor <i>Pro Tem</i> Abowd
NAYS:	None
ABSENT:	None
ABSTAIN:	Mayor Robert Crowell

Capital City C.I.R.C.L.E.S. Initiative President Shelly Aldean thanked the Board for their support, on behalf of Northgate Complex tenants, and thanked Ms. Hicks and Deputy District Attorney Dan Yu for their assistance.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 7

DRAFT

17. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17(A) POSSIBLE ACTION TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DENIAL OF A SPECIAL USE PERMIT (SUP-17-033) FOR THE EXPANSION OF A NON-CONFORMING USE, A SCHOOL, ON PROPERTY ZONED LIMITED INDUSTRIAL, LOCATED AT 2211 MOUTON DRIVE, APN 008-815-10 (9:15:53) - Mayor Crowell introduced this item, opened the public hearing, and entertained disclosures. Supervisor Abowd read a prepared disclosure statement into the record, and advised that she would abstain from discussion and action on this item. Planning Manager Hope Sullivan reviewed the agenda materials in conjunction with displayed slides, and responded to questions of clarification.

(9:29:38) Attorney Ryan Russell, representing Carson Montessori Charter School, introduced Principal Jessica Daniels. At Mr. Russell's request, the citizens present in the meeting room in support of Carson Montessori School waved to the Board. Mr. Russell acknowledged the diligence of the Planning Division staff and the Planning Commission. He advised of having continued to work with Planning Division staff "to see if we can come up with a proposal that would meet everybody's needs." He advised that he was prepared to respond to the two findings that weren't able to be made; "they are subjectively able to be made."

Mr. Russell pointed out that "when we established the school there, it was allowed. Whether the statute or the ordinance was inadvertently inclusive of schools or not, it was the law and we complied with it. And so, what we would like to do is let you know that it's never been the intention of Montessori to be permanently in that location. We know that we have to find a permanent location and we have been trying. But we also know time is now of the essence and that the time for expedience and diligence is at hand. And so what we would like to see you do is approve a two-year special use permit with the conditions listed by staff and with the further condition that Montessori work diligently with Carson City staff to secure an additional location that could provide a joint a use between the City and the school. In doing that, we are certainly willing to report back to the Board, on either an annual or a bi-annual or even a quarterly basis, on the progress of pursuing that; with the understanding that we need to provide a concrete plan within that two-year period about when and where we're going to relocate ... to find a permanent, more appropriate location for the school; that we comply with all of the ... safety concerns and all of the concerns of Planning staff and the City.

"If the Board is interested in that and believes that's a workable solution to put a limited time frame, and I understand that our letter asked for a five-year permit but I've worked with staff and I've had discussions about this issue and understand that that's too long of a time frame. And so we are willing to put the proposal on the table that we limit it to two years with direction to work diligently with staff to find a new spot. If you're interested and the Board is inclined to agree that that's a workable solution, then we are happy to rest our presentation at this time. And ... I would like to ... allow you to discuss but reserve the right, before you submit it to public comment, to continue our presentation if that proposal does not seem like a workable solution."

Mayor Crowell thanked Mr. Russell for complimenting the Planning staff and the Planning Commission. Mayor Crowell expressed understanding "that it's a new parcel adjacent to the existing one ... I start to think, ... okay, we put a school in there lawfully. We didn't expect it to move necessarily and we didn't expect it just to not grow. So ... in one sense, I ... appreciate the idea that we could maybe make a Solomon's decision ... to say ... we know this is an industrial area. We know that schools are now

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 8

DRAFT

precluded in that area ... and ... I also know ... that they've been trying to ... find places to move to. ... If we could have their commitment that ... this is not going to delay. We understand what you're trying to do. They understand ... that we have rules and regulations and no matter how good the school is, ... performance like that is not a part of why special use permits are granted. ... you can't find that in the special use code and ... for a reason ... If we measure special use permits based on the success or lack of success of a business, that's a slippery slope that I don't think any of us here want to go down. But I do understand that there are some unique circumstances to this that ... maybe in this one instance, we take a look at giving them an opportunity to ... come back in six months or a year with an executable plan of how they're going to proceed to move out of the industrial area ... and then give them two years to do that. But ... we'd like to know, within the next six months or a year, we want to know concretely that you're actually doing something and not just hoping that another two years down the road, we'll ask for another extension of time. That's just to set up the discussion."

