

CARSON CITY BOARD OF SUPERVISORS

Minutes of the June 3, 2021 Meeting

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, June 3, 2021 in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT:

Mayor Lori Bagwell
Supervisor Stacey Giomi, Ward 1
Supervisor Maurice White, Ward 2
Supervisor Stan Jones, Ward 3
Supervisor Lisa Schuette, Ward 4

STAFF:

Nancy Paulson, City Manager
Aubrey Rowlatt, Clerk-Recorder
Stephanie Hicks, Deputy City Manager
Todd Reese, Deputy District Attorney
Tamar Warren, Senior Public Meetings 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. All meeting minutes and audio recordings are available for review at: <https://www.carson.org/minutes>.

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

(8:34:10) – Mayor Bagwell called the meeting to order at 8:34 a.m. Ms. Rowlatt called roll and noted that a quorum was present. Hope Crossing Community Church Pastor Nick Emery provided the invocation. At Mayor Bagwell’s request, Nevada Rural Counties Retired and Senior Volunteer Program (RSVP) President Caroline Panches led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:38:02) – Mayor Bagwell entertained public comments. Molly Walt thanked Mayor Bagwell, Ms. Paulson, and Ms. Hicks for meeting with her regarding the Independence Day celebration in Carson City. She noted that for 27 years RSVP had been hosting a fireworks show in Carson City and asked the community for donations to fund “a very spectacular show” this year, adding that the fireworks cost \$1,000 per minute and are provided to the community at no charge. Ms. Walt invited everyone to visit the Go Fund Me page called *Save Carson City Fireworks* or the RSVP website at <https://nevadaruralrsvp.org/> to donate. She also thanked the City for their support and the Redevelopment Authority funds they had received.

(8:40:35) – Mayor Bagwell also acknowledged that the Board had received and read the written public comment from Robert C. Shaffer, Jr.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – MAY 6, 2021

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(8:40:55) – Mayor Bagwell introduced the item and entertained comments and/or corrections.

(8:41:03) – Supervisor Giomi moved to approve the minutes of May 6, 2021 with two previously-corrected typographical errors. The motion was seconded by Supervisor Schuette and carried 5-0-0.

(8:42:26) – Mayor Bagwell recessed the meeting to address technical broadcasting issues.

(8:49:20) – Mayor Bagwell reconvened the meeting and announced that the meeting was now being streamed online (on the City’s website) and on Facebook, but not on the public television channel.

7. SPECIAL PRESENTATIONS

7.A PRESENTATION OF A PROCLAMATION TO RECOGNIZE JUNE 3RD, 2021 AS A DAY TO HONOR KAYLA SUE TESTA.

(8:50:06) – Mayor Bagwell read into the record and presented a proclamation, incorporated into the agenda materials, proclaiming June 3rd, 2021 as a day to honor Kayla Sue Testa for her courage and selflessness in taking fast action and saving a life during a vehicle crash at the Carson City Sportsman’s Warehouse.

7.B PRESENTATION OF A PROCLAMATION TO RECOGNIZE JUNE 2021 AS NATIONAL POLLINATOR MONTH.

(8:51:34) – Mayor Bagwell read into the record a proclamation which she presented to Open Space Manager Lyndsey Boyer, incorporated into the agenda materials, proclaiming June 2021 as *National Pollinator Month* in Carson City, and urged all citizens to recognize the important role of pollinator species and the conservation efforts to ensure their protection.

The Board members joined Mayor Bagwell, Ms. Testa, along with her family and friends, and the Parks, Recreation and Open Space Staff for commemorative photographs.

CONSENT AGENDA

(8:58:05) – Mayor Bagwell introduced the item and noted that item 9.A would not be heard in this meeting as it would be continued to the next Board meeting. She also entertained pulling items from the Consent Agenda.

(8:58:50) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.A, 8.B (Resolution 2021-R-16), 10.A, and 11.A as presented. Supervisor White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

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8. FINANCE

8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH MAY 21, 2021, PER NRS 251.030 AND NRS 354.290.

