

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the October 17, 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, October 17, 2019 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Mayor Robert Crowell  
Supervisor Stacey Giomi, Ward 1  
Supervisor Brad Bonkowski, Ward 2  
Supervisor Lori Bagwell, Ward 3  
Supervisor John Barrette, Ward 4

**STAFF:** Nancy Paulson, City Manager  
Aubrey Rowlett, Clerk - Recorder  
Stephanie Hicks, Deputy City Manager  
Todd Reese, Deputy District Attorney  
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**

(8:32:21) – Mayor Crowell called the meeting to order at 8:32 a.m. Ms. Rowlett called the roll; a quorum was present. Pastor Mark Cyr of the Salvation Army provided the invocation. Mayor Crowell led the Pledge of Allegiance.

**5. PUBLIC COMMENT**

(8:34:05) – Mayor Crowell entertained public comments. Molly Bundy-Toral introduced herself as a resident of La Mirada Street and expressed concern over the tumbleweeds reaching her street from the Andersen Ranch property, noting that with the large amount reaching nearby neighbors, they are unable to fit them in their trash cans. Mayor Crowell acknowledged Ms. Bundy-Toral's concern and explained that the City had requested the Andersens' assistance with the problem.

(8:35:34) – Interim Carson City Library Director Diane Baker introduced new Library Director Tod Colegrove. Mr. Colegrove wanted the Board "to put a name to the face" and believed it was too early for him to outline his vision and plans for the Library. He also gave a brief background, noting he was a native Nevadan and that he looked forward to serving the community. Mayor Crowell welcomed Mr. Colegrove and emphasized the need for both digital and printed content.

(8:38:44) – Mayor Crowell thanked everyone "for bearing with me" as he had missed two Board meeting due to a vacation to London, returning via the Queen Mary to New York. The Mayor also introduced high school senior Emiliano Carrillo, who had chosen the activities of the Board of Supervisors and the Mayor as the topic of his Carson High School Senior Project.

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**6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – OCTOBER 3, 2019**

(8:40:26) – Mayor Crowell introduced the item. **Supervisor Bonkowski moved to approve the minutes of the October 3, 2019 meeting, with previously submitted clarifications on pages seven and nine. The motion was seconded by Supervisor Bagwell. Motion carried 5-0-0.**

**7. FOR POSSIBLE ACTION: ADOPTION OF THE AGENDA**

(8:41:13) – Mayor Crowell introduced the item and Ms. Paulsen indicated there would be no changes to the agenda.

**8. SPECIAL PRESENTATIONS**

**8.A PROCLAMATION TO RECOGNIZE THE WEEK OF OCTOBER 6-12, 2019 AS FIRE PREVENTION WEEK.**

(8:41:28) – Mayor Crowell introduced the item and the Board members moved to the meeting floor. Mayor Crowell read a proclamation, incorporated into the record, recognizing the week of October 6-12, 2019 as Fire Prevention Week. He also thanked the Carson City Fire Department “on behalf of everyone” and invited Fire Chief Sean Slamon to join him. Chief Slamon reminded everyone to plan their escapes, test the smoke and carbon monoxide alarms, sleep with their doors closed, and have a meeting place once outside.

**8.B PRESENTATION OF LENGTH OF SERVICE CERTIFICATES TO CITY EMPLOYEES.**

(8:46:53) – Mayor Crowell introduced the item and presented longevity awards to Rhonda Price, Office Specialist with the Carson City Assessor’s Office, recognizing five years of service; and to Tami Jennings, Recreation Program Supervisor, in recognition of 20 years of service. The Board and the honorees, along with their friends and family members, were also photographed.

**8.C PROCLAMATION AND PRESENTATION OF THE EMPLOYEE-OF-THE-QUARTER AWARD TO BRIAN DOYAL, CIVIL ENGINEERING DESIGNER.**

(8:50:34) – Mayor Crowell introduced the item and invited Darren Anderson, Public Works Project Manager, to join him. Mr. Anderson presented the accomplishments made by Employee-of-the-Quarter Award recipient Brian Doyal and invited him to the floor. At the Mayor’s request, Mr. Doyal described his computerized civil designs and was thanked by the Mayor on behalf of Carson City and “for thinking out of the box” to make Carson City a better place”. Mayor Crowell read the proclamation, incorporated into the record, and Mr. Doyal thanked the Mayor, the Supervisors, and the Public Works Department design team, noting that “it’s a joy to work with you all”. Mayor Crowell also presented Mr. Doyal with a \$200 check.

