

## CARSON CITY BOARD OF SUPERVISORS

### Minutes of the September 19, 2019 Meeting

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, September 19, 2019 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Mayor *Pro Tem* Lori Bagwell  
Supervisor Stacey Giomi  
Supervisor Brad Bonkowski

**STAFF:** Nancy Paulson, City Manager  
Aubrey Rowlett, Clerk - Recorder  
Stephanie Hicks, Deputy City Manager  
Dan Yu, Assistant District Attorney  
Tamar Warren, Council and Commission Reporter  
Kathleen King, Chief Deputy Clerk

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

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

(8:30:54) - Mayor *Pro Tem* Bagwell called the meeting to order at 8:30 a.m. Ms. Rowlett called the roll; a quorum was present. Mayor Crowell and Supervisor Barrette were absent. Fountainhead Foursquare Church Pastor Louie Locke provided the invocation. At Mayor *Pro Tem* Bagwell's request, Deputy Sheriff Don Gibson led the Pledge of Allegiance.

**5. PUBLIC COMMENT (8:32:08)** - Mayor *Pro Tem* Bagwell entertained public comment. (8:32:19) Health and Human Services Department Clinical Services Manager Veronica Galas announced that flu vaccines are available at the Health Department each Thursday from 8:30 to 11:30 a.m. and 1:00 to 4:30 p.m. Ms. Galas further announced that several community churches are offering warming shelter from November through March. Volunteer training is scheduled for 2:00 p.m. on October 5<sup>th</sup>, and Ms. Galas reviewed volunteer opportunities. Mayor *Pro Tem* Bagwell entertained additional public comment and, when none was forthcoming, advised that, due to the absence of two Board members, three votes would be required for each action to pass.

**6. POSSIBLE ACTION ON APPROVAL OF MINUTES - August 15, 2019 (8:34:15)** - Mayor *Pro Tem* Bagwell introduced this item, and entertained a motion. **Supervisor Bonkowski moved to approve the minutes, as presented. Supervisor Giomi seconded the motion. Motion carried 3-0.**

**7. POSSIBLE ACTION ON ADOPTION OF AGENDA (8:34:39)** - Mayor *Pro Tem* Bagwell introduced this item, and entertained modifications to the agenda. None were forthcoming.

#### **8. SPECIAL PRESENTATIONS**

**8(A) PROCLAMATION TO RECOGNIZE OCTOBER 2, 2019 AS ENERGY EFFICIENCY DAY (8:35:12)** - Mayor *Pro Tem* Bagwell introduced this item and, at her request, the Board members moved to the meeting floor. Mayor *Pro Tem* Bagwell invited Chas Macquarie to the meeting table, and read into the record pertinent portions of the Proclamation which was included in the agenda materials. Mr. Macquarie advised that he was representing the Capital City Sustainability Partnership, the purpose

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of which he described. He thanked the Board for the Proclamation, and advised that Aster Girma was unable to attend the meeting due to being out of town.

**8(B) PRESENTATION OF LENGTH OF SERVICE CERTIFICATES TO CITY EMPLOYEES (8:38:35)** - Mayor *Pro Tem* Bagwell introduced this item, and presented Longevity Certificates to Risk Management Coordinator Cecilia Meyer and Clinical Services Manager Veronica Galas in recognition of ten years of service to the City. Mayor *Pro Tem* Bagwell presented Longevity Certificates to Facilities Maintenance Manager Ron Reed; Business Systems Analyst Gina Lee; Judicial Clerk Christine Franz; Judicial Clerk Cristal Cooper; and Sergeant Nathan Brehm in recognition of fifteen years of service to the City. Mayor *Pro Tem* Bagwell presented a Longevity Certificate to Sergeant Michael Cullen in recognition of 25 years of service to the City. The Board members, City staff, and citizens present applauded each of the honorees.

