

CARSON CITY BOARD OF SUPERVISORS
Minutes of the January 20, 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 20, 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
Aubrey Rowlett, Clerk-Recorder
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

(8:30:58) – Mayor Bagwell called the meeting to order at 8:30 a.m. Ms. Rowlett called roll and noted the presence of a quorum. Calvary Chapel Pastor Pat Propster provided the invocation. Supervisor Giomi led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:33:22) – Mayor Bagwell introduced the item and reminded everyone to visit <https://gethealthycarsoncity.org/> to request COVID-19 test appointments and obtain additional COVID-19 information. She also entertained public comments. Lea Case introduced herself via telephone and thanked the Mayor and the Board for considering her application for reappointment to the Carson City Parks and Recreation Commission (item 17.A). Kathleen Franco Simmons spoke in support of Staff’s recommendation to change the Master Plan designation of the Empire Cemetery to Open Space which is outlined in her written public comment (attached). She wished to zone it Public Regional, to match the zoning of Lone Mountain Cemetery. Ms. Simmons also reiterated her previous requests such as removing slaughterhouse and stockyard from the Carson City Municipal Code and sending public notices electronically. Dr. Jennifer Verive, whose written public comments are incorporated into the record, introduced herself, and requested the removal of the term slaughterhouse form the General Industrial (GI) zoning and referenced the reasons she had cited in her written comments.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – DECEMBER 16, 2021 AND DECEMBER 30, 2021.

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(8:41:56) – Mayor Bagwell introduced the item and entertained a motion.

(8:42:26) – Supervisor Giomi moved to approve the minutes of the December 16, 2021 and December 30, 2021 Board of Supervisors meeting, with the corrections provided as late material. The motion was seconded by Supervisor Schuette and carried 5-0-0.

7. SPECIAL PRESENTATIONS

7.A PRESENTATION OF LENGTH OF SERVICE CERTIFICATES TO CITY EMPLOYEES.

(8:42:55) – Mayor Bagwell introduced the item and presented a five-year service certificate to Lizzeth Granata, Deputy Sheriff, and a twenty-year service certificate Jeff Pullen, Deputy Sheriff, who was accompanied by K9 Officer Blue. Carson City Fire Department Office Specialist Shelby Price was awarded a five-year service certificate and Court Administrator Maxine Cortes received her 15-year service award certificate. Mayor Bagwell invited the service award recipients to join her and the Board for a commemorative photograph.

7.B PROCLAMATION AND PRESENTATION OF THE EMPLOYEE-OF-THE-QUARTER AWARD TO RAY MURRAY, ELECTRICAL INSTRUMENTATION AND CONTROLS TECHNICIAN.

(8:46:53) – Mayor Bagwell read the Employee of the Quarter award certificate, incorporated into the record, and presented it to Electrical Instrumentation and Controls Technician Ray Murray. She credited Mr. Murray for integrating the Diffused Air Flotation process at Public Works and for saving the City \$200,000. She also presented him with a \$200 check. Mr. Murray joined the Board and the Mayor for a commemorative photograph.

8. COMMUNITY DEVELOPMENT

8.A FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION REGARDING SALES DATA FOR VARIOUS AREAS OF CARSON CITY FROM THE PAST SEVEN YEARS (2014-2020).

(8:50:14) – Mayor Bagwell introduced the item. University of Nevada Center for Regional Studies Project Manager Brian P. Bonnenfant presented sales data for various areas of the City from the past seven years, which is incorporated into the record, and responded to clarifying questions. Mayor Bagwell explained that non-profit organizations and thrift stores are exempt from sales tax. Discussion also ensued regarding the reporting of sales taxes generated by online sales. This item was agendaized for discussion only.

CONSENT AGENDA

(9:09:44) – Mayor Bagwell introduced the item and entertained items to be pulled from the agenda. When none were forthcoming, she entertained a motion.