Supervisor Bonkowski expressed the understanding that the school has "literally been looking for a new site for over ten years. I think now is the time to make it the highest priority because we now have a dilemma in front of us and we can try to make the best decision for everybody involved or we can read the Code literally. And the only way that I can move from reading the Code literally is if I have some assurances that this is going to be the highest priority for the school. Even ... two years may be a little longer than I'd like to see. ... I'd be more comfortable with one year to come up with an executable plan and then possibly an additional year to secure a site and maybe start construction or acquire a lease or purchase; mainly because I need to see that the school is actually moving forward and my concern ... is what happens if, two years from now, ... you come back and say, 'Well, we're this close. We just need a little more time.' You've put us in a very bad situation at that point. So that's my concern.

"Originally, I didn't think that we would be able to find finding #5 in the affirmative, but based on what staff is telling me now, a nonconforming use could potentially be expanded into an adjacent parcel which I did not believe to be true previously. So, I think that we have enough room in the Code to be able to come to a solution here. But I need some really tight assurances to be able to do that."

Supervisor Bagwell expressed agreement "with a two-year but I'd like to see that we have a quarterly report that shows us the progress ... I think we need to be very clear in the instruction on this ..." In response to a question, Mayor Crowell clarified the direction of the discussion. Supervisor Bagwell stated, "... not all properties in Carson City are easy to fit into the peg that our Code is and so you can look at the same thing we did with the Ormsby House. We had to look at a ... case-by-case basis for non-conforming or odd issues or odd sizes of lots. ... we're continually trying to do the best for the community at all times. And ... I think the school has done a great job. It was a legal use. Unfortunately, ... it isn't any longer so I think I two-year deal is about what we can support."

Supervisor Barrette reviewed details relative to the Ormsby House. He expressed agreement that "the five year was a bit long and that the two year probably will work. Again with the kind of checks periodically ... Unlike my colleagues here, the problem that we face is this is a matter of law and law, of course, can be subjective as well as objective. But this isn't particularly wholly subjective. ... I can go along with the two-year but the chairman of the Planning Commission is a professional planner and, as I understand it, he was one of the four who voted that this be denied. So I have to take a hard line down the road in that two-year period too."

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 9

DRAFT

Mayor Crowell entertained public comment. (9:44:00) Cary Kaifesh advised that he owns the buildings to the east of the subject property. He further advised that he has “been told for the last eight years that they would be moving. Now, how this affects me is, number one, my property values have gone down. Number two, traffic problems. We do have large trucks coming in.” In response to a question, Mr. Kaifesh provided his property address. “I’m right on the corner. Their parking lot ... is adjacent to mine and then I have a second building just to the south that ... I have a tenant in. I’ll tell you how they feel. They don’t even use the parking areas anymore behind their building because of the problems with the kids and the balls, running over, hitting their cars and trucks. I turned in a lease agreement to them two months ago for them to renew it. Now, these people have been there 18 years. And I don’t think they’re going to renew it. They pay their bills but I don’t think they’re going to renew it. In fact, I’m meeting with the vice president of the company this evening ... and I’m sure I’m going to have to bend way over to accommodate him. Now, ... I’ve been told for approximately eight years that they’d be moving. Now, if they were a private corporation and they had to move, it doesn’t take eight years so that tells me that they management of the school is extremely poor or ill-equipped or not capable of management.

“Now, when I moved and built those buildings, I was one of the first people in that area. I came from southern California and I was asked by the City of Carson if I’d be interested in moving up here ... There were four companies that moved from Escondido. The largest one was a company called Micromanipulator and we all moved up here within a year for the same ... reasons that I’m facing now. We all left the same general industrial area because of special use permits. And if you go back down and look where we came from and, in a general terminology, slums don’t make people. People make slums. In other words, by decisions, inappropriate for the necessity of operating an industrial area, for some reason, a lot of cities and counties think ... we can just put anything in there. It’s an industrial area. And it doesn’t work that way. Drive around the industrial area now. When I moved up here, you couldn’t get an industrial building. I’d be willing to bet you 35 percent of them are empty for rent, for sale, for lease. There’s a reason. It’s because of what the City has done.

