

CARSON CITY BOARD OF SUPERVISORS

Minutes of the January 19, 2023 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 19, 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 Curtis Horton, Ward 3
Supervisor Lisa Schuette, Ward 4

STAFF:

Nancy Paulson, City Manager
Scott Hoen, Clerk-Recorder
Dan Yu, Assistant District Attorney
Stephanie Hicks, Deputy City Manager
Tamar Warren, Senior Deputy Clerk

NOTE: A recording of these proceedings, the Board’s agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk’s Office, during regular business hours. 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

(8:31:36) – Mayor Bagwell called the meeting to order at 8:31 a.m. Mr. Hoen called roll and noted the presence of a quorum. The Bridge Church Co-Pastor Brady Roser provided the invocation. At Mayor Bagwell’s request, Mr. Yu led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:33:17) – Mayor Bagwell acknowledged the receipt of emailed public comments that requested pulling agenda items 8.B and 8.C from the Consent Agenda. She noted that nothing had been stated in State Law, Carson City Municipal Code (CCMC), or the City’s Policies and Procedures for Boards, Committees and Commissions that prohibit appointments by consent or “require a question-and-answer format of interviewing.” Mayor Bagwell indicated that individual candidates for the Planning Commission who are nominated by Supervisors and are appointed by a majority vote of the Board “is not inconsistent with State Law, under our Policies and Procedures.” Interviews for vacancies are not required when waived by the City Manager (under the City’s Policies and Procedures). She indicated that the City Manager had not required the two Planning Commission nominees to be interviewed as they are appointments by Supervisors and clarified that the open interviews are conducted when members of the public have submitted applications for “at large” positions. She also noted that the application information provided to the public in the agenda materials “satisfy the required criteria.” Regarding the Audit Committee appointment, Mayor Bagwell explained that only one candidate, who had already been interviewed by the Board for a different vacancy. The previous interview had served as a “substitute for the formal need for a duplicative interview today, and this Board asked her to apply for the Audit Committee because we already

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heard her credentials.” Mayor Bagwell noted that should any of the Board members wish to pull the item from the Consent Agenda “that can certainly be entertained,” adding that “Board appointments are for the Board’s determination.” She also entertained public comment regarding the nominations either at the beginning or at the end of the Board meeting.

(8:37:05) – Mr. French explained that he wished to pull items 8.A, 8.B, 9B., and 9.C.

(8:38:17) – Betsy Strasburg requested agendizing Title 17.10 and acknowledged that the item had been placed on the Board’s retreat agenda in March; however, she wished to have a discussion prior to the March date. Ms. Strasburg also noted that she was one of the requesters to pull item 8.A and 8.B from the Consent Agenda noting “I think it’s just as important as the Board sponsoring Board members, for us [the] public to understand how they will conduct themselves during the meeting...for instance, how they feel about [CCMC] 17.10 would have been very useful information for us, but given the Board has not proposed the withdrawal from Consent, we’ll have to see to that during the subsequent Planning Commission meetings.” She also urged the Board to pull the above items from the Consent Agenda since one of the nominees was a long-term City employee.

(8:40:24) – Karen Stephens requested agendizing Title 17 to a Board of Supervisors meeting.

(8:41:10) – Richard Nagel also requested agendizing Title 17 for the Board’s discussion.

(8:41:50) – Mayor Bagwell explained that CCMC Title 17.10 Development Standards would be discussed on March 3, 2023 during the Board’s “retreat-style meeting” and encouraged receiving written public comments on the item.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – DECEMBER 15, 2022.

(8:42:40) – Mayor Bagwell introduced the item and entertained comments, corrections, or a motion.

(8:42:50) – Supervisor Giomi moved to approve the minutes of the December 15, 2022 Board of Supervisors meeting as presented. The motion was seconded by Supervisor White and carried 5-0-0.

7. SPECIAL PRESENTATIONS

7.A PROCLAMATION AND PRESENTATION OF THE EMPLOYEE-OF-THE-QUARTER AWARD TO DARREN ANDERSON, SENIOR PROJECT MANAGER.

