

CARSON CITY BOARD OF SUPERVISORS

Minutes of the January 6, 2022 Meeting

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, January 6, 2022 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
Dan Yu, Assistant District Attorney
Stephanie Hicks, Deputy City Manager
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 are available for review at: <https://www.carson.org/minutes>.

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

(8:30:29) – Mayor Bagwell called the meeting to order at 8:30 a.m. Ms. Warren called roll and noted the presence of a quorum. Airport Road Church of Christ Pastor Bruce Henderson provided the invocation. Chief Deputy Assessor Kimberly Adams led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:33:39) – Mayor Bagwell entertained public comments; however, none were forthcoming. She also announced that item 21.A will be heard immediately following the Consent Agenda.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – DECEMBER 2, 2021

(8:34:11) – Mayor Bagwell introduced the item and entertained corrections; however, none were forthcoming. She entertained a motion.

(8:34:21) – Supervisor White moved to approve the minutes of the December 2, 2021 Board of Supervisors meeting as presented. The motion was seconded by Supervisor Jones and carried 5-0-0.

CONSENT AGENDA

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(8:34:40) – Mayor Bagwell introduced the item and entertained disclosures. Supervisor Giomi read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest and noted that he would participate in discussion and action. Mayor Bagwell entertained other items to be pulled from the Consent Agenda and when none were forthcoming, a motion.

(8:35:30) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 7.A, 7.B, 8.A, 8.B, 9.A, 10.A (with Supervisor Giomi’s Disclosure), 10.B, and 11.A. 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

7. ASSESSOR

7.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO REMOVE THE TAXES AND PENALTIES FROM THE UNSECURED TAX ROLLS FOR FISCAL YEARS ("FY") 2018/19, 2019/20 AND 2020/21 PER NRS 361.5607 IN THE AMOUNT OF \$224.74.

7.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF ONE MEMBER TO THE CARSON CITY BOARD OF EQUALIZATION ("CCBOE"), TO FILL THE REMAINDER OF A TERM ENDING IN JANUARY 2023.

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 DECEMBER 27, 2021, PER NRS 251.030 AND NRS 354.290.

8.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF THE CARSON CITY PLAN OF CORRECTIVE ACTION FOR THE FISCAL YEAR 2020-2021 STATUTORY VIOLATIONS INCLUDED IN THE ANNUAL AUDIT.

9. PARKS, RECREATION & OPEN SPACE

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE DEDICATION OF CARSON CITY ASSESSOR’S PARCEL NUMBERS (“APN”) 010-733-03, 010-733-06, 010-731-01 AND 010-733-18, WHICH WERE OFFERED TO CARSON CITY FOR PUBLIC USE

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AS COMMON AREAS B, C, D AND E (“COMMON AREAS”) IN THE FINAL MAP FOR SCHULZ RANCH SUBDIVISION - PHASE 3, RECORDED AS MAP NUMBER 2929 ON NOVEMBER 16, 2017 (“FINAL MAP”).

10. PURCHASING AND CONTRACTS

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE TWO VEHICLES FOR THE CARSON CITY HEALTH AND HUMAN SERVICES DEPARTMENT (“CCHHS”), FOR A TOTAL NOT TO EXCEED AMOUNT OF \$72,033.36 UTILIZING JOINDER CONTRACT #99SWC-NV21-8813 BETWEEN THE STATE OF NEVADA AND CARSON CITY TOYOTA SCION. (CAROL AKERS, CAKERS@CARSON.ORG, AND NICKI AAKER, NAAKER@CARSON.ORG)

10.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT MKD CONSTRUCTION, INC. (“MKD”) IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES (“NRS”) CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 21300232 TO MKD FOR THE HIGHWAY 50 EAST WATER MAIN REPLACEMENT PROJECT (“PROJECT”) FOR A TOTAL AMOUNT NOT TO EXCEED \$328,878.

11. SHERIFF

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION FOR THE CARSON CITY SHERIFF'S OFFICE ("CCSO") TO SUBMIT TO THE NEVADA OFFICE OF CRIMINAL JUSTICE, NATIONAL CRIMINAL HISTORY IMPROVEMENT PROGRAM ("NCHIP"), AN APPLICATION FOR A GRANT IN THE AMOUNT OF \$82,000 FOR DISPATCH INTERFACE MODERNIZATION.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

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

No items were pulled for discussion.

13. CITY MANAGER

13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF THREE MEMBERS TO THE CARSON CITY CULTURAL COMMISSION, EACH FOR A TERM THAT WILL EXPIRE IN JANUARY 2025.