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(9:09:51) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 9.A, 10.A, 11.A, 12.A, 12.B (Resolution No. 2022-R-1), 13.A, 14.A (Resolution No. 2022-2), 14.B, 14.C, 14.D, 15.A, and 15.B. 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

9. CITY MANAGER

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF DECEMBER 3, 2021 THROUGH JANUARY 7, 2022.

10. FINANCE

10.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 JANUARY 7, 2022, PER NRS 251.030 AND NRS 354.290.

11. PARKS, RECREATION & OPEN SPACE

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A MUTUAL GRANT OF NON-EXCLUSIVE EASEMENTS (“EASEMENTS”) BETWEEN CHRISTIAN MANNSFELD AND CARSON CITY THROUGH WHICH MR. MANNSFELD WILL GRANT THE CITY A NON-EXCLUSIVE EASEMENT ON APN 007-061-02 FOR A RECREATIONAL TRAIL, AND THE CITY WILL GRANT MR. MANNSFELD A NON-EXCLUSIVE ACCESS EASEMENT ACROSS AN EXISTING DIRT ROAD ON APNS 007-061-25, 007-061-81, 007-071-01 AND 007-071-05.

12. PUBLIC WORKS

12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A GRANT OF HIGHWAY EASEMENT DEED (“EASEMENT”) AT NO COST FROM THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION (“FHWA”), TO CARSON CITY FOR APPROXIMATELY 6.24 ACRES WITHIN APN 007-061-26 THAT IS NECESSARY FOR THE KINGS CANYON ROAD AND TRAILHEAD FEDERAL LANDS ACCESS PROGRAM (“FLAP”) PROJECT (“PROJECT”).

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12.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION ACCEPTING THE DEDICATION OF RIGHT-OF-WAY DESIGNATED AS CARSON CITY ASSESSOR'S PARCEL NUMBER ("APN") 010-763-01 AND ALSO KNOWN AS PORTIONS OF BANNER PEAK DRIVE, WHEELER PEAK DRIVE AND CHALK BLUFF DRIVE, AS OFFERED FOR DEDICATION BY THE FINAL MAP FOR SCHULZ RANCH PHASE 5, RECORDED IN THE OFFICE OF THE CARSON CITY CLERK-RECORDER AS DOCUMENT NO. 514324, MAP NO. 3001 ON DECEMBER 18, 2020.

Resolution No. 2022-R-1.

13. PURCHASING AND CONTRACTS

13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 21300227 WITH RH BORDEN AND COMPANY LLC ("RH BORDEN") TO PERFORM A CONDITION ASSESSMENT FOR A SIGNIFICANT PORTION OF CARSON CITY'S SANITARY SEWER SYSTEM, FOR A NOT TO EXCEED AMOUNT OF \$143,750.

14. SHERIFF

14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION UNDER NRS 277.050 DECLARING THE CARSON CITY BOARD OF SUPERVISOR'S INTENT TO AMEND THE OCTOBER 15, 2015 LEASE OF APPROXIMATELY 2,330 SQUARE FEET OF SPACE IN THE CARSON CITY SHERIFF'S OFFICE ("CCSO") FACILITY, LOCATED AT 911 EAST MUSSER STREET, CARSON CITY, NEVADA, ASSESSOR'S PARCEL NUMBER ("APN") 004-174-09, TO THE STATE OF NEVADA'S PUBLIC WORKS DIVISION AS THE LESSEE AND THE DEPARTMENT OF PUBLIC SAFETY'S NEVADA HIGHWAY PATROL ("NHP") AS THE TENANT FOR \$2,912.50 PER MONTH FOR FISCAL YEAR ("FY") 2023 (JULY 1, 2022 THROUGH JUNE 30, 2023), AND FOR \$3,029.00 PER MONTH FOR FYS 2024 AND 2025 (JULY 1, 2023 THROUGH JUNE 30, 2025).

Resolution No. 2022-R-2.

14.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A GRANT FROM THE DEPARTMENT OF JUSTICE, 2021 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, IN THE AMOUNT OF \$55,000 TO FUND A BEHAVIORAL HEALTH PEACE OFFICER POSITION.