“I’m extremely unhappy with what I’ve been faced with in the last 15 years of being in Carson City. Now, the remarks it doesn’t seem to be too busy. Why don’t you come there about 3:00 in the afternoon? If I’m gone and taking care of a customer some place, I can’t even sometimes get into my parking lot and I’ve had to pay additional charges, when I’ve had equipment delivered on flat beds, because they couldn’t get into my buildings and they’d come back and then I have to pay additional charges for them to deliver or come back at 5:30 or whatever. Quite frankly, I think eight years is enough and you’re talking about an expansion. Obviously, ... I’m for education. I’m for education like you wouldn’t believe because everything I do in my company is math and science. And, as far as I’m concerned, I can show you by our applications, I’ve got more morons applying for jobs now than I’ve ever seen, being in business for 40 years. So I am for education and I understand they can’t be kicked out now. But, after eight years of being told ... we’re going to be moving out, we just can’t find a place.

“When I decided to leave southern California, it took me exactly 30 days to arrange for my employees to be moved up here, my equipment, get rid of the building, rent a building, start building a building. The whole process took 30 days. So there’s no excuse for this eight years going on. Now, I can understand your extension, but two years is way too long. I mean, I’ve seen this before. I was in Anaheim before Escondido on a street called Greta Lane. You’re welcome to go look at Greta Lane now. It’s nothing but a bunch of garbage trucks and this was one of the better industrial areas in Anaheim at that time. I’ve seen this happen so many times. You keep putting things off, keep extending, keep going on and on. It’s not

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 10

DRAFT

right and I can see the extension, but one year. It doesn't take that long to do a job. If the people who are running that school don't have ... the capabilities or talents to run it, get somebody else in there who can. It doesn't take that much effort to go find another building. Excuses are cheap and it's the lazy way of getting out of a responsibility."

In response to a series of questions, Mr. Kaifesh advised that the name of his business is MTG and that he has seven employees. He manufactures precision measuring instruments and does precision grinding. Mayor Crowell expressed appreciation for Mr. Kaifesh's comments. In response to a further question, Mr. Kaifesh advised that "the facility that they're trying to rent ... right now, fifteen years ago everyone of those was filled. Guess why they're not filled now? We have a school with parking and traffic issues three times a day. The garage that you were talking about earlier, it was called Harris's Garage. I knew the man real well. He died a couple years ago of cancer and it sat empty and now another, I believe a young fella went in there and rented it out and there is a church in there. And that meets Code. I looked and there's nothing we can do about it but, you know, there's five cubicles right there that aren't available and one lot. And then there's a facility behind a blue building that used to be Harold's facility. He used to build race engines and so forth. Some of those are empty now." Mr. Kaifesh responded to questions of clarification, and stated, "... there are several people out here and I know them very well. One is the owner of Circuit Function. The other one is SpecLite. And ... what gets me is these are investments in our future. We don't have the taxpayers coming up to us and going, 'Hey, you've got to retire. You put in 20, 25, 30 years with us and the taxpayers will pay your retirement.' These ... businesses that we work 60 to 80 hours a week all our life for and these businesses that we have, these are our supposed retirements. Now, I'm going on 71. I'd like to see how many people who work for the city, county, state, or federal government who are still working at 71 years old. They're all on retirement. ... There are a ... lot more people in private industry who have worked for these buildings and businesses as their retirement. And you know ... the owners or the managers are still ultimately responsible for those businesses. And you know what I was told when I got trouble by the government, it's your responsibility to get it done. And you do it. And you do it in a timely manner. You take care of businesses and, in summation, I just think that two years is too ... long." Supervisor Bagwell pointed out that the entire school will be moving. Mr. Kaifesh noted the importance of sufficient motivation. "It's very simple. This isn't magic. There is no magic involved here."

(9:57:51) Rick Clemmens introduced himself as President and Owner of SpecLite, "a defense / aerospace contractor happily employed in Carson City for the last 30 years." Mr. Clemmens described the location of his business and an additional parcel he owns. "... we came up here and we played by the rules. We built by the rules. And we've provided off-site, off-street parking so that we never impeded or restricted our neighbors or the public. So we planned for our future by purchasing the two acres just to the east and we plan on abiding by all the rules. And that's what we like. We just like to play by the rules. And it's not a matter of schools or their quality. I've heard that they're a great school. If I had kids, I'd want them to go there. ... it's just not feasible to increase the load factor of the traffic. It's a traffic thing. It impedes our business. It restricts our business. If you need to know, just go in the mornings or in the afternoons and it restricts our business, just normal everyday business for businesses several hours a day. And, if you're a thoughtful minded parent, you wouldn't want to mix 80,000 pound 18-wheelers with 50 pound kids. There's no restrictions from keeping kids from wandering out in the street. Personally, I've had to slam on the brakes a couple of times because a ball bounces across the street and, invariably, ten seconds

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 11

DRAFT

later, there's a six or a eight-year-old running after the ball. It just doesn't mix. It was planned for industrial area and kids ... they're great but they need to be protected. There's plenty of other places that they can relocate to and, regardless of your decisions of the expansion, it's just not a safe place. It's just public safety right now.