(8:43:10) – Mayor Bagwell introduced the item and invited the Board members to join her in presenting Senior Project Manager Darren Anderson a proclamation and the Employee-of-the-Quarter award. Mr. Anderson joined the Board, the Mayor, and his colleagues for a commemorative photograph.

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

(8:46:53) – Mayor Bagwell introduced the item and invited department heads to present the length of service certificates to the following employees:

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- John Platt, Senior Construction Inspector – 25 years
- Kenneth Furlong, Carson City Sheriff – 20 years
- Kenneth Peck, Senior Environmental Control Officer – 15 years
- Nicki Aaker, Health and Human Services Director – 10 years
- William Kohbarger, Compliance Officer – 5 years
- Amanda Pequeen, Laboratory Supervisor – 5 years

Mayor Bagwell also congratulated the following employees who could not be present at this meeting:

- Kate Allen, Document Control Specialist – 10 years
- Michael Gibson, Deputy Sheriff – 10 years

The award recipients joined the Board and their families and colleagues for a commemorative photograph.

CONSENT AGENDA

(9:04:03) – Mayor Bagwell introduced the item and inquired whether the Board wished to pull items from the Consent Agenda; however, none were forthcoming. She also wished to respond to Mr. French’s inquiries; however, he had left the room; therefore, Mayor Bagwell entertained a motion.

(9:04:30) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.A, 8.B, 8.C, 9.A, 9.B, 9.C, 10.A, 10.B, and 11.A, as presented. Supervisor Horton seconded the motion.

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

8. CITY MANAGER

8.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, 2022 THROUGH JANUARY 6, 2023.

8.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, 2027.

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8.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF ONE MEMBER TO THE AUDIT COMMITTEE, FOR A PARTIAL TERM ENDING IN DECEMBER 2023.

9. FINANCE

9.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 6, 2023, PER NRS 251.030 AND NRS 354.290.

9.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ENGAGEMENT OF SHERMAN & HOWARD, LLC AS BOND AND SPECIAL COUNSEL TO CARSON CITY FOR A NOT TO EXCEED AMOUNT OF \$84,500 IN CONNECTION WITH THE ISSUANCE BY CARSON CITY OF ITS \$5,550,000 GENERAL OBLIGATION (LIMITED TAX) INFRASTRUCTURE SALES TAX BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2023.

9.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ENGAGEMENT OF JNA CONSULTING GROUP, LLC ("JNA") AS INDEPENDENT REGISTERED MUNICIPAL ADVISOR AND CONSULTANT TO CARSON CITY, FOR A NOT TO EXCEED AMOUNT OF \$50,000, PLUS REIMBURSABLE EXPENSES, IN CONNECTION WITH THE ISSUANCE BY CARSON CITY OF ITS \$5,550,000 GENERAL OBLIGATION (LIMITED TAX) INFRASTRUCTURE SALES TAX BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2023.

10. PURCHASING AND CONTRACTS

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT SHAHEEN BEAUCHAMP BUILDERS, LLC ("SBB") IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES ("NRS") CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 23300245 TO SBB TO REMODEL PORTIONS OF THE EXISTING SENIOR CENTER ("PROJECT") FOR A TOTAL AMOUNT NOT TO EXCEED \$649,388.30.

10.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 23300229 WITH PARAGON PARTNERS LTD., ("PARAGON") TO PROVIDE SERVICES RELATED TO RIGHT OF WAY ACQUISITION ("SERVICES") FOR THE EAST WILLIAM STREET COMPLETE STREETS PROJECT AND EAST WILLIAM STREET UTILITY UNDERGROUNDING PROJECT ("PROJECTS"), FOR A NOT TO EXCEED AMOUNT OF \$220,322 THROUGH JUNE 30, 2024.

11. TREASURER

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11.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 2022 SUBMITTED PER NEVADA REVISED STATUTES ("NRS") 354.280.

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 from the Consent Agenda.