**CONSENT AGENDA**

(8:56:43) – Mayor Crowell introduced the consent agenda and entertained requests from the public and from the Board to hear an item separately. When no requests were forthcoming, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to approve the consent agenda, consisting of items 9.A, 10.A, and 11.A. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.



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<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Supervisor Bonkowski
<b>SECONDER:</b>	Supervisor Bagwell
<b>AYES:</b>	Supervisors Bonkowski, Bagwell, Giomi, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	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 SEPTEMBER 5, 2019 THROUGH OCTOBER 4, 2019. (NANCY PAULSON, NPAULSON@CARSON.ORG)**

**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 OCTOBER 4, 2019, PER NRS 251.030 AND NRS 354.290.**

**11. PARKS AND RECREATION**

**11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED AMENDMENTS TO THE PARKS AND RECREATION COMMISSION BYLAWS.**

**(END OF CONSENT AGENDA)**

**ORDINANCES, RESOLUTIONS, AND OTHER ITEMS**

**12. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME.**  
None.

**13. CITY MANAGER**

**13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO APPOINT ONE MEMBER TO THE AIRPORT AUTHORITY TO FILL THE "PILOT" POSITION FOR A TERM ENDING IN OCTOBER, 2023.**

(8:57:23) – Mayor Crowell introduced the item. Ms. Paulson explained that Timothy Puliz and Michael Greedy had applied for the “Pilot” position vacancy on the Carson City Airport Authority, noting that Mr. Puliz would be answering the Board’s questions first, followed by Mr. Greedy.

(8:58:10) – Mr. Puliz introduced himself as a Nevada resident since 1958, living in South Reno. He also noted that he had worked with many City, County, and Federal agencies and owned several successful businesses in the State. Mr. Puliz discussed several of his volunteer positions with the International Rotary Club, the Experimental Aircraft Association’s Young Eagles, and the Carson City Sheriff’s Aero Squadron, serving as



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Commander. In response to Mayor Crowell's question, Mr. Puliz explained that as a tenant of the Airport he had reviewed the Airport Master Plan and wished to be the voice of the pilots on the Authority. Mayor Crowell thanked the Puliz family for their contributions to the community, especially through Puliz Moving and Storage, adding that he had worked with the applicant's father while serving on the Public Utilities Commission.

(9:03:50) – Supervisor Giomi inquired about Airport's and the Authority's biggest challenges over the next one-to-three years. Mr. Puliz believed that positioning the Airport "to qualify for all these massive federal grants and have enough cash on hand to do the small match associated with those grants", and to accommodate the landing of corporate jets at night.

(9:06:02) – Supervisor Bonkowski wished to hear ideas on economic development opportunities, other than building hangars, at the Airport. Mr. Puliz explained that adding retail activities such as restaurants and attracting high end jet traffic would benefit the Fixed Based Operators (FBOs) and the Airport.

(9:07:27) – Supervisor Bagwell inquired about Mr. Puliz's comfort level in reading and interpreting financial statements, and putting plans together to implement the [Airport] Master Plan. Mr. Puliz noted that as a business owner, he was able to read them; however, he deferred to his CFO most of the time. He also commended the work of the Authority's "excellent attorney".

(9:08:20) – Supervisor Barrette noted that he was a member of and the Board's liaison to the Airport Authority. He inquired about Mr. Puliz's ability to communicate since the position required interaction with the public and the Authority members. Mr. Puliz noted that in addition to being a good communicator, he worked as a team member and considered himself a collaborator.

(9:10:41) – Ms. Paulson invited Mr. Greedy into the room. Mayor Crowell noted that Mr. Greedy had been active within the Airport community and suggested that he introduce himself and explain how he planned to promote the Airport. Mr. Greedy believed the Airport had been doing well; however, he believed that the gate access was still an issue and that there was a need for more flight schools. He also explained that he was not a "fan of IFR (Instrument Flight Rules)", even at night.