### CONSENT AGENDA

(8:43:45) - Mayor *Pro Tem* Bagwell introduced the consent agenda, noting that City Manager Nancy Paulson had previously requested to hear item 9(C) separately. Following a brief discussion, Mayor *Pro Tem* Bagwell advised that item 12(C) would also be heard separate from the consent agenda. Mayor *Pro Tem* Bagwell entertained a motion to approve the remainder of the consent agenda. **Supervisor Bonkowski moved to approve the consent agenda, consisting of items 9(A), 9(B), 10, 11, 12(A), 12(B), and 12(D). Supervisor Giomi seconded the motion.**

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Brad Bonkowski  |
| <b>SECOND:</b>  | Supervisor Stacey Giomi  |
| <b>AYES:</b>    | Supervisor Bonkowski, Supervisor Giomi, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

## 9. SHERIFF

**9(A) DISCUSSION AND POSSIBLE ACTION REGARDING A GRANT IN THE AMOUNT OF \$95,000 FROM THE DEPARTMENT OF JUSTICE, 2019 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, TO FUND A BEHAVIORAL HEALTH PEACE OFFICER POSITION**

**9(B) DISCUSSION AND ACTION REGARDING A GRANT IN THE AMOUNT OF \$120,000 FROM THE DEPARTMENT OF JUSTICE, 2019 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, FOR THE TRINET NARCOTICS TASK FORCE**

**9(C) DISCUSSION AND POSSIBLE ACTION REGARDING A GRANT IN THE AMOUNT OF \$55,000 FROM THE DEPARTMENT OF JUSTICE, 2019 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, TO FUND A SHERIFF'S OFFICE VICTIM WITNESS COORDINATOR POSITION (8:45:50)** - Mayor *Pro Tem* Bagwell introduced this item. Sheriff Ken Furlong presented the agenda materials, and responded to questions regarding the grant funding and interaction of the subject position with the District Attorney's Victim Witness Coordinator.

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Sheriff Furlong and Ms. Paulson responded to additional questions of clarification. Mayor *Pro Tem* Bagwell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Giomi moved to authorize acceptance of the grant, as presented. Supervisor Bonkowski seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, requested that candidates be made aware that the position is funded on an annual basis. She called for a vote on the pending motion.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Stacey Giomi  |
| <b>SECOND:</b>  | Supervisor Brad Bonkowski  |
| <b>AYES:</b>    | Supervisor Giomi, Supervisor Bonkowski, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

**10. CITY MANAGER - DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF AUGUST 3, 2019 THROUGH SEPTEMBER 4, 2019**

**11. FINANCE DEPARTMENT - DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES, THROUGH SEPTEMBER 6, 2019, PURSUANT TO NRS 251.030 AND NRS 354.290**

**12. PURCHASING AND CONTRACTS**

**12(A) DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF EMERGENCY MEDICAL EQUIPMENT AND SUPPLIES, FROM LIFE ASSIST, THROUGH JOINDER CONTRACT NO. 7006639, WITH DALLAS / FORT WORTH INTERNATIONAL AIRPORT, FOR A NOT-TO-EXCEED ANNUAL AMOUNT OF \$125,000, THROUGH JUNE 30, 2020**

**12(B) DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NOS. 19300022 AND 19300023 FOR THE COSTS TO REPAIR CENTRIFUGE #2 AT THE CARSON CITY WATER RESOURCE RECOVERY FACILITY, BY ANDRITZ SEPARATION, INC., FOR AN AMOUNT NOT TO EXCEED \$125,250**

**12(C) DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF ROOFING MATERIALS, UTILIZING JOINDER CONTRACT NO. 14-5903 WITH GARLAND/DBS, INC., FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$71,596.26, AND A DETERMINATION THAT PONDEROSA ROOFING & STEEL WORKS IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, PURSUANT TO NRS CHAPTER 338, AND WHETHER TO AWARD CONTRACT NO. 19300035, SENIOR CENTER LOWER ROOF REPLACEMENT PROJECT, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$122,135.20**  
(8:55:43) - Mayor *Pro Tem* Bagwell introduced this item, and Purchasing and Contracts Administrator Carol Akers presented the agenda materials. Ms. Akers acknowledged that the materials were not included in the \$111,000 figure. Mayor *Pro Tem* Bagwell entertained public comment and, when none was