8.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION TO APPOINT LEE PLEMEL, RETIREE, AND TO REAPPOINT BETH HUCK, DEPUTY TREASURER, AND SHERI RUSSELL, CHIEF FINANCIAL OFFICER, AS TRUSTEES OF THE CARSON CITY OTHER POST-EMPLOYMENT BENEFITS ("OPEB") BOARD OF TRUSTEES FOR TWO-YEAR TERMS EXPIRING ON JUNE 30, 2023.

9. FIRE

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN INTERLOCAL CONTRACT BETWEEN THE STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, NEVADA DIVISION OF FORESTRY ("NDF") AND CARSON CITY FOR THE CITY'S PARTICIPATION IN THE NDF'S WILDLAND FIRE PROTECTION PROGRAM ("WFPP") FROM JULY 1, 2021, TO JUNE 30, 2023, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$16,394.00.

10. PUBLIC WORKS

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED WATER LEASE AGREEMENT BETWEEN CARSON CITY AND THE CARSON WATER SUBCONSERVANCY DISTRICT ("CWSD"), A SHORT-TERM LEASE EXPIRING ON JUNE 30, 2022, PERMITTING CARSON CITY TO USE UP TO 100 ACRE-FEET OF SURFACE WATER FROM THE UPPER AND LOWER LOST LAKES RESERVOIRS AT NO COST BEYOND PERMIT FEES, WHICH ARE ANTICIPATED TO BE \$780, AND AUTHORIZATION FOR THE MAYOR TO SIGN THE WATER LEASE AGREEMENT.

11. PURCHASING AND CONTRACTS

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORITY TO PURCHASE A TYPE 5 APPARATUS FOR THE CARSON CITY FIRE DEPARTMENT ("CCFD"), UTILIZING A JOINDER PURCHASING AGREEMENT THROUGH WASHOE COUNTY WITH US FIRE EQUIPMENT, LLC ("US FIRE") FOR A TOTAL NOT TO EXCEED AMOUNT OF \$174,055.01.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

12. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME

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No items were pulled from the Consent Agenda.

13. CARSON CITY AIRPORT AUTHORITY

13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED 50-YEAR GROUND LEASE AGREEMENT BETWEEN CARSON CITY, AS THE PROPERTY OWNER, THE CARSON CITY AIRPORT AUTHORITY (“CCAA”), AS LANDLORD, AND ORTIZ BROS. AVIATION, LLC (“ORTIZ BROS.”), AS TENANT, WHEREIN ORTIZ BROS. WILL PAY A BASE RENT OF \$19,288.50 PER YEAR, SUBJECT TO MARKET-BASED ADJUSTMENTS, AND CONSTRUCT AIRPORT STORAGE HANGARS ON THE LEASED PREMISES AT THE CARSON CITY AIRPORT, APN 005-091-30.

(8:59:42) – Mayor Bagwell introduced the item and entertained Board questions and/or comments; however, none were forthcoming. Mayor Bagwell entertained a motion.

(9:00:04) – Supervisor White moved to approve the proposed lease agreement. Supervisor Jones seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

14. PURCHASING AND CONTRACTS

14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT ASPEN DEVELOPERS CORP. (“ASPEN”), IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NRS CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 20300326, LONG STREET RECONSTRUCTION PROJECT, TO ASPEN FOR A TOTAL AMOUNT NOT TO EXCEED \$2,858,460.00.

(9:00:22) – Mayor Bagwell introduced the item. City Engineer Randy Rice presented the Staff Report, incorporated into the record. Mayor Bagwell suggested considering “alternatives that were properly bid and are eligible for the funding that we have from the federal government that we could spend to fund the remainder of these projects.” She recommended agendizing a discussion to spend funds from the American Recovery Plan. Supervisor Giomi recommended having a broader discussion prior to spending the funds. Mayor Bagwell encouraged receiving public comments on the Quill Water Treatment Plant. She also entertained a motion.