(9:13:24) – Supervisor Giomi thanked Mr. Greedy for applying and inquired about the challenges facing the Airport. Mr. Greedy believed that the Airport should be integrated into the community as a recreational asset.

(9:14:18) – Supervisor Bonkowski was informed by Mr. Greedy that he had not reviewed the new Master Plan yet. Mr. Greedy was in favor of promoting the Airport to businesses that "actually need an aircraft in their operations" as an economic development opportunity.

(9:15:35) – Mr. Greedy indicated to Supervisor Bagwell that he was comfortable with reading financial statements, especially executive summaries, and asking questions; however, he believed there was a difference between government accounting and that in the private sector.

(9:16:38) – Supervisor Barrette expressed interest in Mr. Greedy's communications skills and was informed that he would speak up when necessary; however, he believed that "a fourth pass or fifth pass is when you should be ready go" when preparing written statements to avoid typographical errors. He also clarified for Mayor Crowell



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that focusing only on economic development would isolate the Airport from the community that it served, as it was owned by the community. Mr. Greedy thanked the Board for considering his application. Mayor Crowell offered Mr. Greedy the opportunity to remain in the room and listen to the discussion.

(9:19:42) – Mayor Crowell entertained discussion and noted that both applicants were qualified for the position. He also explained that the Airport was developing into an economic development driver with the requirement to produce revenue; therefore, he favored Mr. Pulitz’s answer to that question and would vote in his favor. Supervisor Bagwell noted that Mr. Pulitz had “done some research and some homework and read the Master Plan and really tried to find out where the Airport’s missions currently were” and that he would be “the voice of pilots”; therefore, she was in favor of appointing Mr. Pulitz. Member Barrette also wished to appoint Mr. Puliz. Mayor Crowell entertained a motion. Supervisor Giomi stated that he would vote as the Board wished; however, he appreciated Mr. Greedy’s answer that the Airport was a community airport and suggested that Mr. Puliz consider the importance of the “community airport”; however, he was aware that the Airport could not survive without the economic development.

**(9:22:01) – Supervisor Bagwell moved to appoint Timothy Puliz to the “Pilot” position for a term ending in October, 2023. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Supervisor Bagwell
<b>SECONDER:</b>	Supervisor Barrette
<b>AYES:</b>	Supervisors Bagwell, Barrette, Giomi, Bonkowski, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**14. SHERIFF**

**14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN INTERLOCAL AGREEMENT BETWEEN CARSON CITY AND THE CARSON CITY SCHOOL DISTRICT TO IMPLEMENT THE SCHOOL SAFETY GRANT AWARD RECEIVED BY THE DISTRICT, CREATING ONE NEW SERGEANT POSITION AND ONE NEW DEPUTY SHERIFF POSITION WITHIN THE SHERIFF'S OFFICE TO BE DEPLOYED AS SCHOOL RESOURCES OFFICERS (SROS) IN THE CARSON CITY SCHOOL DISTRICT AND AUTHORIZING THE CITY TO BILL THE DISTRICT FOR PERSONNEL COSTS IN AN AMOUNT NOT TO EXCEED \$626,160.05 DURING THE TWO-YEAR PERIOD OF THE GRANT.**

(9:23:33) – Mayor Crowell introduced the item. Assistant Sheriff Jerome Tushbant introduced himself and acknowledged the School Resources Officers (SROs) present in the room. He also discussed the need for the additional positions for an SRO and a supervisor, stressing the importance of their presence, especially at the middle school level, and responded to clarifying questions.

(9:27:00) – Mayor Crowell was informed that the grant would fully cover the salaries of the Sergeant and Deputy positions, with the exception of overtime pay. Valerie Dockery, Director of Grants and Special Projects



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for the Carson City School District, clarified that the funds had been put aside by the legislature for school safety. Assistant Sheriff Tushbant was optimistic that the funds would continue; however, he explained that a contingency plan existed should they get taken away. Mayor Crowell praised the work done by the SROs and their role in helping the students. Ms. Dockery added that the School District had noticed “a major decrease” in the use of controlled substances, possession, and use of alcohol and dangerous weapons, which she attributed to “the partnership between SROs and how the students view them”. Mayor Crowell entertained public comments.