14.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE SUBMISSION OF AN APPLICATION FOR GRANT FUNDING IN THE AMOUNT OF \$149,690.49 FROM THE DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, NORTHERN AND MIDDLE STATES RURAL LAW ENFORCEMENT ASSISTANCE PROGRAM.

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14.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A GRANT FROM THE DEPARTMENT OF JUSTICE, 2021 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, FOR THE TRINET NARCOTICS TASK FORCE IN THE AMOUNT OF \$95,000, AND A PROPOSED INTERLOCAL AGREEMENT BETWEEN CARSON CITY AND DOUGLAS COUNTY TO PASS \$41,000 IN THE GRANT FUNDS TO DOUGLAS COUNTY FOR THE TRINET NARCOTICS TASK FORCE.

15. TREASURER

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE TREASURER'S MONTHLY STATEMENT OF ALL MONEY ON DEPOSIT, OUTSTANDING CHECKS AND CASH ON HAND FOR DECEMBER 2021, SUBMITTED PER NEVADA REVISED STATUTES ("NRS") 354.280.

15.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO CORRECT AND ADJUST THE SECURED AND UNSECURED TAX ROLLS FOR FISCAL YEAR ("FY") 2020/2021 PER NRS 361.765 TO 361.768, INCLUSIVE, ON MULTIPLE PROPERTIES RESULTING IN A REDUCTION OF \$9,108.40 FROM THE SECURED TAX ROLL AND AN ADDITION OF \$88,814 TO THE UNSECURED TAX ROLL, AND WHETHER TO AUTHORIZE THE CARSON CITY TREASURER TO REFUND ANY OVERASSESSMENTS/PENALTIES IN THE AMOUNT OF \$368.93, REMOVE UNSECURED TAX PENALTIES DUE TO BILLING ERRORS IN THE AMOUNT OF \$19,685.72 AND COLLECT ADDITIONAL TAXES DUE.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

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

No items were pulled for discussion from the Consent Agenda.

17. CITY MANAGER

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF THREE MEMBERS TO THE CARSON CITY PARKS AND RECREATION COMMISSION, EACH FOR A FOUR-YEAR TERM ENDING ON JANUARY 1, 2026.

(9:10:33) – Mayor Bagwell introduced the item and noted that three candidates had applied for reappointment. She was also informed that new applicant George Butler was not present for an interview. Mayor Bagwell entertained a motion.

(9:11:33) – Supervisor Giomi moved to reappoint Lea Case, Kurt Meyer and Dave Whitefield, each for a four-year term ending on January 1, 2026 to the Parks and Recreation Commission. 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

17.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF UP TO FOUR MEMBERS TO THE 9-1-1 SURCHARGE ADVISORY COMMITTEE (“COMMITTEE”), WITH ONE APPOINTMENT AS THE REPRESENTATIVE OF A LOCAL EXCHANGE CARRIER FOR A FULL TERM EXPIRING IN DECEMBER 2023, TWO APPOINTMENTS EACH FOR A TERM EXPIRING IN DECEMBER 2023 AND ONE APPOINTMENT TO FILL A PARTIAL TERM EXPIRING IN DECEMBER 2022.

(9:11:57) – Mayor Bagwell introduced the item and noted that the Board normally would not appoint first time applicants without a discussion. She also clarified that a sixth appointment was not required for this Committee as it required at least five members, but no more than seven. Supervisor Giomi expressed support for the two reappointment candidates, who he believed had served well. He also suggested a motion.

(9:12:58) – Supervisor Giomi moved to appoint Bryson Gordon as the representative for a local exchange carrier for a term expiring in December 2023. He also moved to reappoint Mary Katherine Durbin and Denise Bauer, each to fill a term expiring in December 2023. The motion was seconded by Supervisor Jones.

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

18. FINANCE

18.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AUTHORIZING THE ISSUANCE BY CARSON CITY OF ITS "GENERAL OBLIGATION (LIMITED TAX) WATER AND REFUNDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUE), SERIES 2022A" IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$16,690,000.