(9:05:31) – Supervisor Schuette moved to award the contract as presented. Supervisor Giomi seconded the motion.

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RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Schuette
SECONDER:	Supervisor Giomi
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

15. FINANCE

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF FUNDING AND FINAL RECOMMENDATION TO THE NEVADA GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT ("NGOED") FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT-COVID 19 ("CDBG-CV") FUNDING FOR FISCAL YEAR ("FY") 2022, TO BE GRANTED TO NONPROFIT ORGANIZATIONS IN THE AMOUNT OF \$124,549 FROM THE SECOND ALLOCATION OF FUNDING RECEIVED BY CARSON CITY AND \$197,948 FROM THE THIRD ALLOCATION OF FUNDING RECEIVED BY THE CITY, FOR A TOTAL RECOMMENDED AWARD OF \$322,497.

(9:05:55) – Mayor Bagwell introduced the item and entertained disclosures. Supervisors Giomi and Schuette read into the record prepared disclosure statements, advised of disqualifying conflicts of interest, and stated that they would not participate in discussion and action.

(9:06:50) – Grants Administrator Mirjana Gavric reviewed the Staff Report and accompanying documents for the Community Development Block Grant-COVID 19 (CDBG-CV) funding for FY 2022. She also presented the following Application Review Work Group (ARG) recommendations and responded to the Board's clarifying questions:

Public Service Project Recommendations:

- Ron Wood Family Resource Center, Family Support for COVID-19: \$120,000.
- Nevada Rural Counties RSVP Program, Inc., Senior Vaccination Coordination Program: \$46,343.
- Nevada Health Centers, Vaccination and Testing Carson City Residents for COVID-19: \$98,365.
- Advocates to End Domestic Violence (AEDV), COVID-19 Shelter Support: \$31,166.
- Boys and Girls Club of Western Nevada, COVID Mitigation Project: \$26,623.46.

(9:10:31) – Ms. Gavric noted that the City will have a remaining balance of \$173,300 for the next CDBG-CV cycle. Mayor Bagwell entertained Board comments and when none were forthcoming, a motion.

(9:10:59) – Supervisor Jones moved to approve the funding and recommendation as presented. Supervisor White seconded the motion.

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RESULT:	APPROVED (3-0-2)
MOVER:	Supervisor Jones
SECONDER:	Supervisor White
AYES:	Supervisors Jones, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	Supervisors Giomi and Schuette
ABSENT:	None

16. PUBLIC WORKS

16.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE SUBMISSION OF A FISCAL YEAR (“FY”) 2021 REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY (“RAISE”) GRANT APPLICATION, WITH UP TO A 60% LOCAL MATCH, FOR THE WILLIAM STREET COMPLETE STREETS PROJECT, WHICH IS CURRENTLY ESTIMATED TO COST \$16.9 MILLION TO COMPLETE.

(9:11:32) – Mayor Bagwell introduced the item and entertained comments/questions or a motion.

(9:12:00) – Supervisor Schuette moved to approve the submission of a RAISE grant application to the U.S. Department of Transportation for the William Street Complete Streets Project. Supervisor Jones seconded the motion.

(9:12:29) – Supervisor White wished to address the public comment received from Mr. Shaffer regarding complete streets, and noted that the City had “the ability to work on flexible portions of [the complete streets] concept...we are not tied to an exact formula that somebody else is deciding for Carson City.” Mayor Bagwell supported “the concept of not cutting a road twice” for necessary water and sewer maintenance. She also believed that the added bicycle lanes and multiuse paths were supported by the residents with the Question 18 decision. Mayor Bagwell also noted that the City considered all aspects of the road enhancements.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Schuette
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

16.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION TO DESIGNATE HIGHWAYS OR PORTIONS OF HIGHWAYS AS SCHOOL ZONES.

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(9:15:47) – Mayor Bagwell introduced the item. Transportation Manager Lucia Maloney provided background and presented the Staff Report, which is incorporated into the record, and responded to clarifying questions. She also confirmed for Mayor Bagwell that the flashing lights for school zones referenced in the Staff Report would be installed before the start of the fall semester. The Mayor also praised Staff for the improved maps and for their hard work.