13. CITY MANAGER

13.A FOR DISCUSSION ONLY: PRESENTATION AND DISCUSSION REGARDING CARSON CITY'S POLICY ON THE COORDINATION AND COMMUNICATION ON LEGISLATIVE MATTERS AND THE MANNER IN WHICH LEGISLATIVE MATTERS WILL BE PRESENTED TO THE BOARD OF SUPERVISORS ("BOARD") DURING THE 82ND (2023) SESSION OF THE NEVADA LEGISLATURE.

(9:04:56) – Mayor Bagwell introduced the item. Government Affairs Liaison Stephen Wood provided background on the 2020 Board of Supervisors action via a resolution (2020-R-23) incorporated into the record, establishing the City's policy concerning coordination and communication on matters before the Legislature, and by having a standing agenda item for the Board to discuss legislative matters. Mr. Wood reviewed the processes and explained that they would be repeated for the upcoming 82nd Session of the Nevada Legislature, noting that he would be coordinating a running list of all the related actions taken by the Board and including it in the Staff Reports accompanying the standing agenda items. Bagwell entertained Board and/or public comments.

(9:12:42) – Mr. French inquired about the bills that would impact Carson City. Mayor Bagwell stated that the list would be posted on the City's website.

14. FINANCE

14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE AUTHORIZING THE ISSUANCE BY CARSON CITY OF ITS "GENERAL OBLIGATION (LIMITED TAX) INFRASTRUCTURE SALES TAX BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2023" IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,550,000.

(9:13:50) – Mayor Bagwell introduced the item. Carson City Chief Financial Officer Sheri Russell-Benabou gave background and presented the Staff Report and accompanying proposed ordinance. She also highlighted that the Bond would fund the \$22 million William Street Corridor Project over half of which would be funded by federal dollars. Ms. Russell-Benabou introduced John Peterson as the advisor from JNA Consulting Group, LLC, and

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bond counsel Ryan Henry from Sherman and Howard. Mr. Peterson noted that the rates had come down since November 2022 and anticipated a financing cost of 3.1 percent. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(9:17:24) – Supervisor White moved to introduce, on first reading, Bill No. 101. Supervisor Giomi seconded the motion.

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

14.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING ADDITIONAL FUNDING AND A FINAL RECOMMENDATION TO THE NEVADA GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT ("NGOED") ON THE COMMUNITY DEVELOPMENT COVID-19 BLOCK GRANT ("CDBG-CV"), FOR RON WOOD FAMILY RESOURCE CENTER TO BE GRANTED AN ADDITIONAL AMOUNT OF \$60,958 IN DE-OBLIGATED FUNDS, FOR A TOTAL AMOUNT OF \$280,958 FOR FISCAL YEAR ("FY") 2022, FOR THEIR CDBG-CV RON WOOD FAMILY SUPPORT FOR COVID-19 RENTAL ASSISTANCE PROGRAM ("PROGRAM").

(9:18:11) – Mayor Bagwell introduced the item. Grants Administrator Mirjana Gavric presented the Application Review Work Group’s recommendation to the Nevada Governor's Office of Economic Development (NGOED) the additional funding request of \$60,958 to the Ron Wood Family Resource Center to Community Development Block Grant Covid Grant (CDBG-CV) fund. Ms. Gavric explained that the funds would be used to continue the COVID-19 Rental Assistance Program. Mayor Bagwell entertained Board and/or public comments.

(9:20:24) – Ms. Strasburg inquired whether the rental assistance was given to the same families every month or distributed to different families. Ms. Gavric clarified that the assistance was not provided to the same families repeatedly.

(9:21:44) – Dee Dee Foremaster with the Rural Center for Independent Living stressed the importance of the Ron Wood Family Resource Center and its housing program to the community, noting that the program had helped the needy who had been “displaced because of the housing crisis.”

(9:22:46) – Supervisor White moved to approve the additional funding as recommended. The motion was seconded by Supervisor Schuette.