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(9:13:35) – Mayor Bagwell introduced the item. JNA Consulting Group, LLC Vice President and Carson City Municipal Advisor John Peterson introduced himself and provided background on the proposed Ordinance, incorporated into the record. Mr. Peterson anticipated possible \$750,000 in savings for the City due to better interest rates, which he recommended locking in as soon as possible. There were no Board questions or comments; therefore, Mayor Bagwell entertained a motion.

(9:16:57) – **Supervisor Giomi moved to approve, on first reading, Bill No. 101. Supervisor Schuette seconded the motion.**

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

18.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AUTHORIZING THE ISSUANCE BY CARSON CITY OF ITS "GENERAL OBLIGATION (LIMITED TAX) WASTEWATER REFUNDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUE), SERIES 2022B" IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,895,000.

(9:17:16) – Mayor Bagwell introduced the item. Mr. Peterson estimated that like item 17.A, the estimated savings in this case would be around \$121,000. Mayor Bagwell entertained a motion.

(9:18:26) – **Supervisor Schuette moved to approve, on first reading, Bill No. 102. Supervisor White seconded the motion.**

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

18.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AUTHORIZING THE ISSUANCE BY CARSON CITY OF ITS "GENERAL OBLIGATION (LIMITED TAX) CAPITAL IMPROVEMENT BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUE), SERIES 2022C" IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$8,100,000.

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(9:18:45) – Mayor Bagwell introduced the item. Mr. Peterson gave background, including a review of the timeline contained in the Staff Report. There were no Board questions; therefore, Mayor Bagwell entertained a motion.

(9:18:26) – Supervisor Giomi moved to approve, on first reading, Bill No. 103. 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

18.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF A RESOLUTION AUTHORIZING THE PREPARATION, DISTRIBUTION, USE OF AND EXECUTION OF ONE OR MORE PRELIMINARY OFFICIAL STATEMENTS IN CONNECTION WITH THE SALE AND ISSUANCE OF THE CITY’S GENERAL OBLIGATION (LIMITED TAX) WATER AND REFUNDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2022A, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$16,690,000, GENERAL OBLIGATION (LIMITED TAX) SEWER REFUNDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2022B, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,895,000, AND GENERAL OBLIGATION (LIMITED TAX) CAPITAL IMPROVEMENT BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2022C, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$8,100,000.

(9:20:07) – Mayor Bagwell introduced the item. Mr. Peterson explained that the proposed resolution would allow the publication and distribution of a preliminary official statement for the proposed bonds “a little bit earlier.” Mayor Bagwell entertained a motion.

(9:21:07) – Supervisor Schuette moved to approve Resolution No. 2022-R-3. Supervisor White seconded the motion.

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

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(9:21:34) – Chief Financial Officer Sheri Russell thanked Mr. Peterson and Bond Counsel Ryan Henry of Sherman & Howard L.L.C.

18.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY FISCAL YEAR 2021-22 BUDGET IN THE AMOUNT OF \$106,761,099.

(9:21:56) – Mayor Bagwell introduced the item. Ms. Russell clarified that this item reflected the rolling forward of the unspent FY 2021 funds into FY 2022 and making them available in the current budget. She also wished to see the Ending Fund Balance increased to 10 percent, and responded to clarifying questions by the Board. Mayor Bagwell entertained a motion

(9:28:33) – Supervisor Schuette moved to approve Resolution No. 2022-R-4. Supervisor Giomi seconded the motion.

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

19. RECESS AS THE BOARD OF SUPERVISORS

(9:28:53) – Mayor Bagwell recessed the Board of Supervisors meeting.

REDEVELOPMENT AUTHORITY

20. CALL TO ORDER AND ROLL CALL - REDEVELOPMENT AUTHORITY

(9:29:00) – Chairperson Bagwell called the Redevelopment Authority meeting to order. Ms. Rowlett called roll and noted the presence of a quorum.