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forthcoming, a motion. **Supervisor Bonkowski moved to approve the purchase and the contract, with the correction as stated on the record. Supervisor Giomi seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Brad Bonkowski  |
| <b>SECOND:</b>  | Supervisor Stacey Giomi  |
| <b>AYES:</b>    | Supervisor Bonkowski, Supervisor Giomi, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

**12(D) DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 1920-048, CARSON CITY SEWER PIPELINE CONDITION ASSESSMENT PHASE II, WITH KELLER ASSOCIATES, INC., FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$199,722, TO BE FUNDED FROM THE WASTEWATER PROFESSIONAL SERVICES ACCOUNT, AS APPROVED IN THE FY20 BUDGET**

### **ORDINANCES, RESOLUTIONS, AND OTHER ITEMS**

**13. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME (8:45:47) - Please see the minutes for items 9(C) and 12(C).**

**14. CITY MANAGER - DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF HEATHER CABRAL AS THE PUBLIC GUARDIAN FOR A FOUR-YEAR TERM, BEGINNING ON SEPTEMBER 19, 2019 THROUGH SEPTEMBER 18, 2023, AND TO SET THE STARTING COMPENSATION AT \$70,000.00 PER YEAR (8:57:30) - Mayor *Pro Tem* Bagwell introduced this item. Ms. Paulson introduced Ms. Cabral, and provided an overview of the interview process as well as Ms. Cabral's education and experience. Supervisor Bonkowski welcomed Ms. Cabral, who expressed excitement for the opportunity. Mayor *Pro Tem* Bagwell commended the public guardian applicants, and welcomed Ms. Cabral.**

Mayor *Pro Tem* Bagwell entertained public comment and, when none was forthcoming, a motion. **Supervisor Giomi moved to appoint Heather Cabral as the Public Guardian for a four-year term, beginning September 19, 2019 through September 18, 2023, and to set the starting compensation at \$70,000 a year. Supervisor Bonkowski seconded the motion** for purposes of discussion. Mr. Yu responded to questions of clarification and, following a brief discussion, Mayor *Pro Tem* Bagwell called for a vote on the pending motion.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Stacey Giomi  |
| <b>SECOND:</b>  | Supervisor Brad Bonkowski  |
| <b>AYES:</b>    | Supervisor Giomi, Supervisor Bonkowski, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

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(11:26:12) In response to a question, Mr. Yu provided an overview of earlier discussion regarding the Public Guardian's term of appointment. He then provided an overview of the provisions of NRS 253.150.

**15. PURCHASING AND CONTRACTS - DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 1920-041, CARSON CITY FACILITIES ASSESSMENT AND RESERVE STUDY WITH FAITHFUL AND GOULD, INC. FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$202,268 (9:04:03)** - Mayor *Pro Tem* Bagwell introduced this item, and City Engineer Dan Stucky presented the agenda materials. Supervisor Bonkowski commended the study as an "invaluable tool for the City for planning." Mr. Stucky responded to questions of clarification, and discussion followed. Mayor *Pro Tem* Bagwell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to approve the contract, as presented. Supervisor Giomi seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Brad Bonkowski  |
| <b>SECOND:</b>  | Supervisor Stacey Giomi  |
| <b>AYES:</b>    | Supervisor Bonkowski, Supervisor Giomi, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

#### 16. PUBLIC WORKS DEPARTMENT

**16(A) DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION DECLARING THE CITY'S INTENT TO SELL CITY PROPERTY, LOCATED ON BROWN STREET KNOWN AS APNs 008-303-15, -16, -21, -36, -37, AND -39, TOTALING APPROXIMATELY 2.78 ACRES, AND TO DETERMINE WHETHER THE METHOD OF SALE SHOULD BE: (1) PURSUANT TO NRS 244.281 AND 244.282 THROUGH PUBLIC AUCTION; OR (2) PURSUANT TO NRS 244.2815 FOR THE PURPOSES OF REDEVELOPMENT OR ECONOMIC DEVELOPMENT (9:13:14)** - Mayor *Pro Tem* Bagwell introduced this item, and entertained disclosures. Supervisor Giomi read a prepared disclosure statement into the record, advising of no disqualifying conflict of interest and that he would participate in discussion and action. Ms. Hicks presented the agenda materials in conjunction with displayed slides, and responded to questions of clarification. Discussion followed.