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

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14.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) THE APPROPRIATION OF GRANT FUNDS IN THE AMOUNT OF \$445,777 FROM THE REMAINING \$1,160,414 OF AMERICAN RESCUE PLAN ACT OF 2021 ("ARPA") GRANT FUNDS APPROVED BY THE BOARD OF SUPERVISORS ("BOARD") FOR PROGRAMS OR PROJECTS THAT SUPPORT THE CARSON CITY HOUSING PLAN, AND (2) DIRECTION ON, OR THE FURTHER APPROPRIATION OF, UP TO \$1,160,414 OF ARPA GRANT FUNDS, THE REMAINING \$714,637 BALANCE PLUS ANY FUNDS NOT APPROPRIATED ABOVE, FOR FURTHER FUNDING OF THE APPROVED PROGRAMS OR PROJECTS OR OF THE CARSON CITY HOUSING PLAN, FUNDING FOR THE FIRE STATION WITH SHARED FACILITIES FOR AN EMERGENCY OPERATIONS CENTER, BACKUP DISPATCH STATION AND INFORMATION TECHNOLOGY OFFICES PROJECT OR FUNDING FOR ANOTHER ARPA ELIGIBLE PROJECT.

(9:23:05) – Mayor Bagwell introduced the item. Ms. Gavric presented the Staff Report with the accompanying documentation and late material. She indicated that the Application Review Work Group (ARWG) had recommended the appropriation to the Ron Wood Family Resource Center (\$16,127) from the remaining funds, (totaling \$1,160,414) of the 2021 American Rescue Plan Act (ARPA) in support of the Carson City Housing Plan. She noted that the following applications had been recommended for approval:

- 1) Ron Wood Family Resource Center (\$16,127)
- 2) Night Off the Streets (\$148,770)
- 3) Saint Vincent de Paul (\$57,500)
- 4) Community Counseling Center (\$223,380 [for 2023 only])

The Workgroup had also recommended, according to Ms. Gavric, not to fund the following applications:

- Spirit of Hope Inc.
- Karma Box Inc.

(9:25:02) – Mayor Bagwell entertained Board comments. Supervisor White noted an inconsistency in the number of individuals served by St. Vincent de Paul and Ms. Gavric explained that the program participation was voluntary, and the organization was not certain “how many individuals will step up in those two years.” Supervisor White inquired about the Community Counseling Center grant as well, and Ms. Gavric explained that they were in a similar situation to St. Vincent de Paul regarding the uncertainty of the number of participants. Supervisor Giomi explained that as part of the ARWG, he believed that “a point in time count was not enough” to solve the problem. He added that Nights Off the Streets was a trusted program by the homeless population and funding a person “to funnel them into other services that already exist without spending any additional money is valuable.” Supervisor Giomi called the Ron Wood Family Resource Center allocation nominal for “the product that we’ll get out of it.” He also praised the “unique program” offered by St. Vincent de Paul, unifying individuals with families and caretakers, and recommended funding the first three programs. Mayor Bagwell also thanked the organizations that were serving the community and had no issues regarding the first three organizations. She had several questions for the Community Counseling Group; however, they were not present to answer her questions. She highlighted their ability to offer “wrap services” but noted that they worked with a rate structure and received funds from other sources such as Medicare and Medicaid. She wished to understand their program flow. Ms. Gavric explained that it was up to the participants to decide whether they remained in the program or

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not. Supervisor Giomi cited “the lack of data” for his hesitation to support the Community Counseling Center’s request. Discussion ensued and Supervisor Schuette believed in supporting outreach programs. She was in favor of allocating the funds for the first three organizations and possibly funding Karma Box. Mayor Bagwell received confirmation from Carson City Health and Human Services Director Nicki Aaker that the sale of a property by the City, which had originally been selected as low-income housing, had generated \$300,000 in funds that had not been programmed and could be used to fund street outreach programs. Supervisor White also regretted that Community Counseling Center was not available to respond to questions. Mayor Bagwell entertained public comments.

(9:58:28) – Mr. Nagel noted that it was not clear whether Night Off the Streets (NOTS) had duplication in their success indicators which should be considered in future grant decisions.