(8:39:49) – Mayor Bagwell introduced the item and noted that candidate Christophor Pattison would be unable to attend in person due to illness; however, he had requested that his application be considered for the appointment.

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She also explained the interview process to each candidate, stating that all applicants would be asked the same questions by each Board member, after which the Supervisors would deliberate and take action. The Board interviewed the following applicants: Sierra Scott for reappointment, and Bethany Drysdale, Jacqueline Carlin, and Susan Mowers for initial appointments. Incumbent Amy Clemens was not present, and Supervisor Giomi received confirmation that she had been invited to the interview. The interviews may be viewed in their entirety, as part of the Board meeting, on: https://carsoncity.granicus.com/MediaPlayer.php?view_id=2&clip_id=1956.

(9:13:40) – At the completion of the interviews, Mayor Bagwell sought input from the Board. Supervisor Jones complimented the candidates for their willingness to support art and culture, and recommended the appointments of Sierra Scott, Bethany Drysdale, and Susan Mowers. Mayor Bagwell concurred with Supervisor Jones’ recommendations noting that Ms. Scott had been a “driving force” on the Cultural Commission, and believed that Ms. Drysdale and Ms. Mowers provided “linkage with tourism and the arts.” Supervisor White also agreed with the recommendations provided by Supervisor Jones because “I really appreciate the way Ms. Drysdale and Ms. Mowers recognize [that] there’s more to this town than downtown.” Supervisor Schuette praised the “depth and knowledge” of the applicants and noted that she would also support the appointments recommended by Supervisor Jones. Supervisor Giomi was in agreement as well. Mayor Bagwell entertained a motion.

(9:16:56) – Supervisor Jones moved to appoint Sierra Scott, Bethany Drysdale, and Susan Mowers to the Cultural Commission, each for a term that expires in January 2025. 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

(9:17:40) – Mayor Bagwell clarified for the record that even though applicants Amy Clemens and Christophor Pattison had not been interviewed, their applications were reviewed for the scoring process by the Board.

13.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF TWO MEMBERS TO THE CARSON CITY PLANNING COMMISSION, EACH FOR A FOUR-YEAR TERM ENDING ON JANUARY 1, 2026.

(9:18:00) – Mayor Bagwell introduced the item and recommended separate motions for each appointment, noting that current Planning Commission Chair, Charles Borders, was the Mayor’s nominee. *Under Carson City’s Boards, Committees, and Commissions Policies and Procedures, the Mayor shall recommend one person from Carson City at large for consideration and approval, by a majority vote, of the Board for appointment by the Mayor to the Planning Commission in the first year after the new or re-elected Mayor is sworn in.* She also entertained a motion.

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(9:18:34) – Supervisor Giomi moved to appoint Charles Borders as the Mayor’s nominee to the Planning Commission for a four-year term ending on January 1, 2026. Supervisor Jones seconded the motion.

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

(9:18:52) – Mayor Bagwell reiterated the interview process. She explained to each candidate that all applicants would be asked the same questions by each Board member, after which the Supervisors would deliberate and take action. These interviews may also be viewed, as part of the Board meeting, on the City’s website on: https://carsoncity.granicus.com/MediaPlayer.php?view_id=2&clip_id=1956.

(9:19:09) – the Board interviewed the candidates in the following order: incumbent Theresa “Teri” Green-Preston and new applicants Michael Pelham, Maxine Nietz, Delacy Sheck, Aaron Sims, and Tod Jennings. At the completion of the interviews, Mayor Bagwell entertained discussion. Supervisor Giomi called the Planning Commission “one of most critical boards” because their decisions affected the entire community. He believed that the Commissioners must understand the role of the Planning Commission and have “a solid understanding of laws.” He also noted that some of the statements he had heard from the applicants were not “factually accurate.” Supervisor Giomi explained that the two individuals who had an understanding of the Commission’s role were Ms. Nietz and Ms. Preston, but he would lean towards Ms. Preston because she had served in that role for a term and that she had served well. Supervisor Jones believed that the Planning Commission made decisions the Board did not have to make and noted the qualifications of the applicants, adding that his vote would be cast for Ms. Preston.

(10:09:50) – Supervisor White noted that several of the applicants understood “what the Planning Commission does and how they’re supposed to do it.” However, he cited Ms. Preston’s experience with the Master Plan revision as a reason for his vote. Supervisor Schuette was in agreement with Supervisor White as well. Mayor Bagwell also noted her appreciation of all applicants and the choices they presented. She believed everyone cared about and wanted to make good decisions for the Community, adding that Ms. Preston had demonstrated her “ability to review applications that have come before the Planning Commission and to apply the rules and the laws.” She also entertained a motion.