Mayor *Pro Tem* Bagwell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2019-R-27, determining that the market value of the property in question is \$300,000, as determined by appraisal; that \$300,000 will be the minimum bid at auction; and that we are referring to the second resolution in the agenda materials, at pages 719 and 720. Supervisor Giomi seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Brad Bonkowski  |
| <b>SECOND:</b>  | Supervisor Stacey Giomi  |
| <b>AYES:</b>    | Supervisor Bonkowski, Supervisor Giomi, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

**16(B) DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION DECLARING THE CITY'S INTENT TO SELL CITY PROPERTY LOCATED OFF OF MEDICAL PARKWAY, KNOWN AS APNs 007-531-13 AND 007-531-14, TOTALING 1.6 ACRES AND TO DETERMINE WHETHER THE METHOD OF SALE SHOULD BE: (1) PURSUANT TO NRS 244.281 AND 244.282 THROUGH PUBLIC AUCTION AND FOR NOT LESS THAN FAIR MARKET VALUE; OR (2) PURSUANT TO NRS 244.2815 FOR THE PURPOSES OF REDEVELOPMENT OR ECONOMIC DEVELOPMENT (9:26:13)** - Mayor *Pro Tem* Bagwell introduced this item, and Ms. Hicks presented the agenda materials in conjunction with displayed slides. Deputy District Attorney Todd Reese and Ms. Hicks responded to questions of clarification. Supervisor Bonkowski commented that the appraised value is within the expected range. Mr. Reese clarified the effects of the applicable statutes. Mr. Reese and Ms. Hicks responded to additional questions of clarification. Mayor *Pro Tem* Bagwell recessed the meeting at 9:37 a.m., and reconvened at 9:45 a.m.

Mayor *Pro Tem* Bagwell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2019-R-28 to sell properties on Medical Parkway, known as APNs 007-531-13 and 007-531-14, pursuant to NRS 244.281(1)(e)(1)(I), to make the finding that the sale is in the best interests of the City and the parcels are remnants that were separated from their original parcels by the construction of Medical Parkway, setting the market value at \$905,000, and providing for a 30-calendar-day period for adjoining property owners to submit offers to the City for the sale. Mayor *Pro Tem* Bagwell seconded the motion** for purposes of discussion. Ms. Hicks acknowledged there is only one adjoining property owner: Carson-Tahoe Hospital. Supervisor Bonkowski explained the intent for the matter to be returned to the Board if the adjoining property owner does not make an offer to purchase within 30 calendar days. Mr. Reese acknowledged that staff's recommendation to allocate the sale proceeds to future drainage projects was included in the staff report and was stated on the record. Chief Financial Officer Sheri Russell, Ms. Hicks, and Public Works Department Director Darren Schulz responded to questions of clarification, and discussion followed. Mr. Reese acknowledged that the contract for sale of the property would be agendized for approval by the Board. Mayor *Pro Tem* Bagwell called for a vote on the pending motion.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Brad Bonkowski  |
| <b>SECOND:</b>  | Mayor <i>Pro Tem</i> Bagwell   |
| <b>AYES:</b>    | Supervisor Bonkowski, Mayor <i>Pro Tem</i> Bagwell, and Supervisor Giomi |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