(9:21:08) – Supervisor Jones moved to adopt Resolution No. 2021-R-17. Supervisor White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Jones
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

16.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING OPTIONS TO MODIFY TRAFFIC IMPACT STUDY REQUIREMENTS IN THE CARSON CITY MUNICIPAL CODE ("CCMC") TO ADDRESS TRANSPORTATION RELATED IMPACTS ASSOCIATED WITH DEVELOPMENT.

(9:21:35) – Mayor Bagwell introduced the item. Supervisor Schuette read into the record a prepared disclosure statement, advised of no disqualifying conflicts of interest, and stated that she would participate in discussion and action. Transportation/Traffic Engineer Chris Martinovich presented the Staff Report and accompanying PowerPoint presentation, both of which are incorporated into the record. He also responded to clarifying questions by the Board.

(9:45:09) – Supervisor Schuette praised Staff for a thorough presentation and noted that she had received confirmation from Staff that the “development community was comfortable with” the proposal and that the impact of multiple developments were considered. Supervisor Giomi inquired about addressing the traffic impact of distantly spaced projects over the course of multiple years. He also suggested looking into “fairly charging” pro rata contributions. Supervisor White referenced Option 2 in the Options Matrix slide, and recommended choosing the “defined and approved list of Consultants who are qualified to complete a TIS by the City” randomly. Supervisor Schuette recommended looking into providing safe routes to work for those who commute on their bicycles or via public transit. Mayor Bagwell recommended providing direction to Staff. She was not in favor of impact fees, but liked a fair, consistent, and flexible pro rata opportunity, possibly based on trip impact. Mayor Bagwell also wished to ensure that the discussion was not to address “fixing of city streets” but to fairly assess project impacts. Supervisor Jones believed that the objectives were well-defined. Supervisor Giomi was in favor of an option that did not specify a “solid service level.” Supervisor Schuette recommended aligning the Carson City Municipal Code appropriately.

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(10:15:44) – Nevada Builders Alliance Chief Executive Officer and participant in the Traffic Study Advisory Committee (TSAC) Aaron West acknowledged the challenges facing the Board. He also provided the following prepared statement for the record:

I would like to thank Carson City Public Works for including the Nevada Builders as a participant in the Traffic Study Advisory Committee (TSAC). We certainly agree with the basic premise that:

- *All projects need to play by the same rules, the financial impacts need to be equitable;*
- *Projects need certainty and the ability to understand potential financial impacts early in the process;*
- *Improvement dollars need to be spent in the most impactful way;*
- *Dollars for improvements are much better than dollars associated with studies for the sake of studies;*
- *The current system of mandating improvements after a project is approved, permitted and under construction is not acceptable;*

If the goal here is to propose changes to the traffic study evaluation and improvement recommendation process to accomplish this, then we are all in, however, we all know the issue here is funding. Since the first meeting of the TSAC the materials provided have contemplated changing the traffic impact study system to transfer more of the financial burden on to developments or generate more infrastructure dollars through an impact fee or both. Not once in the materials provided is the impact to housing affordability mentioned, and it will be impacted.

Nevada Builders [Alliance] understands that the “toolbox” for funding the necessary transportation improvements in Carson City is nearly empty, requiring staff at Public Works to shift costs for improvement of transportation infrastructure onto development of new projects and redevelopment of aged, blighted properties. However, depending on the construction and development industry to provide this funding is particularly inappropriate in Carson City due to the fact that our small community is mostly built out and has little room to grow as time passes. Because of our “mostly built out” status, the “developer impact fee methodology” of generating transportation infrastructure revenue cannot even begin to scratch the surface of the transportation funding problem in Carson City.