(10:13:07) – Supervisor White moved to appoint Teri Green-Preston to the Planning Commission for a four-year term ending on January 1, 2026. Supervisor Schuette seconded the motion.

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

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13.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF MEMBERS OF THE BOARD OF SUPERVISORS AND ANY OTHER DESIGNEES OR REPRESENTATIVES TO VARIOUS POSITIONS ON BOARDS, COMMITTEES AND COMMISSIONS AS REQUIRED OR AUTHORIZED BY LAW, INCLUDING TO: (1) THE POSITION OF MAYOR PRO TEMPORE ON THE BOARD OF SUPERVISORS; (2) THE CARSON CITY REGIONAL TRANSPORTATION COMMISSION; (3) THE CARSON CITY AUDIT COMMITTEE; (4) THE NEVADA ASSOCIATION OF COUNTIES; AND (5) THE NEVADA LEAGUE OF CITIES BOARD OF DIRECTORS.

(10:13:44) – Mayor Bagwell introduced the item and noted that unless a Board member wished to make changes to their current assignments, the reappointments would take place. She reviewed each Committee/Commission representation and entertained appropriate motions.

(10:14:30) – Supervisor Schuette moved to appoint Supervisor Giomi as Mayor Pro Tempore for a one-year term ending on January 1, 2023. Supervisor Jones seconded the motion.

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

(10:15:18) – Supervisor Giomi moved to appoint Supervisor Schuette the Regional Transportation Commission for a two-year term ending on December 31, 2023. Supervisor Jones seconded the motion.

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

(10:15:44) – Mayor Bagwell stated that she did not wish to continue serving on the Audit Committee as her son had been promoted to Partner at an audit firm, which would create a conflict of interest. Supervisor Schuette expressed interest in serving on the Audit Committee.

(10:16:21) – Supervisor Giomi moved to appoint Supervisor Schuette to the to the Carson City Audit Committee for a one-year term ending on December 31, 2022. Supervisor Jones seconded the motion.

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

(10:17:13) – Supervisor Schuette moved to appoint Supervisor Giomi to the Nevada Association of Counties for a one-year term ending on December 31, 2022. Supervisor Jones seconded the motion.

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

(10:17:56) – Supervisor Giomi moved to appoint Mayor Bagwell as an alternate to the Nevada Association of Counties for a one-year term ending on December 31, 2022 and to the Nevada League of Cities Board of Directors for a one-year term ending on December 31, 2022. Supervisor Jones seconded the motion.

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

(10:18:50) – Mayor Bagwell recessed the Board of Supervisors meeting and noted that the Board would meet as the Redevelopment Authority upon its return.

REDEVELOPMENT AUTHORITY

14. CALL TO ORDER & ROLL CALL - REDEVELOPMENT AUTHORITY

(10:30:35) – Chairperson Bagwell called the meeting to order. Ms. Warren called roll and noted the presence of a quorum.

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15. PUBLIC COMMENT

(10:30:56) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

16. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - NOVEMBER 18, 2021

(10:31:10) – Chairperson Bagwell introduced the item and entertained a motion.

(10:31:14) – Vice Chair Giomi moved to approve the November 18, 2021 Redevelopment Authority meeting minutes. The motion was seconded by Member Schuette and carried 5-0-0.

17. CITY MANAGER

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ELECTION OF A CHAIR AND VICE-CHAIR OF THE REDEVELOPMENT AUTHORITY, EACH FOR ONE-YEAR TERMS ENDING ON DECEMBER 31, 2022.

(10:31:32) – Chairperson Bagwell introduced the item and entertained nominations. Both Chair Bagwell and Vice Chair Giomi noted that they would accept their respective nominations.

(10:32:01) – Member Schuette moved to appoint Lori Bagwell as the Chair and Stacey Giomi as the Vice Chair of the Redevelopment Authority, each for one-year terms ending on December 31, 2022. Member Jones seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Schuette
SECONDER:	Member Jones
AYES:	Member Jones, Schuette, White, Vice Chair Giomi, and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

17.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF TWO MEMBERS TO THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE ("RACC"), EACH FOR THE POSITION OF BUSINESS OPERATOR OR PROPERTY OWNER FROM REDEVELOPMENT AREA 1, ONE TO FILL A PARTIAL TERM ENDING IN JANUARY 2023 AND ONE TO FILL A THREE-YEAR TERM ENDING IN JANUARY 2025.