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**16(C) DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION DECLARING IT TO BE IN THE BEST INTEREST OF CARSON CITY AND ITS RESIDENTS TO OFFER THE RECONVEYANCE OF 449 WEST KING STREET, APN 003-207-04, TO THE PERSONS THAT DONATED THE PROPERTY, THE BREWERY ARTS CENTER; AUTHORIZING THE CITY ENGINEER TO MAKE A WRITTEN OFFER OF RECONVEYANCE TO THE BREWERY ARTS CENTER; AND AUTHORIZING THE MAYOR TO EXECUTE A DEED OF RECONVEYANCE IF THE RECONVEYANCE IS ACCEPTED (9:55:11)** - Mayor *Pro Tem* Bagwell introduced this item, and Ms. Hicks presented the agenda materials in conjunction with displayed slides. Supervisor Bonkowski read into the record a list of figures spent by the City, over the last four years, representing equivalent salary and benefits, in-house materials, and contract work, as well as upcoming estimated roofing maintenance costs, an elevator upgrade, and exterior painting. He suggested “this is a good time to separate responsibilities and ... send the BAC down the path ... that they’ve now spent 40 years working towards, which is to have their own facility and to be responsible for it.”

Ms. Hicks responded to questions of clarification, and discussion followed regarding the possibility of a deed restriction. (10:03:07) Gina Hill, representing the Brewery Arts Center, advised of the intent for the Brewery Arts Center to remain “an arts center for the community. As we have with the property that we own across the street, it is a private entity used for ... the public’s benefit. ... that is our full intention. It’s a lot of money to maintain that building and so we don’t know what the future holds. So I would appreciate there not being restrictions because we may have to have joint use with other entities in order to maintain that space.”

Mayor *Pro Tem* Bagwell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2019-R-29, subject to written confirmation that we have met the conditions of our holding period and other conditions of the original grant obtained by the City prior to reconveyance of the deed. Supervisor Giomi seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Brad Bonkowski  |
| <b>SECOND:</b>  | Supervisor Stacey Giomi  |
| <b>AYES:</b>    | Supervisor Bonkowski, Supervisor Giomi, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

## 17. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

**17(A) DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDER OF ABANDONMENT FOR AN ABANDONMENT OF A PUBLIC RIGHT-OF-WAY, SPECIFICALLY SOUTH MINNESOTA STREET, BETWEEN WEST SECOND STREET AND WEST KING STREET, ADJACENT TO AND BETWEEN APN 003-206-02 AND APN 003-207-04 (10:04:52)** - Mayor *Pro Tem* Bagwell introduced this item, and Planning Manager Hope Sullivan presented the agenda materials in conjunction with displayed slides. In response to a question, Gina Hill, representing the Brewery Arts Center, advised that any previous application for abandonment was prior to her time with the Brewery Arts Center. “Since the annual abandonment that we’ve had, starting in 2015, we have been

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compliant of all the conditions, the drainage, and with our master plan that we are working on for a place making project encompassing the two City blocks. We are certainly working with the City to keep everything that needs to be done done correctly so that the City is happy.” Ms. Hill acknowledged that the Brewery Arts Center will comply with all the necessary conditions of approval.

Mayor *Pro Tem* Bagwell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Giomi moved to approve an Order of Abandonment for AB-19-122, based on the findings and subject to the conditions of approval recommended by the Planning Commission and presented to the Board at this meeting. Supervisor Bonkowski seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Stacey Giomi  |
| <b>SECOND:</b>  | Supervisor Brad Bonkowski  |
| <b>AYES:</b>    | Supervisor Giomi, Supervisor Bonkowski, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

**17(B) DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDER OF ABANDONMENT FOR PUBLIC RIGHTS-OF-WAY TOTALING APPROXIMATELY 6.706 ACRES IN THE FOLLOWING FOUR SPECIFIC AREAS: THE PORTION OF MORGAN MILL ROAD LOCATED APPROXIMATELY 377 FEET EAST OF ANTLER DRIVE; THE PORTION OF DRAKO WAY EXTENDING SOUTH OF ASTRO DRIVE; AND ALL OF CARABOU DRIVE AND UNICORN DRIVE (10:10:07)** - Mayor *Pro Tem* Bagwell introduced this item. Associate Planner Heather Ferris presented the agenda materials in conjunction with displayed slides, and responded to questions of clarification. Mayor *Pro Tem* Bagwell entertained public comment and, when none was forthcoming, a motion. **Supervisor Giomi moved to approve an Order of Abandonment for AB-19-104, based on the findings and subject to the conditions of approval contained in the staff report. Supervisor Bonkowski seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Stacey Giomi  |
| <b>SECOND:</b>  | Supervisor Brad Bonkowski  |
| <b>AYES:</b>    | Supervisor Giomi, Supervisor Bonkowski, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