"I've been accosted by several ... patrons of the school. When I asked them to vacate the obstructions to my company, they've actually blocked off my main entrance. They leave trash on my property and the only reason I'm a nice neighbor and allowing the school patrons to park illegally on my property is because, if I don't, that Mouton Drive is a complete quagmire and stagnation of traffic. ... And so I've done my part ... legally by providing all of my employees off-street parking. The school has abandoned that good deed by abandoning their off-street parking and turning it into a playground that's enlarging the problem with traffic. And ... the patrons are parking illegally onto my property, thus creating a liability for my property. We have to pick up the trash constantly and it's an impedance to our growth. ... I can only imagine what will happen if I actually start improving the two acres on the north side of Mouton. It's going to restrict that already-constricted area even more and it's just not a tenable position right now. We can't allow the expansion of it. The existence, we can't do anything about it, but it's ... just not a planned expansion for the school. We planned for ours. We abide by the rules and that's what we expect our neighbors to do. We don't impede or restrict our neighbors. They shouldn't impede or restrict our business and that's exactly what they're doing. Just travel out at 3:00 in the afternoon or 8:00 in the morning and it's a quagmire. It's complete chaos. So, we uphold the Planning [Commission's] decision for denial for the expansion."

In response to a question, Mr. Clemmens advised that he has over 50 employees and has been in business for 48 years. He has no plan to retire. "We make defense-related aerospace bearings. We have defense contracts, DXA-1, which is the highest-rated contracts there are. ... we don't make a delivery because of the traffic flow and the delivery and the arrival of raw materials, components, and equipment, it delays the shipment of our desperately-needed product to the U.S. military. So it does cause a problem for our company. We can work around it. Like I say, we've been a good neighbor by allowing the ... school patrons to park illegally, trash my property, destroy the property, accost me many times. And I just kinda knuckle under and the school has taken over ... Just go out in the afternoon when school's out or when school begins. It's complete chaos."

In response to a further question, Mr. Clemmens stated that "the stop light" ... at Arrowhead and Goni ... "is the traffic. Right now, the traffic, that's the thing. There is no traffic. It's actually just a stagnated group of hundreds of cars for hours a day that impedes. So you don't need a stop sign. You're stopped. It doesn't take a stop sign to say stop when you're already stuck in traffic and ... I've been complaining with out-of-state truckers that say, 'Hey, I didn't know I was at a school zone' ... They can't make the turns, they can't make the deliveries, they abandon their ... approach to deliver until after hours. It costs my people and myself extra time just to accommodate all the gridlock that we have. So, regardless of the expansion, we need to do something ... right now because if there was an unfortunate accident, first responders, emergency vehicles can get to the general vicinity very quickly. And then, at certain times of the day, they would not be able to respond. It would take ten, fifteen minutes to get the last hundred yards just because there's so much gridlock." Mayor Crowell thanked Mr. Clemmens.

In response to a question, Mr. Clemmens advised of having been told that the school would be moving by "the other city council meeting that we went to when we first ... that was several years ago so that was the

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 12

DRAFT

implied intention; that it was just a temporary, interim place until they could find their home. ... I think they're a great school but it's just not ... it doesn't fit." Mayor Crowell thanked Mr. Clemmens for bringing his business to Carson City.

Mayor Crowell entertained additional public comment and, when none was forthcoming, invited Mr. Russell back to the meeting table. Mr. Russell noted the letters, in the agenda materials, from several neighboring property owners in support of the subject application. Mr. Russell reiterated the proposal to "in that two-year time frame, be required to work with staff to put a concrete, executable plan for relocation of the entire school. I would want to be clear that that plan would require execution of contracts and, if they are ... construction contracts, ... they would include commencement and completion dates and so ... that is the direction that we would like to see is to have those contracts in place within that time."