(10:01:55) – Ms. Koche believed that homeless persons were being dropped off in Carson City from other counties. She also encouraged helping them find jobs, noting that “if they can’t find a job, they should not be in the system.” Mayor Bagwell encouraged Ms. Koche to provide the details of her findings on the homeless persons being dropped off in Carson City to Ms. Aaker.

(10:03:41) – Ms. Strasburg agreed with the Board’s earlier comments regarding not funding certain applications. She wished to see the funds allocated to transportation projects such as road maintenance and to projects that benefit the entire community. She expressed concern that the Ron Wood Family Center’s response to the Equitable Outcome section of the application had stated “At Ron Wood Family Resource Center we start with racial equity because racism permeates every institution and system in the U.S. and Nevada.” Ms. Strasburg explained, “if they really have that philosophy, I have concerns that they will be able to address the homeless population or our community in general.” She encouraged the Board to read the applications prior to making a decision. Ms. Strasburg also believed that the Community Counseling Center should be able to fund patient housing from their 35 percent profit margin and suggested a Quad-County Agreement to use the Indigent Funds because most patients tend to remain in Carson City.

(10:07:19) – Ms. Foremaster believed that those receiving services are from this community and noted it was vital to provide the services. She called affordable housing “a giant elephant in the room” and highlighted the lack of such housing “which is desperately needed in this community.” Ms. Foremaster believed that zoning changes were necessary to have the workforce housing.

(10:10:22) – Ms. Stephens noted her agreement with the first three ARWG recommendations. She also believed that many of the organizations were already receiving funds for their requests and recommended having an audit of “their books.” She also questioned why Indigent Funds, collected with property taxes, were not being used to fund the programs.

(10:13:04) – Mayor Bagwell reviewed the earlier discussion noting that the Board’s consensus was to fund the first three ARWG recommendations, not have “a separate reserve fund for the directed contract services for Street Outreach because the \$300,000 is available for those directed services that we may like to buy for Street Outreach purposes” which would leave the Board with \$930,017 to be moved to an undesignated ARPA fund and discuss its reallocation during the next agenda item. She also entertained a motion.

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(10:14:29) – Supervisor Giomi moved to allocate \$16,127 to the Ron Wood Family Resource Center, \$148,770 to Night Off the Streets, and \$57,500 to St. Vincent de Paul in accordance with their applications and with the understanding that they will coordinate record keeping and data collection with CCHHS, and to move \$938,017 from the previously allocated housing plan to an undesignated ARPA fund. Supervisor Schuette seconded the motion.

Mayor Bagwell responded to earlier public comment, noting the concern that the Ron Wood Family Center’s grant-specific applications have provided some of the services; however, they may not bill twice. Supervisor Giomi reminded everyone that \$2.5 million of the ARPA funds had been allocated to read improvements.

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

(10:16:56) – Mayor Bagwell recessed the meeting.

(10:35:12) – Mayor Bagwell reconvened the meeting. A quorum was still present.

15. CITY MANAGER

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPROPRIATION OF \$500,000 FROM THE AMBULANCE FUND AND A REALLOCATION OF \$2.4 MILLION IN AMERICAN RESCUE PLAN ACT ("ARPA") FUNDS TO COVER A POSSIBLE FUNDING SHORTFALL FOR THE PROPOSED CARSON CITY FIRE STATION WITH SHARED FACILITIES FOR AN EMERGENCY OPERATIONS CENTER, BACKUP DISPATCH STATION AND INFORMATION TECHNOLOGY OFFICES (“PROJECT”).

(10:35:15) – Mayor Bagwell introduced the item. Ms. Paulson acknowledged the presence of Fire Chief Sean Slamon and Public Works Director Darren Schulz. She also reviewed the Staff Report and accompanying documents which are incorporated into the record, noting that the initial cost estimate, completed in early 2022, had been calculated based on \$650 per square foot; however, based on the current economic conditions have increased the cost estimate to \$900 per square foot, creating a funding shortfall of \$2.9 million. Ms. Paulson recommended appropriating \$500,000 from the Ambulance Fund and \$2.4 million from ARPA project funds. Mayor Bagwell clarified that the request would leave \$841,601 in undesignated funds, to be held until bids are received for the William Street Project and the Quill Water Treatment Plant. Supervisor White wished to ensure that the funds would be dedicated to projects.