21. PUBLIC COMMENT

(9:29:14) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

22. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - NOVEMBER 4, 2021

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(9:29:30) – Chairperson Bagwell introduced the item and read into the record a statement noting that the minutes would be approved beyond the 30-day window required by the Open Meeting Law; however, good cause had been shown to consider the approval of these minutes today. She also entertained changes or a motion.

(9:30:20) – Vice Chair Giomi moved to approve the November 4, 2021 Redevelopment Authority meeting minutes as presented. The motion was seconded by Member Schuette and carried 5-0-0.

23. FINANCE

23.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR 2021-22 BUDGET IN THE AMOUNT OF \$2,284,646.

(9:30:43) – Chairperson Bagwell introduced the item. Chief Financial Officer Sheri Russell explained that the proposed augmentation was primarily due to the carryover of program costs from the prior year's budget, Redevelopment Authority actions, and unanticipated sources of revenue. Chairperson Bagwell entertained a motion.

(9:31:18) – Member Jones moved to approve Resolution No. 2022-RA-R-1. Member White seconded the motion.

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

24. PUBLIC COMMENT

(9:31:40) – Chairperson Bagwell entertained final public comments; however, none were forthcoming.

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

(9:31:55) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 9:31 a.m.

26. RECONVENE AS THE BOARD OF SUPERVISORS

(9:31:59) – Mayor Bagwell reconvened the Board of Supervisors meeting.

27. COMMUNITY DEVELOPMENT - PLANNING

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27.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE APPROVING A CHANGE OF ZONING FROM GENERAL COMMERCIAL (“GC”) TO LIMITED INDUSTRIAL (“LI”) FOR A PARCEL LOCATED AT 900 FAIRVIEW DRIVE, APN 009-551-08.

(9:32:03) – Mayor Bagwell introduced the item. Planning Manager Heather Ferris provided background and presented the Staff Report with supporting documents, all of which are incorporated into the record. She highlighted the recommendation of the Planning Commission which was to leave APN 009-551-31 (788 Fairview Drive) zoned General Commercial (GC), because APN 009-551-31 was the subject of a recent application for a special use permit for a congregate care facility for the residential treatment of substance abuse, a permitted use of a GC parcel with a special use permit. The special use permit had been approved by the Planning Commission; therefore, the use was entitled. Ms. Ferris also responded to clarifying questions.

(9:35:38) – Supervisor Giomi received clarification that the congregate care facility would be located at the former school site and was owned by Community Counseling Center. Mayor Bagwell expressed concern regarding inconsistency in the proposed rezoning. Ms. Ferris noted that a non-conforming use would allow Community Counseling Center to expand in the future, with a Special Use Permit. Community Development Director Hope Sullivan cited a previously-heard case for the Montessori School located in an industrial zone. She stated that the businesses around it wished for the Industrial zoning because of needs such as truck traffic. Supervisor Schuette was also concerned about the one lot remaining GC zoned. Supervisor White was in favor of creating consistency and stability with the Master Plan; however, he believed this item would not do that. Ms. Sullivan explained to Supervisor Giomi that she was not in favor of allowing congregate care in a Limited industrial zone. She also clarified that a Special Use Permit had been obtained for the care facility. Supervisor Giomi understood the need for Limited Industrial zones in the City; however, he believed that the need Community Counseling Center would fill was important as well. He recommended waiting until a need for Limited Industrial zoning arose. Mayor Bagwell recommended tabling the issue and the Board concurred.

27.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ADOPT, ON SECOND READING, BILL NO 118, AN ORDINANCE APPROVING A CHANGE OF ZONING FROM GENERAL COMMERCIAL (“GC”) TO MULTI-FAMILY APARTMENTS (“MFA”) FOR PARCELS CREATED AS PART OF THE SUNDANCE RIDGE SUBDIVISION AND EDMONDS INDUSTRIAL PARK, LOCATED ON LEPIRE DRIVE, CASSIDY COURT, AND ETTA PLACE, ASSESSOR’S PARCEL NUMBERS (“APNS”) 010-351-06, 010-351-07, 010-351-14, 010-351-15, 010-351-95, 010-351-96, 010-651-14 THROUGH -22, 010-651-23, 010-651-29 THROUGH -50; AND FROM GC TO PUBLIC (“P”) FOR PARCELS LOCATED ON ETTA PLACE AND CASSIDY COURT, APNS 010-351-94 AND 010-651-24.