In response to a question, Mr. Russell advised that there is no zoning in Carson City which specifically allows for a school. "Because of the type of school Montessori is, the location that we've been looking for has very specific parameters that has been difficult to find. ... while Jessica would tell you that they've been working very hard to find a new location, there are several concrete ideas that are coming forward now and that is coupled with Montessori's understanding that they can't get the perfect building because they need to honor this two-year commitment and so they're going to have to compromise and fit themselves into somewhere different." In response to a further question, Mr. Russell explained that "if we are unable to continue the expanded use, ... the school would continue to lawfully exist where it is as we look for the property. And ... we ... need to make this our highest priority but, if we are not in the area that we have expanded use, we're also going to have to secure transportation for state-mandated testing and alternative computer lab which is obviously going to take time away from our efforts to secure ... a new location. But the goal has always been and ... is now, more than ever, to find a new site for the school and what I like about the proposal that's on the table is it would not only continue the strong relationship that the school has with Planning staff and the City Manager, it would actually heighten it by requiring us to work with them to find a new location."

Mayor Crowell entertained additional public comment and, when none was forthcoming, discussion of the Board members. Following extensive discussion among the Board members, Planning Division staff, Mr. Russell, and Ms. Daniels, Mayor Crowell proposed the following motion: to grant a special use permit for two years for the expansion area of the school with the condition that they would return to the Board, within one year from today's date or thereabouts, with an update of where they are on moving the whole school, not just the expansion area; and with the understanding that all the conditions of approval are complied with. At Mayor Crowell's request, Ms. Sullivan read the revised conditions of approval into the record. "The staff proposal for new wording on [condition of approval] number 3, is 'the use may not commence until all necessary permits are obtained and improvements made.' And modification to [condition of approval] number 12 would be to add the wording 'or an accommodation adequate to comply with applicable building codes.'" **Mayor Crowell moved to approve a two-year special use permit conditioned upon coming back to the Board with an update of where they are on moving the entire school; that all the conditions of approval of the staff, before the Planning Commission, are complied with, with the exception of items 3 and 12, which were just stated on the record by Ms. Sullivan; and the special use permit expires at the end of two years. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, noted the difficulty of the decision. "We are a small community and we need to work together, but we also need to be sensitive to what we're doing with our neighbors ..." Mayor Crowell called for a vote on the pending motion.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 13

DRAFT

RESULT:	Approved [4 - 0 - 1]
MOVER:	Mayor Robert Crowell
SECOND:	Supervisor John Barrette
AYES:	Mayor Robert Crowell, Supervisors Barrette, Bonkowski, Bagwell
NAYS:	None
ABSENT:	None
ABSTAIN:	Supervisor Karen Abowd

Mr. Russell thanked the Board, and Mayor Crowell recessed the meeting at 10:38 a.m. Mayor Crowell reconvened the meeting at 10:54 a.m.

17(B) POSSIBLE ACTION TO CONSIDER A REPORT ON THE CITY'S MOTEL INSPECTION PROGRAM, AND TO PROVIDE DIRECTION TO STAFF REGARDING POSSIBLE CODE AMENDMENTS OR OTHER CODE ENFORCEMENT ACTIONS TO BRING EXISTING MOTELS INTO COMPLIANCE WITH HEALTH AND PUBLIC SAFETY REQUIREMENTS (10:54:46) - Mayor Crowell introduced this item. Community Development Director Lee Plemel provided background information, and reviewed the agenda materials in conjunction with displayed slides. Mr. Plemel, Human Services Division Manager Mary Jane Ostrander, Visitors Bureau Executive Director Joel Dunn, and Mr. Marano responded to questions of clarification, and discussion followed.

Mayor Crowell entertained public comment. (11:30:43) Robert Kent introduced himself as a managing member of the Warren Inn and the Evergreen Plaza. Mr. Kent stated, "This is real simple. You need a code enforcement officer. We just finally got one. ... In fact, she gave me a citation for a cracked staircase and I fixed it. But that will start cleaning up all this stuff. She needs to have the power to give a citation, give us a reasonable period of time to fix it, and go on. I'm the front line for a lot of mentally ill and elderly. I'm probably at 70 percent over 70 years of age with severe strict incomes. The Warren is quiet as a mouse. You probably all know that. The police are never there because my average age there ... is 77. So I'm blessed. The dailies in Carson City, for these kind of properties, do not work. I think the police will back me up on this. All you attract is ... drug addicts ... and ... then the nonsense starts. I bought the Rand. Anybody remember that one? And the Rand was so bad, the police ... told me it's where they train their rookie cops. And we changed the name to the Silver State, put dignity into the rooms. We can't provide daily maid service. Gambling is gone in this town. You're now putting gambling in strip centers ... but coming here to live in a motel for a day or two or three to gamble is ... gone. ... And the death to these little motels is going to be when the bypass opens.