(9:31:35) – Deni French cited a National Public Radio (NPR) statistic regarding the increase of suicide rates in children seven to 14 years of age, and believed “this is an awesome opportunity for that intervention that’s so needed”. Assistant Sheriff Tushbant explained that the number one call received by the SROs is about bullying, followed by depression and suicidal behavior. Ms. Dockery added that the School district employed 14 full-time, licensed social workers who work with the SROs. Supervisor Giomi was informed that the Board had not approved the initial grant application since it had been done by the School District, and that overtime costs would be absorbed by the current budget of the Sheriff’s Office. Supervisor Giomi also inquired about the activities outside the school and Ali Banister, Chief Juvenile Probation Officer for Carson City, explained that they had not seen increased off-campus incidents. At the request of Supervisor Giomi, Assistant Sheriff Tushbant introduced SROs Sergeant Earl Mays, Deputy Dean Williams (Carson High School), Deputy Jarrod Adams (Carson Middle School), and Deputy Liz Granata (Eagle Valley Middle School).

(9:36:50) – Supervisor Bonkowski inquired about the capital improvement portion of the grant and Ms. Dockery confirmed that several funding sources were incorporated into one grant application, and that this Board would approve the \$626,160.05 amount for the SRO salaries and benefits. He also cautioned that the City should be prepared to fund the positions, along with the School District, if the grant is not renewed after two years. Ms. Dockery believed that the School District would work with the City as they had with the current SRO positions. Supervisor Barrette was in agreement with Supervisor Bonkowski that “this needs to be on the record” and believed should be supported long-term. Mayor Crowell entertained additional public comments.

(9:39:39) – Emiliano Carrillo explained that as a high school student he had witnessed students using narcotics in hallways and classrooms, something he had not seen during his travels in other countries. Mr. Carrillo wished to understand “how would [the Deputies] personally approach these students on these topics so that they don’t hinder the middle school students or the elementary students in the future?” Mayor Crowell was informed that Mr. Carrillo had been attending Carson High School for a year-and-a-half and that he had contacted the SROs on campus. Assistant Sheriff Tushbant noted that this was a community-wide problem and the united efforts of all the resources at the schools and within the community are assisting with helping students making good decisions. Supervisor Bagwell inquired about the role of the SRO who witnesses a student doing drugs and Deputy Williams explained that he interacts with the students and if a student is caught using a banned substance such as vaping, the product will be tested. Should the test result be positive for THC, a citation or an arrest will take place; however, Deputy Williams stressed that his role is that of prevention, including communicating with parents.

(9:46:29) – Ms. Dockery noted that Deputy Williams had “done an amazing job by himself”; however she believed that one officer was not enough at Carson High School; hence, the reason for the grant. Mayor Crowell inquired about the breakdown of the grant. Ms. Dockery explained that the grant amount included the



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two-year officer salary and benefits, including uniform allowances. There were no additional comments. Mayor Crowell entertained a motion.

**(9:48:48) – Supervisor Giomi moved to approve the interlocal agreement between Carson City and the Carson City School District creating one new Sergeant position and one new Deputy Sheriff position within the Sheriff’s Office, dedicated as School Resources Officers. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Supervisor Giomi
<b>SECONDER:</b>	Supervisor Bonkowski
<b>AYES:</b>	Supervisors Giomi, Bonkowski, Bagwell, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

## 15. PURCHASING AND CONTRACTS

**15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 19300078, SAFE DRINKING WATER ACT ANALYTICAL SERVICES, WITH EUROFINS EATON ANALYTICAL, LLC, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$240,000 PAYABLE OVER THREE CALENDAR YEARS TO BE FUNDED FROM THE WATER FUND, LABORATORY EXPENSE ACCOUNT IN FY20-FY23.**

(9:49:26) – Mayor Crowell introduced the item. Purchasing and Contracts Administrator Carol Akers presented the agenda materials and noted that the item had already been budgeted for FY 2020-2023. Water Utility Manager Edmund Quaglieri responded to clarifying questions and noted that the required testing, outlined in the contract, listed the contaminants that must be tested and submitted to the State. Supervisor Bonkowski recommended approving the contract without the \$48,000 for potential additional or new testing, on which the Board would be updated, should it be necessary. He preferred to approve the actual testing amount of approximately \$192,000 at this time and should additional testing be required in the future, the item be heard by the Board at that time. He also noted a correction on page one, that there would be no federal funding. Mayor Crowell entertained public comments and when none were forthcoming, a motion.