**17(C) DISCUSSION AND POSSIBLE ACTION REGARDING A TENTATIVE SUBDIVISION MAP, TSM-19-126, KNOWN AS SILVER CREST CONDOMINIUMS, ON PROPERTY LOCATED AT 150 EAST ROLAND STREET, APN 009-197-02 (10:13:17)** - Mayor *Pro Tem* Bagwell introduced this item, and Planning Manager Hope Sullivan presented the agenda materials in conjunction with displayed slides.



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In response to a question, Rachel Kryder of Resource Concepts, Inc., discussed methods by which to accommodate Waste Management trash bins. She responded to additional questions of clarification. In response to a question, Ms. Sullivan advised that staff has reviewed all requirements for a condominium complex which included the maintenance requirements. “Those are in the conditions of approval. With respect to the trash collection, based on inquiries by Supervisor Bonkowski, I had for the Board’s consideration a potential condition that would say, ‘A centralized trash collection area must be provided unless the applicant can demonstrate that storage of trash receptacles in the garage will not compromise the parking of two vehicles and placement at the curb will not compromise travel on roadways.’” Ms. Sullivan acknowledged this would be an additional condition of approval.

Mayor *Pro Tem* Bagwell entertained public comment and, when none was forthcoming, the applicants acknowledged the acceptability of an additional condition of approval relative to trash receptacles. Mayor *Pro Tem* Bagwell entertained a motion. **Supervisor Bonkowski moved to approve the tentative subdivision map, based on the ability to make the required findings in the affirmative and subject to the conditions of approval recommended by the Planning Commission, in addition to proposed new condition 34, as read into the record by staff. Supervisor Giomi seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Brad Bonkowski  |
| <b>SECOND:</b>  | Supervisor Stacey Giomi  |
| <b>AYES:</b>    | Supervisor Bonkowski, Supervisor Giomi, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

**17(D) DISCUSSION AND POSSIBLE ACTION REGARDING A TENTATIVE SUBDIVISION MAP TO CREATE 29 SINGLE-FAMILY LOTS WITHIN THE SCHULZ RANCH SPECIFIC PLAN AREA, ON PROPERTY ZONED SINGLE FAMILY 6,000, SCHULZ RANCH SPECIFIC PLAN AREA, LOCATED AT THE SOUTHERN TERMINUS OF WHEELER PEAK DRIVE, APPROXIMATELY 600 FEET SOUTH OF RACE TRACK ROAD AND 750 FEET EAST OF CENTER DRIVE, APN 009-311-47 (10:22:58)** - Mayor *Pro Tem* Bagwell introduced this item, and Associate Planner Heather Ferris presented the agenda materials in conjunction with displayed slides. Ms. Ferris and Planning Manager Hope Sullivan responded to questions regarding drainage easements and maintenance of the swale. Discussion followed.

Mayor *Pro Tem* Bagwell entertained public comment. (10:34:17) Kelsey Penrose discussed concerns regarding affordable housing in Carson City.

In response to a question, Transportation Manager Lucia Maloney explained that “Race Track Road is owned and maintained by Carson City. That portion of Center Drive, where it hits Race Track Road, is owned and maintained by Douglas County. That is, if you’re headed westbound on Race Track Road coming to Center Drive, there’s a fence on the property line on the right-hand side, on the north side ... That fence was installed consistent with Carson City Municipal Code for setbacks and sight distances. Drivers are encouraged to stop at the stop bar and then sort of ... inch up when it’s safe and make sure it’s clear before entering Center Drive. City staff did make a recommendation that Douglas County look and

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consider a four-way stop there; however, it's within Douglas County Code that any traffic control regulatory signs go through their Board of County Commissioners. And, to my knowledge, that hasn't happened to date. ... that's the status of the four-way stop and the sight distance there."