(9:50:58) – Mayor Bagwell introduced the item. Ms. Ferris noted that there were no changes since the first reading, except the APN number correction which had been noted during the first reading. Mayor Bagwell entertained comments/questions and when none were forthcoming, a motion.

(9:51:50) – Supervisor Giomi moved to adopt, on second reading, Ordinance No. 2022-1. Supervisor Jones seconded the motion. Mayor Bagwell entertained discussion.

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(9:52:09) – Supervisor White reiterated the concern he had raised during the first reading of the proposed Ordinance noting that he preferred “to keep as much commercial property as we possibly can.” Mayor Bagwell called for the vote.

RESULT:	APPROVED (4-1-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, Jones, Schuette, and Mayor Bagwell
NAYS:	Supervisor White
ABSTENTIONS:	None
ABSENT:	None

27.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ADOPT, ON SECOND READING, BILL NO 119, AN ORDINANCE CHANGING THE ZONING FROM SINGLE-FAMILY 12,000 (“SF12”), GENERAL COMMERCIAL (“GC”), AND GENERAL INDUSTRIAL (“GI”) TO GC FOR THE ENTIRE PARCEL LOCATED AT 4619 HIGHWAY 50 EAST, APN 008-283-04.

(9:52:43) – Mayor Bagwell introduced the item and Ms. Ferris noted that there were no changes to the Bill since the first reading. Mayor Bagwell called for the vote.

(9:53:09) – Supervisor Giomi moved to adopt, on second reading, Ordinance No. 2022-2. The motion was seconded by Supervisor White.

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

27.D 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.

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(9:53:42) – Mayor Bagwell introduced the item and noted that this item was continued from the last meeting. Associate Planner Heather Manzo gave background and reviewed the Staff Report and supporting materials. She also highlighted a typographical error in Condition No. 21 and the following changes in italics to Condition No. 28:

28. Cast in place manholes shall not be allowed, regardless of depth of new sewer mains, and riser depths shall meet Carson City standard details. If sewage pumping is required, lift stations shall be privately owned and operated. *If private lift stations or other private sewer infrastructure are required, the homeowner’s association (“HOA”) required in Condition No. 38 shall be responsible to fund, in perpetuity, 100% of the cost to maintain and operate any private sewer infrastructure necessary to serve the development. The declaration forming the HOA must list the private sewer lift station and private sewer infrastructure as common elements for which the HOA is responsible for 100% of the cost for maintenance and repair. The declaration must also state that the declaration’s provisions concerning the sewer lift station and private sewer infrastructure may not be amended without the approval of the Carson City ~~Public Works Director~~ Board of Supervisors. A separate deed restriction must be recorded contemporaneously with the declaration providing that if the HOA ceases to exist or fails to properly maintain and operate the private lift station and private sewer infrastructure, all parcels subject to the HOA consent to Carson City’s formation of an assessment district; increase in sewer fees; or any other available method of assessment or collection of fees, for 100% of the costs to operate and maintain the private lift station and private sewer infrastructure to permit Carson City to maintain and operate the private lift station and private sewer infrastructure. The deed restriction language shall be subject to review and approval by the Public Works Director prior to recordation.*

(9:55:38) – Mayor Bagwell acknowledged the presence of the applicant in the room and his approval of the proposed changes. She also entertained a motion. Supervisor White thanked Staff for the amendments to Condition No. 28; however, he requested clarification on the declaration approval by the Carson City Public Works Director. Ms. Sullivan explained that the statement ensured that “no change can be made without the approval of the most knowledgeable person in the City.” The Board confirmed that the approval would be beyond the Planning Commission’s purview. Mayor Bagwell received confirmation from applicant representative Mike Railey of the Christie Corporation that he would be amenable to change the approval from the Public Works Director to the Board of Supervisors [as reflected in the above paragraph].