(10:32:29) – Chairperson Bagwell introduced the item and noted that there were two vacancies and two applicants. The Board chose to proceed with the appointments. Chairperson Bagwell entertained a motion.

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(10:33:08) – Chairperson Bagwell moved to appoint Nicole Kastens to fill the vacancy for the Business Operator or Property Owner position from Redevelopment Area 1 for a partial term ending in January 2023, and Richard Bragiel to fill the vacancy for the Business Operator or Property Owner position from Redevelopment Area 1 for a three-year term ending in January 2025. Vice Chair Giomi seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Chairperson Bagwell
SECONDER:	Vice Chair Giomi
AYES:	Member Jones, Schuette, White, Vice Chair Giomi, and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

18. PUBLIC COMMENT

(10:33:22) – Chairperson Bagwell entertained final public comments; however, none were forthcoming.

19. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY

(10:33:55) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 10:33 a.m.

20. RECONVENE AS THE BOARD OF SUPERVISORS

(10:34:00) – Mayor Bagwell called the Board of Supervisors meeting back to order. A quorum was still present.

21. SHERIFF

21.A FOR DISCUSSION ONLY: PRESENTATION OF A BIANNUAL REPORT ON CARSON CITY JAIL CONDITIONS AND INFORMATION CONCERNING DEATHS OF PRISONERS WITHIN THE JAIL.

(8:36:00) – Mayor Bagwell introduced the item. Carson City Sheriff’s Office Lieutenant Earl Mays III presented the Staff Report (incorporated into the record) and supporting documentation (also incorporated into the record as Late Material) and responded to Board questions. Facilities Maintenance Manager Ron Reed reviewed the upcoming facility improvements and the permits required to complete the work. He also highlighted the need for moving inmates in order to work in specific areas. This item was not agendized for action.

22. PURCHASING AND CONTRACTS

22.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 21300204 WITH NICHOLS CONSULTING ENGINEERS, CHTD (“NCE”) TO PROVIDE FEASIBILITY AND DESIGN SERVICES FOR A COMPLETE STREETS PROJECT ON

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EAST WILLIAM STREET FROM CARSON STREET TO INTERSTATE 580, FOR A NOT TO EXCEED AMOUNT OF \$390,242.50.

(10:34:14) – Mayor Bagwell introduced the item and entertained Board questions and comments. City Engineer Randy Rice clarified for Supervisor Giomi that after much discussion with the consultant, they believed that because the project was not as complex as the South Carson Street Project, it was reflected as such in the consultant’s contract. Supervisor White was informed by Mr. Rice that the portion of William Street between Carson Street and Saliman Road was the most likely section in need of reconstruction. Supervisor White recommended looking into the City’s agreement with the Nevada Department of Transportation (NDOT) regarding William Street resurfacing. Mayor Bagwell recommended presenting more than one option to the community for input, and noted for the record that the public outreach consulting fees were not included in this consulting agreement. Mr. Rice confirmed that some grant funds would be used for those projects, adding that public and business input was already being sought through the City’s Carson Proud interactive site. Mayor Bagwell entertained a motion.

(10:43:33) – Supervisor Giomi moved to approve Contract No. 21300204 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

23. FIRE

23.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION FOR THE CARSON CITY FIRE DEPARTMENT ("CCFD") TO SUBMIT AN APPLICATION FOR A GRANT IN THE AMOUNT OF \$1,021,840 AS PART OF A REGIONAL GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY ASSISTANCE TO FIREFIGHTERS GRANT ("FEMA'S AFG") PROGRAM FOR THE PURCHASE OF 80 SELF-CONTAINED BREATHING APPARATUS ("SCBAS").

(10:43:51) – Mayor Bagwell introduced the item. She also entertained Board comments or questions and when none were forthcoming, a motion.

(10:44:07) – Supervisor Giomi moved to authorize the submission of the grant application as presented. Supervisor Schuette seconded the motion.

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

24. COMMUNITY DEVELOPMENT - PLANNING

24.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A TENTATIVE SUBDIVISION MAP FOR A COMMON OPEN SPACE DEVELOPMENT KNOWN AS EAST ROBINSON STREET AND NORTH SALIMAN ROAD – BLACKSTONE RANCH NORTH TO CREATE 137 SINGLE FAMILY RESIDENTIAL LOTS ON A ±41.07 ACRE PORTION OF A ±78.81 ACRE SITE WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA ON PROPERTY ZONED MULTI-FAMILY DUPLEX (“MFD”), MULTI-FAMILY APARTMENTS (“MFA”), AND GENERAL COMMERCIAL (“GC”), LOCATED WEST OF INTERSTATE 580, NORTH AND EAST OF ROBINSON STREET, AND SOUTH OF EAST WILLIAM STREET, APNS 010-041-39 AND 010-041-52.