(10:42:55) – Supervisor Giomi was informed by Chief Slamon that the size of the proposed fire station had been reduced but would still house the equipment which is currently stored outside and accommodate additional growth

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in the Department, including the added Staff and backup equipment. Mr. Schulz believed that the contractor has been working with them early in the project and believed that the design would allow expansion in the form of additional rooms and/or an additional bay in the future. Mayor Bagwell entertained public comments.

(10:50:35) – Ms. Koeche asked “why is it that we have all these shortfalls, yet the developers get to be off the hook for everything?” She believed that the number of permits should be reduced. Mayor Bagwell clarified that the Lompa development would be able to provide funding for a fire station once enough homes are built. She also entertained a motion.

(10:53:30) – Supervisor Giomi moved to approve the appropriation of \$500,000 from the Ambulance Fund and the reallocation of \$2.4 million ARPA funds, leaving \$841,601 in undesignated funds, as discussed. The motion was seconded by Supervisor White.

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

16. PURCHASING AND CONTRACTS

16.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN AMENDMENT TO CONTRACT NO. 21300156 (“AMENDMENT”) FOR TATE SNYDER KIMSEY ARCHITECTS, LTD. (“TSK”) TO PERFORM THE SECOND PHASE FOR SCHEMATIC DESIGN SERVICES THROUGH CONSTRUCTION SERVICES ADMINISTRATION FOR THE CARSON CITY FIRE STATION WITH SHARED FACILITIES FOR EMERGENCY OPERATIONS PROJECT (“PROJECT”) FOR AN ADDITIONAL \$1,032,955, RESULTING IN A TOTAL NOT TO EXCEED AMOUNT OF \$1,081,755 FOR CONTRACT NO. 21300156.

(10:54:06) – Mayor Bagwell introduced the item and referenced the discussion during item 15.A. Supervisor White explained that the preliminary construction numbers for the project were obtained two years ago, prior to the skyrocketing inflation; therefore, it couldn’t be considered a shortfall. Ms. Russell-Benabou noted that many projects were going on nationwide due to the ARPA funds release which was causing inflation. Mayor Bagwell entertained a motion.

(10:55:11) – Supervisor Giomi moved to approve the contract amendment as presented. The motion was seconded by Supervisor White.

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

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17. COMMUNITY DEVELOPMENT - PLANNING

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM PUBLIC COMMUNITY (“PC”) TO SINGLE-FAMILY 6,000 (“SF6”) FOR THE PARCEL LOCATED AT 700 FLEISCHMANN WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 001-141-20.

(10:56:17) – Mayor Bagwell introduced the item. Planning Manager Heather Ferris gave background and presented the Staff Report with accompanying maps and a public comment opposing the Zoning Map Change. Ms. Ferris explained that the Planning Commission had made all three findings in the affirmative in its December 2022 meeting, and had recommended approval. She also responded to clarifying questions, noting that the accessory structure on the property was for the personal use of the property owner and explained that any additions in the current zoning would require a Special Use Permit. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(10:59:44) – Supervisor White moved to introduce, on first reading, Bill No. 102. The motion was seconded by Supervisor Schuette.

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

17.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM PUBLIC REGIONAL (“PR”) TO RESIDENTIAL OFFICE (“RO”) FOR THE PARCEL LOCATED AT 775 FLEISCHMANN WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 001-201-30.