Mayor *Pro Tem* Bagwell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to approve the tentative subdivision map, based on the findings and subject to the conditions of approval recommended by the Planning Commission and contained in staff's memo, dated September 6, 2019, and the amendment as read into the record at this meeting. Supervisor Giomi seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion. In reference to Ms. Penrose's comments, Supervisor Bonkowski discussed issues associated with affordable housing from a developer's perspective. "... when you mention housing starting at \$400,000, it's not that the developer is pocketing extra money. The truth is they're actually pocketing less money now than they were 20 years ago when they were building. It's the cost of construction, it's the cost of labor, it's all a part of the economic cycle that we're all struggling with and, as you mentioned, just finding work force. So, I don't know what the answers are. They've eluded me for the 25 years that I've been doing my private job and we do struggle with that, but I hear you and we deal with this all the time. We get asked to build affordable housing. In my opinion, there's no such thing. It's not possible, in today's world, to build affordable housing with all of the building, development standards that have to be complied with, all the regulatory issues that builders have to deal with, as well as the costs of construction and labor. So, hopefully, we'll find an answer some day. I don't know that we're going to find it now but I do appreciate your comments and understand that we do hear that all the time. We do look for answers. I just don't know what those answers are yet." Mayor *Pro Tem* Bagwell called for a vote on the pending motion.

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| <b>RESULT:</b>  | <b>Approved [3 - 0 - 2]</b>   |
| <b>MOVER:</b>   | <b>Supervisor Brad Bonkowski</b>  |
| <b>SECOND:</b>  | <b>Supervisor Stacey Giomi</b>  |
| <b>AYES:</b>    | <b>Supervisor Bonkowski, Supervisor Giomi, and Mayor <i>Pro Tem</i> Bagwell</b> |
| <b>NAYS:</b>    | <b>None</b>   |
| <b>ABSENT:</b>  | <b>Mayor Robert Crowell and Supervisor John Barrette</b>                        |
| <b>ABSTAIN:</b> | <b>None</b>   |

**17(E) DISCUSSION AND POSSIBLE ACTION REGARDING A TENTATIVE SUBDIVISION MAP, TSM-19-103, KNOWN AS LITTLE LANE VILLAGE, ON PROPERTY LOCATED ON THE NORTH SIDE OF LITTLE LANE, WEST OF SOUTH SALIMAN ROAD, APN 004-021-14 (10:42:45)** - Mayor *Pro Tem* Bagwell introduced this item, and Planning Manager Hope Sullivan presented the agenda materials in conjunction with displayed slides. At Ms. Sullivan's request, Transportation Manager Lucia Maloney discussed parking on Little Lane.

In response to a comment, Ms. Sullivan advised that, "based on conversations and inquiries" made by Mayor *Pro Tem* Bagwell prior to the meeting, "the staff does have a draft condition for consideration." Ms. Sullivan read the proposed revision to condition of approval 38 into the record, as follows: "Parking will be allowed on the north side of Little Lane only. No Parking signs shall be installed on the south side of Little Lane along the property frontage." (10:55:07) In response to a question, Chris Baker, of Manhard Consulting, representing the applicant, advised of having gone "through this with the adjacent property that is currently being developed. We just designed in accordance with the 66-foot right-of-way. In the process,

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it was determined, on the adjacent property, that parking was not going to be allowed. The room was there. We designed moving forward with the current property in front of you just to the same standard to match the curbs, match the sidewalks, match the setback in between. We're fine with this condition. If the Board wishes to have parking on the north side ..., that actually ... would benefit the community. It just gives ... extra parking. They do front the street so visitors, deliveries, things of that nature, it would make sense to have parking in front of the front doors. We do have parking in front of the front doors throughout the whole community so we would agree with this condition if that's the direction the Board wants to go." Mr. Baker and Ms. Sullivan responded to questions of clarification regarding various aspects of the design.