The matter of community transportation improvements and road maintenance in Carson City needs a permanent solution and a perpetual source of funding that is compatible with today’s economic environment. As we have discussed for years, the fuel tax is becoming more and more irrelevant as fuel efficiency increases, alternatively powered vehicles [are becoming] mainstream and federal policies seek to wind down the use of fossil fuels in the coming decades. Also, the definition of transportation infrastructure has grown to include sidewalks, walking paths, bicycle lanes, multi-modal pedestrian facilities, landscaping and transit with the [associated costs] growing exponentially; all without any dedicated funding source. Fuel tax cannot possibly exist as a permanent solution to the matter of maintaining and repairing said infrastructure in Carson City, as these new paradigms become ossified in American society and politics.

*We understand that the general public operates from the incorrect notion that “development does not pay for itself”. The same funding challenges don’t exist for Water, Sewer, Storm Drain or Parks. Why? Because that infrastructure has a system in place that is supported by the community as a whole with a fee for new development to pay its proportionate share of the capacity needed. **Ask yourself this question, if all development stopped tomorrow would your transportation improvement and maintenance funding problem go away?***

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(10:24:33) – Mr. West informed Mayor Bagwell that the TSAC process was “absolutely necessary.” He also requested lead time to incorporate new projects “over time.” Supervisor White believed that Staff is given flexibility; however, he had heard from the community that it is inconsistent. He cited the lack of available housing inventory, which he believed was a reason for the fees not to impact availability. Supervisor Giomi did not believe that “this is a way for us to solve [the City’s] road problems...this is to mitigate the impact of a development.” Supervisor Jones inquired about ways to remedy the revenue situation for roads and Mayor Bagwell recommended starting at the Regional Transportation Commission (RTC) level. Mr. Martinovich thanked the Board and stated Staff had enough direction to proceed.

17. CITY MANAGER

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING COORDINATION OF LEGISLATIVE ACTIVITY ON PENDING STATE LEGISLATION BEFORE THE NEVADA LEGISLATURE AND WHETHER TO ADOPT AN OFFICIAL POLICY POSITION OR DIRECT STAFF AND CARSON CITY’S RETAINED LOBBYIST TO ADVOCATE FOR OR AGAINST ANY SUCH LEGISLATION, INCLUDING THE SUBMITTAL OF PROPOSED AMENDATORY LANGUAGE.

(10:38:37) – Mayor Bagwell introduced the item and Ms. Paulson noted that the 2021 legislative session had ended earlier in the week, and that Carson City’s Government Affairs Consultants Mary and Steve Walker of Walker and Associates would be at the June 17, 2021 meeting to present legislative session highlights. Ms. Paulson also stated that the City Manager’s Office will work with City departments to begin implementing necessary changes based on passed legislation. Mayor Bagwell noted that at its next meeting, the Board will bring forth the first reading of a bill regarding cannabis lounges and smoking in public. Ms. Paulson clarified that the City’s lobbyist had been able to bring forth amendments to legislation to ensure minimal impact to the budget.

(10:41:07) – Supervisor White thanked the Board for its support of AB270 which had passed unanimously and that a ceremonial signing was planned at the Stewart Indian School in Carson City by the Governor on Friday, June 4, 2021. He also announced that the Nevada State Preservation Society was planning on-going prison tours until Nevada Day 2021.

18. BOARD OF SUPERVISORS – NON-ACTION ITEMS

FUTURE AGENDA ITEMS

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD

STAFF COMMENTS AND STATUS REPORT

(10:43:01) – Mayor Bagwell introduced the item. Supervisor Jones updated the Board on a memorial service he had attended for Information Technology employee Desi Navarro, and reported that about 350 attendees had been present.

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19. PUBLIC COMMENT

(10:43:42) – Mayor Bagwell entertained final public comments; however, none were forthcoming.

30. FOR POSSIBLE ACTION: TO ADJOURN

(10:43:57) – Mayor Bagwell adjourned the meeting at 10:43 a.m.

The Minutes of the June 3, 2021 Carson City Board of Supervisors meeting are so approved on this 1st day of July, 2021.

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk – Recorder

Attachments: Emailed Public Comments