(11:00:12) – Mayor Bagwell introduced the item. Ms. Ferris gave background and presented the Staff Report with accompanying maps and a public comment opposing the Zoning Map Change. She also indicated that at the December 20, 2022 Planning Commission meeting, the Commission did not feel that they could make the necessary findings, particularly finding No. 2, for a zoning of Retail Commercial; however, they were able to make the findings with a zoning of Residential Office because it provides for compatibility with the existing neighborhood. Mayor Bagwell noted that this proposed zoning would create a non-conforming use which she did not support as it could create issues in the future. She also noted that the rights of the hospital and the residents should be protected because the deed was conditional and could revert to the donating family. Supervisor Giomi stated that changing the code to allow “hospital” as a use in Residential Office was also a possibility.

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(11:05:30) – Ms. Ferris explained that “it is implied that the Public Zoning Districts, in general, are required to have public ownership; however, there is some vagueness there when you get to Public Community.” She also clarified for Supervisor Giomi that “the Public Community zoning might make more sense in this case because we don’t know what the future holds for this site.” Mayor Bagwell recommended postponing action on the item and returning with a Planning Division recommendation. Supervisor White also recommended “a do-over” to avoid any oversight, especially after hearing Ms. Ferris’ earlier comment about implied public ownership. Supervisor Giomi was informed that a congregate care facility in a Multi-Family Apartment zoning was a conditional use and that it was “already there legally and is not a non-conforming use.” Mayor Bagwell entertained public comments.

(11:30:35) – Ms. Strasburg explained that she had attended the Planning Commission’s discussion of the item and had been under the impression that the Mallory Center provided housing for overnight guests. She was informed that the property still would fall under the definition of “hospital.” She noted her preference which was Residential Office zoning because the nearest retail establishment currently was close to two miles away and was concerned that other retail establishments such as a marijuana store could be located there.

(11:12:08) – Mayor Bagwell explained that no action would be taken on the item at this time to allow Staff to recommend an option.

17.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE MASTER PLAN ANNUAL REPORT FROM THE PLANNING COMMISSION.

(11:12:26) – Mayor Bagwell introduced the item. Community Development Director Hope Sullivan gave background and presented the Master Plan Annual Report which is incorporated into the record. She also responded to clarifying questions. Supervisor Giomi wished to make certain that the Master Plan Update is budgeted, and work begins during the 2024 Fiscal Year for a 2025 completion date. Ms. Sullivan updated Supervisor Schuette on the Specific Plan Areas where the City looks more “in-depth” at the areas. Discussion ensued regarding the Brown Street Specific Plan Area and Ms. Sullivan suggested taking “a deeper dive” and evaluating the objectives. Supervisor Giomi provided background and believed “that area needs work, and we should accept whatever work we can get.” Supervisor White was also in agreement that the particular Specific Plan Area had created more blight. Mayor Bagwell entertained public comments.

(11:41:45) – Ms. Strasburg inquired about the next steps and Mayor Bagwell explained that Ms. Sullivan would proceed with the Planning Commission’s recommendations which she would present to them after implementation.

(11:42:13) – Ms. Koeche suggested having Title 17 agendaized for the Board’s discussion. Mayor Bagwell clarified that it had been placed on the Board Retreat agenda on March 3, 2023.

(11:43:50) – LeAnn Saarem believed that a three-minute public comment was not sufficient for the Title 17.10 discussion during the Board retreat. She suggested a roundtable-type discussion similar to those offered by the School Board. She was in favor of affordable homes in addition to “larger-lot developments” and wanted to ensure that family legacies are taken into consideration.

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(11:46:55) – Ms. Stephens objected to interruptions during public comment as it would disrupt their thoughts.

(11:47:40) – Ms. Foremaster wished to see the City offer diversified housing to those from low-income areas and have them “mixed in” throughout the community and not have them “crammed in one area” of the City.

(11:48:58) – Mr. French was in favor of workforce housing and expressed concern that landlords charge “whatever they want” for rent. He believed that employees should be able to afford to live where they work and not be forced out of neighborhoods. Mr. French wished to see that insects and animals are taken into consideration during Master Plan reviews and changes. Supervisor Schuette noted that she was “encouraged” by the Master Plan conversation and acknowledged Ms. Saarem’s comments about being balancing smaller multi-unit dwellings and larger single-family homes. She also thanked Ms. Sullivan and noted that she

(11:56:35) – There were no additional comments; therefore Mayor Bagwell entertained a motion.