"I wasn't here when you ... were working on the bypass. That bypass goes, I think that we're going to be dinosaurs if we don't reinvent ourselves. I think we need a committee. No one's ever approached me ... I think I'm doing pretty well as far as fixing them up but we need a committee. Before you ... jump on a bunch of stuff, some of the facts are wrong. I'm completely full. I'm not 70 percent. I'm ... completely full because I'm \$19 a day. Where do you live, on a fixed income of \$1,300 a month, on \$19 a day? They want safety, they want quiet, they don't want drugs.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 14

DRAFT

“So I think you get a committee. A couple of us on this side and a couple of you guys and we meet and make up what we need to do. You’ve got to have code enforcement. I’m all for that. That’s just starting. ... She also helps us ... when they take the smoke detectors down, when they do all these stupid things, put a frying pan in the room. I can’t be there 24 / 7, but she’s writing tickets for that and it stops. ... I chase drug addicts away. I allow the police to sniff once or twice a month with the dogs. Not trying to be a bad guy but just to get rid of the heroin addicts ... but I think you have to have ... guidelines; what the front should look like of your store. Painted, clean, no weeds ... and then, as far as the room goes, I think I was the first person to allow everybody to come at one time. I had everybody. I think I had the CIA there too, but I had every agency you can think of going through my motel and I was new and then they saw, first-hand, who rents these things. And ... people rent monthly and the ordinance here is archaic. It needs to be ... taxes based on revenue ... You don’t want to make them apartments yet. I understand that.” Mr. Kent reiterated the suggestion to form a committee, and responded to questions of clarification.

(11:42:30) Dwight Millard expressed the opinion that Alternative 4 “should be taken off the list. It should be eliminated from ... our discussions now and in the future. We’ve all stayed probably 28 days somewhere. The ramifications of this is that you’re eliminating the legislators, the lobbyists, and I don’t know if you’ve thought of that. ... that should be just gone and it doesn’t really pertain to anything. ... Whether they stay 28 days or 128, they’re paying the price and what difference does it make if they’re transient. You let that person go and the next night it’s somebody else. I think that should be completely off the table as one item.” Mr. Millard expressed the opinion that Alternative 2 “is probably the most important one and ... what Code Enforcement should do is have some reasonableness to it. And Code Enforcement is probably the answer. I ... respectfully disagree a little bit with the City Manager that the lower hotels are providing places for people that ... if you today immediately asked for those people to be removed, it becomes a big burden for the City then to now house a lot of these people. People are making \$12, 13, 1400 a month. It’s not very practical to live anywhere else.

“I’ve owned a hotel or a motel in this town for over 30 years and I’ve always defended the people who needed someplace of a lower price to occupy. Having said that, we own the Plaza Hotel and we have extended stays in there. I think some of them are \$40 a night. So you’re not going to tell me that the \$40 a night who’s paying \$1200 a month for that room is going to be a despicable person ... They just choose to live that way. They don’t stay in town all the time or they just prefer to have service ... to stay that way. So, I would say that Alternative 4 is out, Alternative 2 is in.

“Now, I’ve gotten several compliance violations. Unfortunately, I get about 30 pictures of what the violation is ... and my violation was bushes growing over the sidewalk a little ways. So ... it’s got to be taken with some caution. But I do think that that should be done. I’m always amazed that we give a violation and we never really follow through with the consequences and that always bothers me.

“Lastly, I’d like to give you a suggestion. I think the former speaker is correct. You’re going to have some big white elephants coming up as the thing goes on. I’ve tried to convert some motels in the past to apartments and found that I might as well have run up against that wall. I’d probably have been more successful. So ... why are we so against converting them when maybe the City could facilitate that and, instead of having motels, we can now have apartment houses that come under a little different scrutiny. One of the main concerns in conversion, of course, is parking. But I don’t know that if you converted a motel to an apartment it would necessarily physically require more even though the Code does. So that was the first option that ever came up when I was trying to convert ...