**(9:52:40) – Supervisor Bonkowski moved to approve the contract with Eurofins Eaton Analytical, LLC, for a total amount not to exceed \$191,680 and to correct the “third whereas” on the contract to show that no federal funds are utilized. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Supervisor Bonkowski
<b>SECONDER:</b>	Supervisor Bagwell
<b>AYES:</b>	Supervisors Bonkowski, Bagwell, Giomi, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None



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(9:54:05) – Mayor Crowell recessed the meeting.

(10:06:27) – Mayor Crowell reconvened the meeting. A quorum was still present.

#### 16. PUBLIC WORKS

**16.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION TO ACCEPT THE HIGHEST BID FOR THE SALE OF CARSON 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 AUTHORIZE THE MAYOR TO EXECUTE A DEED AND TO DELIVER IT UPON PERFORMANCE AND COMPLIANCE BY THE PURCHASER WITH ALL THE TERMS OR CONDITIONS.**

(10:06:42) – Mayor Crowell introduced the item. City Engineer Dan Stucky gave background and presented the agenda materials. Mr. Stucky outlined the five conditions of sale and the financing options, both of which are incorporated into the Staff Report, and explained the bidding process. Ms. Akers opened the only written bid received from Dwight and Sandra Millard for \$300,000. Mr. Stucky invited Mr. and Mrs. Millard to the front table. He also requested additional bidders in the audience join the Millards; however, no other bidders were present. Deputy District Attorney Todd Reese clarified that “this [item] does not lend itself to public comment; however, the choice was up to [the Mayor]”. He also outlined the Board’s options which were: 1) to accept the bid; 2) to reject the bid; or 3) to take the property out of auction. Mayor Crowell entertained a motion.

**(10:13:07) – Supervisor Bagwell moved to accept the highest bid from Dwight and Sandra Millard, and adopt Resolution Number 2019-R-31. The motion was seconded by Supervisor Giomi.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Supervisor Bagwell
<b>SECONDER:</b>	Supervisor Giomi
<b>AYES:</b>	Supervisors Bagwell, Giomi, Bonkowski, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

(10:13:40) – Mr. Millard informed the Board that they had built some units in the subject area, and that he was happy to be able to build on the property. He also noted that he looked forward to work with the Planning and Engineering Staffs and gave background on his former property there.

#### 17. COMMUNITY DEVELOPMENT - PLANNING

**17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE CHANGING THE ZONING FROM TOURIST COMMERCIAL TO TOURIST COMMERCIAL PLANNED UNIT DEVELOPMENT FOR A TENTATIVE PLANNED UNIT DEVELOPMENT PROPOSING 227 RV LOTS FOR SALE ON PROPERTY ZONED TOURIST COMMERCIAL, LOCATED AT 1400 OLD HOT SPRINGS ROAD,**



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(10:14:57) – Mayor Crowell introduced the item and entertained disclosures. Supervisor Giomi read a prepared disclosure statement into the record, advising of a disqualifying conflict of interest and stated that he would abstain from voting on the item. Associate Planner Heather Ferris gave background and presented the agenda materials which are incorporated into the record. Ms. Ferris also briefed the Board on the outcome of the Planning Commission's hearing on the subject property, responded to questions of clarification, and reviewed the attached conditions of approval, emphasizing those relating to the site's proximity to the Carson City Airport. Ms. Ferris acknowledged the presence of applicant representative Rachel Kryder of Resource Concepts, Inc. (RCI).