(10:00:34) – Supervisor White moved to approve the tentative subdivision map, incorporating the recommended changes to the conditions of approval including the typographical correction in Condition No. 21 and the modification of Condition No. 28 as reflected above. The motion was seconded by Supervisor Jones.

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

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(10:01:35) – Mayor Bagwell recessed the meeting.

(10:11:15) – Mayor Bagwell reconvened the meeting. A quorum was still present.

27.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE CARSON CITY MASTER PLAN ANNUAL REPORT FROM THE PLANNING COMMISSION.

(10:11:28) – Mayor Bagwell introduced the item. Ms. Sullivan referenced the agenda materials and reviewed the City’s land development, focusing on the 204 housing starts. She reviewed the status of the new housing projects coming to Carson City in 2022, noting that a key challenge to completing the homes was material and workforce availability. Ms. Sullivan also presented the annual review of the Master Plan which had been approved for recommendation to the Board by a 5-0-0 (with two absent) vote. When discussing the Master Plan Draft Action Plan and implementation strategies, Ms. Sullivan recommended making all City parks public. She also noted that an update to the City’s Master Plan would be completed in 2025. Ms. Sullivan responded to Board questions and recapped the direction she received from the Board as follows:

- Making Title 18 revisions a priority.
- Outsourcing or internally compiling a comprehensive list of the mapping inconsistencies.
- Prioritizing the V&T Specific Plan items 1.2 and 1.4.

Mayor Bagwell entertained a motion.

(10:53:46) – Supervisor Giomi moved to accept the Master Plan report from the Planning Commission and to direct Staff to carry out the provisions in accordance to the discussion on the record in this meeting. 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

27.F FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE PLANNING COMMISSION’S RECOMMENDATIONS AND PROPOSED AMENDMENTS TO CHAPTERS 18.02 TO 18.05, INCLUSIVE, CHAPTER 18.13 AND DIVISIONS 1 TO 4, INCLUSIVE, OF TITLE 18 APPENDIX OF THE CARSON CITY MUNICIPAL CODE ("CCMC"), WHICH SET FORTH VARIOUS LOCAL ORDINANCE PROVISIONS GOVERNING LAND USE, ZONING AND DEVELOPMENT STANDARDS IN CARSON CITY.

(10:54:20) – Mayor Bagwell introduced the item and acknowledged that the Board members had received ample public comment which they had provided to Staff. She also noted that the discussion on this item was not to

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finalize any decisions, but was to provide high-level direction to Staff. The Board discussed each section separately and gave feedback to Ms. Sullivan. This discussion and the Board meeting are available on the City's website on: https://carsoncity.granicus.com/MediaPlayer.php?view_id=2&clip_id=1965. The item was not agendized for action.

28. 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

(12:27:15) – Mayor Bagwell introduced the item. Ms. Paulson announced that the slaughterhouse appeal would be heard as a time specific item, and would be agendized for 5 p.m. at the next Board meeting on February 3, 2022. She also thanked all the City departments for keeping the operations running despite being affected by COVID-19. Supervisor Giomi updated the Board on the Carson Water Subconservancy District meeting and congratulated Bruce Scott who had received the 2022 Andy Aldax Carson River Watershed Award for Exemplary Service in Conservation and Protection of the Carson River Watershed.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

(12:29:25) – Mayor Bagwell announced that this item would be discussed after the adjournment of the Board meeting.

29. PUBLIC COMMENT

(12:29:30) – Mayor Bagwell entertained final public comments; however, none were forthcoming.

30. FOR POSSIBLE ACTION: TO ADJOURN

(12:29:50) – Mayor Bagwell adjourned the meeting at 12:29 p.m.

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The Minutes of the January 20, 2022 Carson City Board of Supervisors meeting are so approved on this 17th day of February, 2022.

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk – Recorder

Attachments: written public comments