(55:56:41) – Supervisor White moved to accept the Master Plan report from the Planning Commission, as presented, and to allow Staff to work on the Airport Overlay. The motion was seconded by Supervisor Schuette.

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

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**

(11:57:10) – Mayor Bagwell introduced the item. Ms. Paulson announced that the Public Works Department would agendize the revised Landfill rate proposal and the Roadway Funding Initiatives. She also noted that the Finance Department would bring to the Board the cost allocations for the final budget and the budget assumptions in February 2023 for the FY 2024 budget. Supervisor Giomi announced that Carson City Stormwater and Floodplain Manager Robb Fellows had won the Carson Water Subconservancy District’s (CWSD) Andy Aldax Carson River Watershed Award for Exemplary Service in Conservation and Protection of the Carson River

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Watershed. He also noted the abundance of water due to the recent snowstorms. Mayor Bagwell announced that a closed session would take place after the Liquor and Entertainment Board meeting.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL.

This item was discussed after the adjournment of the Liquor and Entertainment Board meeting.

19. PUBLIC COMMENT

(12:00:52) – Mayor Bagwell entertained final public comments.

(12:01:10) – Ms. Foremaster stated that she was “extremely upset at what happened at David Street Apartments.” She believed that the families did not receive proper notices and that not enough resources and follow-through were provided to the residents. She stated that she was not blaming the Board; however, she requested creating a special board to ensure “nothing like this happens again.” Ms. Foremaster cited anecdotal data as examples of hardships during the evacuations.

(12:05:18) – Ms. Koche did not believe committee appointment should take place “just because there is an opening on a committee.” She believed all candidates should be “vetted” and stated that “a left-wing activist who is pushing Critical Race Theory” should have been appointed to any committee.

20. FOR POSSIBLE ACTION: TO ADJOURN THE BOARD OF SUPERVISORS

(12:07:13) – Mayor Bagwell adjourned the Board of Supervisors meeting at 12:07 a.m.

LIQUOR AND ENTERTAINMENT BOARD

21. CALL TO ORDER & ROLL CALL – LIQUOR AND ENTERTAINMENT BOARD

(12:07:20) – Chairperson Bagwell called the Liquor and Entertainment Board meeting to order. Mr. Hoen called roll and noted the presence of a quorum consisting of Chairperson Bagwell, Members Furlong, Giomi, Horton, Schuette, and White.

22. PUBLIC COMMENT

(12:08:40) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

23. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – NOVEMBER 3, 2022

(12:08:44) – Chairperson Bagwell introduced the item and entertained comments, corrections, or a motion.

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(12:08:53) – Member Giomi moved to approve the minutes of the November 3, 2022 Liquor and Entertainment Board meeting as presented. The motion was seconded by Member White and carried 5-0-0.

24. COMMUNITY DEVELOPMENT

24.A FOR DISCUSSION ONLY: PRESENTATION AND DISCUSSION REGARDING THE LIQUOR HEARINGS OFFICER’S 2022 ANNUAL REPORT.

(12:09:32) – Chairperson Bagwell introduced the item. Ms. Ferris presented the Liquor Hearing Officer’s Annual Report for 2023. She stated that in 2022, the Hearings Officer had held eight meetings in which 21 liquor licenses were approved. She also noted that a total of 36 businesses were subject to compliance checks, and eight of those businesses had failed and had been issued citations. This item was not agendized for action.

25. PUBLIC COMMENT

(12:10:26) – Chairperson Bagwell entertained final public comments; however, none were forthcoming.

2. FOR POSSIBLE ACTION: TO ADJOURN

(12:10:42) – Chairperson Bagwell adjourned the meeting at 12:10 p.m.

The Minutes of the January 19, 2023 Carson City Board of Supervisors meeting are so approved on this 16th day of February, 2023.

LORI BAGWELL, Mayor

ATTEST:

SCOTT HOEN, Clerk-Recorder