(10:29:46) – Development Engineer Steven Pottéy expanded on Planning Commission member Hope Tingle's concern regarding traffic impact studies. He stated that the Special Use Permit lacked the full traffic impact study and contained a memorandum that "the triggers were not met". Mr. Pottéy indicated that Staff had requested a "recreational home" trip generation data instead of a "campground" one. He noted that after analyzing the affected roads, with the current and projected (year 2040) traffic volumes, the intersections would "still have passing level of service". Additionally, Mr. Pottéy updated the Board on the existing crosswalks and the turning lanes for RVs.

(10:32:19) – Ms. Ferris clarified for Supervisor Barrette that the occupants and the RVs must move out for 30 days prior to returning to the RV resort. Ms. Kryder explained that the large RV owners represented an underserved market and preferred to own a space which they can improve as they wish. She also explained that each RV site would be assessed as a separate, legal parcel. Mayor Crowell received confirmation that the site owners would not receive a reduced property tax due to vacating the premises for 30 days or for a shorter stay. Ms. Kryder also noted that in the owners' absence, the vacant space may be rented out by the resort management, the terms of which will be covered in the Covenants, Conditions, and Restrictions (CC&Rs) which must be approved by the City, prior to the final map recording. Mr. Pottéy provided year 2040 level of service figures for Supervisor Bonkowski. Ms. Ferris explained the code enforcement process and Supervisor Bagwell requested that the resort management collect the tourism taxes for the Carson City Culture and Tourism Authority. Mayor Crowell entertained public comments.

(10:40:27) – Mr. French was informed that the site renters must also vacate the premises after 180 days and that they would not be able to move to another site on the property. Ms. Ferris explained to Mr. French that the coach houses would be limited to a maximum size of 12 by 16 feet and must follow the architectural standards of the homeowners association (HOA). Supervisor Bonkowski clarified that owners may live on the premises for up to 11 months per year as they would be allowed to stay for 180 days, vacate the property for 30 days, then return for an additional 180 days.

(10:44:20) – Pam Johnson introduced herself and noted that the current site map looked different from the one she had previously seen. Ms. Kryder explained that the map was different because this was a new request and that the previous plan contained an RV storage area and a drainage ditch (that would now be improved). She also noted that the RV lots will be located a minimum of 90 feet away from the west side property boundary, which will no longer have an RV storage proposal.

(10:46:08) – Ms. Johnson also inquired about the permanent structures, which she believed, did not exist on the previous map, and expressed concern that belongings now may be left behind in a coach house, diminishing the



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transient nature of the RV resort. Ms. Ferris explained that the current application was new and that the coach house would be considered as an accessory to the RV use. Community Development Director Lee Plemel clarified that “operationally, whether the sheds are there or not, won’t change [the 180-day stay]...they’re being proposed as an additional amenity for the tenants”. Ms. Kryder noted that the structures would undergo an architectural review and that no structures of temporary nature or eyesores would be allowed in order to maintain a high-quality development. She also clarified that the coach houses will not be used as sleeping quarters. Ms. Johnson hoped that the developer would “consider the neighborhood and the impact that will have on us”. Supervisor Bagwell believed that this development would be better for the area than a more transitional campground and wished to receive feedback from Ms. Johnson who explained that the neighbors objected to having an RV resort in general. Ms. Ferris indicated that this plan reduced the number of lots from 277 to 227. There were no additional public or supervisor comments. Mayor Crowell entertained a motion.

**(10:59:38) – Supervisor Bagwell moved to introduce, on first reading, Bill Number 109, adding a condition that requires the owners to go through the management company for any rentals of their property, and allow the District Attorney to make that conforming language. The motion was seconded by Supervisor Bonkowski.** Ms. Ferris clarified that Condition of Approval 14 can be modified to require that the condition, specified above by Supervisor Bagwell, be added to the CC&Rs. Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>APPROVED (4-0-1)</b>
<b>MOVER:</b>	Supervisor Bagwell
<b>SECONDER:</b>	Supervisor Bonkowski
<b>AYES:</b>	Supervisors Bagwell, Bonkowski, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Supervisor Giomi
<b>ABSENT:</b>	None

(11:00:35) – Supervisor Giomi left the meeting at 11:00 a.m.