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 15

DRAFT

“I would suggest that you ask your Building Department ... and different departments to begin looking at ... what are we going to do with these. Could they be condos? Could they be converted? What’s my incentive to take a motel that’s got 48 rooms and convert it to a townhouse or something that has 24 rooms but they’re better and, all of a sudden, it’s something different. What’s my incentive from the City? No money. But what’s my incentive for doing that ...? ... that’s a very viable situation we should look at because there may be some opportunity for the City to make some big improvements ... to some of these properties that are otherwise problems.”

“As far as the tax, I’ve always spoke against it for the 18 years I was on tourism ... I’ve always felt like taxing the lowest doesn’t always necessarily help us that much. ... I would rather raise my tax on transient lodging another percent as opposed to ... having people in the other hotels, who are less fortunate than the rest of us, ... paying that ... tax. ... that’s where, as a city and a community, we can give back to some of the people who are underprivileged.” Mr. Millard responded to questions of clarification, and extensive discussion took place among the Board members, staff, and the citizens.

Mayor Crowell entertained additional public comment. (12:11:04) Frontier Motel Manager Tony Cervantes commended the Code Enforcement officers. He requested that inspections be done more often.

Mayor Crowell entertained additional public comment and, when none was forthcoming, discussion of the Board members. Mayor Crowell expressed support for implementation of show cause proceedings, and for continuing inspections “the way you have.” He suggested that the Code Enforcement officers request the company of the Board members from time to time. Supervisor Barrette suggested eliminating Alternatives 1, 4, and 5. He expressed agreement with Alternative 2, and a preference to “explore [Alternative] 3 in terms of whether we can wind up with some kind of a tiered basis of taxing or providing some kind of fund that gives us a way to move people from place to place” if necessary. In response to a comment, Supervisor Barrette clarified the intent to eliminate the “no action” portion of Alternative 1. Supervisor Abowd suggested accepting the motel owners’ offer to “utilize their knowledge as well, working with them, whether it’s committee or however you want to do that. ... it is an extra set of eyes and these are business owners who are dealing with this scenario and policing themselves and the shaming aspect is actually a good thing. ... it might help your Code Enforcement ... a little bit more if you do engage them.” Mayor Crowell suggested asking the motel owners to create a committee “that we could talk to about these issues.”

Mayor Crowell entertained additional public comment; however, none was forthcoming. He advised the City staff that the Board is supportive and appreciative of their efforts. “The idea is to make things work in this community ...” Mayor Crowell recessed the meeting at 12:18 p.m., and reconvened at 12:24 p.m.

17(C) POSSIBLE ACTION TO ADOPT A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS, UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE, FOR THE YEARS 2018 AND 2019, AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2020 AND 2021; ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE WITHIN THE DEVELOPMENT AND GENERAL PROPERTY OWNER CATEGORIES; AND ESTABLISHING A MAXIMUM AVERAGE DAILY WATER USAGE FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR GROWTH MANAGEMENT COMMISSION REVIEW (12:24:28) - Mayor

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Crowell introduced this item, and Community Development Director Lee Plemel reviewed the agenda materials in conjunction with displayed slides. In reference to paragraph A of the proposed resolution, Supervisor Bonkowski suggested giving consideration to basing the number of potential permits on a 3-year rolling average. “So instead of voiding them and returning them back, ... they would be available in the following year or following two years if we do bump up against that total number of permits. ... it goes back to multi-family. If we have somebody that wants to build 300 apartments and we have four or five subdivisions that are being built, there’s some potential that in one year we could use more than the allowable number of permits in that year but we could have an availability from the previous year with unused allocations. ... that’s something I would like us to consider for next year when we look at this; ... whether we should change that to allow unused permits to be rolled forward for either one or two years. ... if it’s 658 this year, maybe we use 400, but next year it’s 700. We’re still less than the two-year average but we’re also allowing the economic cycle to work itself through the free market.” Discussion followed.

In response to a question regarding the School District’s May 25, 2017 letter distributed as late material, Mr. Plemel provided an overview of the discussion which took place at the Growth Management Commission meeting relative to the Lompa Ranch development. He provided an overview of the historic populations table provided by the School District.