Mayor *Pro Tem* Bagwell entertained public comment and, when none was forthcoming, additional discussion of the Board members. Ms. Maloney responded to questions of clarification regarding parking on Little Lane, and discussion followed. At Mayor *Pro Tem* Bagwell's request, Ms. Sullivan reviewed proposed revisions to conditions of approval 38, 57, 58, and 62; and proposed adding conditions of approval 64 and 65. Mayor *Pro Tem* Bagwell entertained a motion. **Supervisor Bonkowski moved to approve the tentative subdivision map, based on the ability to make the required findings in the affirmative and subject to the conditions of approval recommended by the Planning Commission, with the following changes: new language for conditions 38, 57, 58, and 62, and adding new conditions 64 and 65, as discussed on the record. Supervisor Giomi seconded the motion.** Mayor *Pro Tem* Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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| <b>RESULT:</b>  | Approved [3 - 0 - 2]   |
| <b>MOVER:</b>   | Supervisor Brad Bonkowski  |
| <b>SECOND:</b>  | Supervisor Stacey Giomi  |
| <b>AYES:</b>    | Supervisor Bonkowski, Supervisor Giomi, and Mayor <i>Pro Tem</i> Bagwell |
| <b>NAYS:</b>    | None   |
| <b>ABSENT:</b>  | Mayor Robert Crowell and Supervisor John Barrette                        |
| <b>ABSTAIN:</b> | None   |

**18. CITY MANAGER - PRESENTATION AND DISCUSSION REGARDING THE CITY MANAGER UPDATE ON CURRENT CITY PROJECTS, ACTIVITIES, AND OTHER ITEMS OF INTEREST TO THE BOARD OF SUPERVISORS AND TO THE COMMUNITY (11:18:26)** - Mayor *Pro Tem* Bagwell introduced this item. Ms. Paulson welcomed Deputy City Manager Stephanie Hicks, and advised that Ms. Hicks had started in her new position effective Monday, September 16<sup>th</sup>. Ms. Paulson presented her report in conjunction with displayed slides. In response to a question, Parks, Recreation, and Open Space Department Director Jennifer Budge provided an update on the recruitment for the Rifle Range park ranger position.

**19. BOARD OF SUPERVISORS NON-ACTION ITEMS:**

**FUTURE AGENDA ITEMS (11:27:48; 11:34:20)** - Supervisor Giomi requested to agendize discussion regarding allocation of the Medical Parkway and Brown Street property sale proceeds.

**STATUS REVIEW OF PROJECTS (11:27:59)** - Mayor *Pro Tem* Bagwell introduced this item, and noted Ms. Budge's update on the Rifle Range park ranger position recruitment.

**INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (11:28:04)** - None.

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**CORRESPONDENCE TO THE BOARD OF SUPERVISORS** (11:28:09) - None.

**STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS** (11:28:17) - Mayor *Pro Tem* Bagwell introduced this item, and announced that Carson City would be featured in an upcoming edition of *American Spirit* magazine.

**STAFF COMMENTS AND STATUS REPORTS** (11:29:56) - None.

**20. PUBLIC COMMENT** (11:30:02) - Mayor *Pro Tem* Bagwell entertained public comment. (11:30:14) John Sullivan introduced himself for the record, and advised that he works closely with DeeDee Foremaster and the Do Drop Inn. The Board members responded to questions regarding the action taken on item 16(A). Mr. Sullivan discussed concerns regarding the lack of affordable and low income housing in Carson City. Mayor *Pro Tem* Bagwell assured Mr. Sullivan that the Board would discuss the proceeds of any sale of the Brown Street property at the appropriate time. She requested Mr. Sullivan to leave his contact information with staff. Mayor *Pro Tem* Bagwell entertained additional public comment; however, none was forthcoming.

**21. ACTION ON ADJOURNMENT** (11:34:30) - Mayor *Pro Tem* Bagwell adjourned the meeting at 11:34 a.m.

The Minutes of the September 19, 2019 Carson City Board of Supervisors meeting are so approved this 3rd day of October, 2019.

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ROBERT L. CROWELL, Mayor

ATTEST:

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AUBREY ROWLATT, Clerk - Recorder