(10:44:52) – Mayor Bagwell introduced the item. Associate Planner Heather Manzo gave background and presented the Staff Report with supporting documentation which included a Tentative Map, all of which are incorporated into the record. She also noted that the Planning Commission had recommended approval and that Staff had not received public comment regarding the item. Ms. Manzo offered to respond to Board questions and acknowledged that the applicant was also present at the meeting.

(10:50:26) – Supervisor Giomi inquired about Condition of Approval No. 28 which stated that should sewage pumping be required, lift stations should be privately owned and operated. Engineering Project Manager Stephen Pottéy clarified that the lift stations are “typically located on private property” and this particular one would be maintained by the homeowners association (HOA). He also reviewed the culvert locations. Supervisor Giomi was concerned that the project did not provide a secondary egress to Highway 50. Supervisor Schuette was concerned about the maintenance of lift stations and inquired whether the HOA could finance the maintenance performed by the City. Mr. Pottéy believed that private companies can maintain them according to City standards, such as installing redundant pipes. Mayor Bagwell recommending having a fallback plan in case the HOA failed. Discussion ensued regarding a Land Maintenance District (LMD) and Deputy Public Works Director Dan Stucky offered to look into whether that would cover utility infrastructure or not. Planning Manager Heather Ferris believed that the Schulz Ranch and Anderson Ranch project LMDs focused on open space landscape maintenance only. Community Development Director Hope Sullivan believed that language pertaining to failed HOAs and the City’s assessment of fees similar to HOA dues existed and offered to research it.

(11:08:35) – Supervisor White was informed by Transportation Manager Chris Martinovich that part of the East William Street Complete Streets Project, a traffic engineer had been hired to provide “future year traffic analysis”

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on East William Street which would accommodate this and other future developments. Mayor Bagwell noted that the Tentative Map did not provide a view of the entire project which was being phased. Ms. Manzo clarified for Supervisor Jones that the project at its current phase was currently in compliance with the overall approved conditions. Supervisor Schuette was informed that the applicant had set aside 2.5 acres open for a roadway should the currently planned access plan does not go through. At Ms. Sullivan's request, Mayor Bagwell recessed this item for further clarification.

(11:29:10) – Mayor Bagwell reopened the discussion on the item. Ms. Manzo requested tabling this item to the January 20, 2022 meeting to ensure the correct language is inserted in the Conditions of Approval. Mayor Bagwell was informed by the applicant that they would agree to continue the lift station discussion to the next meeting. No objections were voiced by the Board; therefore, the item was tabled to the next meeting.

25. 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

(11:19:15) – Mayor Bagwell introduced the item. Ms. Paulson announced that the United States Treasury had released the American Rescue Plan Act (ARPA) funding Final Rule which offers a standard allowance for revenue loss of up to \$10 million. Supervisor White congratulated the Board on their one-year anniversary and reported that Nevadaworks had created three education grant platforms with 408 participants and graduates. He also explained that the Off Highway Vehicle (OHV) Commission had distributed grant funds to 22 different organizations totaling \$1,434,702. Supervisor Giomi announced that the Nevada Association of Counties (NACO) would celebrate its 100th birthday in 2024 and that Carson City had been selected to host NACO's annual conference in 2024. Supervisor Schuette praised the community activities such as snowshoeing trips, interpretive walks, and educational trips planned by the Parks, Recreation, and Open Space Department. Mayor Bagwell updated the Board on the Tahoe Transportation District (TTD) meeting and the challenges that involved two states and many jurisdictions. She also noted that the TTD Board planned to raise \$20 million annually as a local match to the California and Nevada state contributions. She anticipated an upcoming ballot measure as required by the State of California.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

This item did not take place.

26. PUBLIC COMMENT

(11:32:47) – Mayor Bagwell entertained final public comments; however, none were forthcoming.

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27. FOR POSSIBLE ACTION: TO ADJOURN

(11:33:01) – Mayor Bagwell adjourned the meeting at 11:33 a.m.

The Minutes of the January 6, 2022 Carson City Board of Supervisors meeting are so approved on this 3rd day of February, 2022.

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk – Recorder

Attachments: written public comments