Mayor Crowell entertained additional Board member questions or comments and, when none were forthcoming, public comments. When no public comment was forthcoming, Mayor Crowell entertained a motion. **Supervisor Abowd moved to adopt Resolution No. 2017-R-32, a resolution amending the maximum number of residential building permit allocations under the Carson City Growth Management Ordinance for the years 2018 and 2019 and estimating the maximum number of residential building permits for the years 2020 and 2021; establishing the number of residential building permit allocations available within the development and general property owner categories; and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review. 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 Karen Abowd
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Abowd, Bagwell, Bonkowski, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

17(D) POSSIBLE ACTION TO ADOPT BILL NO. 117, ON SECOND READING, AN ORDINANCE RELATING TO BUSINESS LICENSING; AMENDING TITLE 4, LICENSES AND BUSINESS REGULATIONS, CHAPTER 4.04, BUSINESS LICENSE, BY ADDING THERETO A NEW SECTION 4.04.125, ESTABLISHING PROVISIONS FOR THE ISSUANCE OF A TEMPORARY BUSINESS LICENSE TO OPERATE AS A MARIJUANA CULTIVATION FACILITY, MARIJUANA PRODUCT MANUFACTURING FACILITY, OR MARIJUANA DISTRIBUTOR (12:34:50) - Mayor Crowell introduced this item and, in response to a question,

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Community Development Director Lee Plemel advised of no new public comments since introduction, on first reading. He advised that late material, distributed prior to the start of the meeting, included non-substantive revisions to the ordinance. Mayor Crowell entertained disclosures. Supervisor Bonkowski made a disclosure statement, and advised that he would participate in discussion and action on this item. Mayor Crowell made a disclosure statement, and advised that he would participate in discussion and action on this item.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to adopt Bill No. 117, on second reading, Ordinance No. 2017-17, an ordinance relating to Business Licensing; amending Title 4, Licenses and Business Regulations, Chapter 4.04, Business License, as published in the late material prior to the meeting. 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 Brad Bonkowski
SECOND:	Supervisor John Barrette
AYES:	Supervisors Bonkowski, Barrette, Abowd, Bagwell, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

18. HUMAN RESOURCES DEPARTMENT - POSSIBLE ACTION TO ESTABLISH THE CITY MANAGER'S GOALS AND OBJECTIVES FOR THE PERFORMANCE REVIEW PERIOD, JULY 1, 2017 TO JUNE 30, 2018 (12:38:42) - Mayor Crowell introduced this item, and Human Resources Department Director Melanie Bruketta reviewed the agenda materials. Supervisor Abowd requested to include consideration of a redevelopment sinking fund as part of Objective 9. Supervisor Barrette agreed and requested a different name. Supervisor Abowd acknowledged her request was specific to the automobile incentive programs. Supervisor Bonkowski requested to have the date corrected for Objective 5. He further requested to add "continue implementation of the asset management plan" to the Other Objectives category. Mr. Marano responded to questions of clarification.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to establish the City Manager's goals and objectives, with the additions entered in the record, for the performance review period July 1, 2017 to June 30, 2018. 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 Karen Abowd
SECOND:	Supervisor Brad Bonkowski
AYES:	Supervisors Abowd, Bonkowski, Bagwell, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

CARSON CITY BOARD OF SUPERVISORS

Minutes of the July 20, 2017 Meeting

Page 18

DRAFT

19. BOARD OF SUPERVISORS NON-ACTION ITEMS:

FUTURE AGENDA ITEMS (12:46:30) - Supervisor Bagwell requested to agendize a briefing on the reasons for recent stop sign installations.

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS (12:43:50) - Supervisor Abowd provided a status report on the upcoming Carson City Fair, and requested anyone interested in contributing as a sponsor to contact the UNR Cooperative Extension. Supervisor Bonkowski provided a report on the most recent Carson Water Subconservancy Board meeting. Supervisor Barrette provided a report on the most recent Airport Authority meeting. He conveyed a complaint from a constituent on Green Drive.

STAFF COMMENTS AND STATUS REPORTS

20. PUBLIC COMMENT (12:48:30) - Mayor Crowell entertained public comment; however, none was forthcoming.

21. POSSIBLE ACTION TO ADJOURN (12:48:36) - Mayor Crowell adjourned the meeting at 12:48 p.m.

The Minutes of the July 20, 2017 Carson City Board of Supervisors meeting are so approved this _____ day of August, 2017.

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk - Recorder