**17.B FOR DISCUSSION ONLY: PRESENTATION AND DISCUSSION REGARDING MOTEL TASK FORCE CODE ENFORCEMENT ACTIVITIES.**

(11:00:40) – Mayor Crowell introduced the item. Mr. Plemel gave background and presented the agenda materials which included a Code Enforcement report on open cases, future inspections, and closed cases. He also responded to clarifying questions.

(11:09:14) – Supervisor Bagwell wished to know how purchasers would find out about violations on a property, and Mr. Plemel explained that the corrections lists are recorded with the properties. She also inquired about placing repairs on a fast track. Mr. Plemel noted that items such as hot water heater repairs would rise to an emergency level. Discussion ensued regarding the option of revoking an establishment’s business license; however, Mr. Plemel pointed out that a shutdown could displace many residents and recommended giving new owners a chance to comply. Supervisor Bonkowski inquired about the City’s ability to condemn properties and having them run under the Housing Authority, which he believed would not be easy; however, he suggested discussing the option during the upcoming year’s strategic planning session. Mayor Crowell was in favor of the



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idea and believed the Housing Authority could look into affordable housing grant applications. Mayor Crowell entertained public comments.

(11:18:00) – Mr. French believed that most residents would not complain for fear of being “thrown out at a moment’s notice”. Mayor Crowell agreed with Mr. French calling it a difficult issue that must be addressed, because “people who live in those places are human beings and they deserve to be treated just like the rest of us”.

(11:20:04) – Supervisor Bagwell explained that this issue was initially raised by a student during one of her school visits who had mentioned that they had not had hot water for over a year. She wished to discuss how to help the motel residents in poor living conditions to report violations anonymously. Jason Johnston, Carson City Code Enforcement, introduced himself and explained that complaints require a name and address for follow up; however, he indicated that anonymity may be requested by those filing the complaint. Discussion ensued regarding the disclosure of names for court cases and Mr. Reese offered to look into the issue and see if procedures may be put in place to protect the individuals. Mayor Crowell thanked the Code Enforcement Division

#### **18. CITY MANAGER**

##### **18.A FOR DISCUSSION ONLY: PRESENTATION AND DISCUSSION REGARDING THE CITY MANAGER UPDATE ON CURRENT CITY PROJECTS, ACTIVITIES AND OTHER ITEMS OF INTEREST TO THE BOARD OF SUPERVISORS AND THE COMMUNITY.**

(11:25:02) – Mayor Crowell introduced the item. Ms. Paulson reviewed a PowerPoint presentation, incorporated into the record, and responded to clarifying questions. There were no public comments.

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

##### **FUTURE AGENDA ITEMS**

(11:33:58) – Supervisor Bonkowski requested an update on Capital City Liquidators.

##### **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**

(11:32:38) – Supervisor Bonkowski announced the Carson River Seminar taking place on Wednesday, October 23, 2019 in the Marlette Hall of Western Nevada College, featuring many Carson River Experts.

(11:33:12) – Supervisor Barrette requested further discussion during the next budget cycle on “the difference in taxation between long stay and short stay”.



**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the October 17, 2019 Meeting**

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**STAFF COMMENTS AND STATUS REPORT**

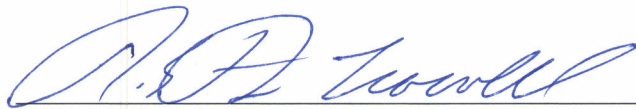
**18. PUBLIC COMMENT:**

(11:34:30) – Mayor Crowell entertained final public comments; however, none were forthcoming..

**19. FOR POSSIBLE ACTION: TO ADJOURN**

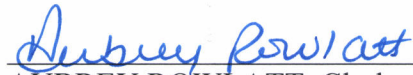
(11:34:38) – Mayor Crowell adjourned the meeting at 11:34 a.m.

The Minutes of the October 17, 2019 Carson City Board of Supervisors meeting are so approved this 7<sup>th</sup> day of November, 2019.



ROBERT L. CROWELL, Mayor

ATTEST:



AUBREY ROWLATT, Clerk - Recorder