

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 1

DRAFT

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, April 15, 2021 in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT:

Mayor Lori Bagwell
Supervisor Stacey Giomi, Ward 1
Supervisor Maurice White, Ward 2
Supervisor Stan Jones, Ward 3
Supervisor Lisa Schuette, Ward 4

STAFF:

Nancy Paulson, City Manager
Aubrey Rowlatt, Clerk-Recorder
Stephanie Hicks, Deputy City Manager
Dan Yu, Assistant District Attorney
Tamar Warren, Senior Public Meetings Clerk

NOTE: A recording of these proceedings, the Board’s agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk’s Office, during regular business hours. All meeting minutes and audio recordings are available for review at: <https://www.carson.org/minutes>.

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

(8:31:17) – Mayor Bagwell called the meeting to order at 8:31 a.m. Ms. Rowlatt called roll and noted that a quorum was present. Airport Road Church of Christ Minister Bruce Henderson provided the invocation and, at Mayor Bagwell’s request, led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:33:05) – Mayor Bagwell entertained public comments and acknowledged receipt of written comments regarding the Frontier Motel, the City’s tennis courts at Centennial Park, and the upcoming right-of-way discussion (agenda item 15.B).

(8:33:42) – Brenda Hunt introduced herself and spoke in support of the budget line item to reconstruct four tennis courts at Centennial Park (agenda item 17.C) on behalf of her family and those who submitted “over 40 letters in support for this item.” Ms. Hunt referenced the photographs included with the emails that depicted the dire need to repair all eight courts, adding that once the repairs are funded, other grants may be obtained to leverage the budget.

(8:35:46) – Chris (inaudible last name) inquired about the reopening of the state and the lifting of the mask mandate.

(8:36:21) – Jane (inaudible last name) also wished to see the mask mandate gone and the state reopened.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 2

DRAFT

(8:37:06) – Melissa Fraker wished to see the Tahoe Western Asphalt (TWA) [Special Use Permit revocation] finalized.

(8:37:35) – Karen Stevens introduced herself as a resident since 1994, and stated that she is “looking for another state to move to because this has just gotten ridiculous.” Ms. Stevens objected to the mask mandates and social distancing and recommended opening up the economy.

(8:38:39) – Laura Hale spoke in favor of having the tennis courts resurfaced at Centennial Park. She was also in favor of wearing masks indoors “until we get total control of the pandemic.”

(8:39:55) – Judy and Bob Lucas expressed frustration that for five years they “have put up with the smell” emanating from TWA. They recommended closing the plant down and firing those who had initially approved the plant.

(8:42:58) – Janice Wiley was also in favor of revoking the TWA Special Use Permit due to the odor.

(8:44:02) – Eldon Wilson introduced himself as a retired United States Professional Tennis Association coach and spoke in favor of resurfacing the four Centennial Park tennis courts, noting that the other courts could also be resurfaced with grant funds in the future.

(8:45:37) – John Tarle introduced himself as a resident “near the Capitol” and wished “to complain about the aircraft noise from the Airport.” He expressed concern about low flying aircraft near the Capitol and recommended directing departing aircraft from “a sparsely populated area, possibly east of the City.”

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – MARCH 4, 2021 and MARCH 18, 2021

(8:47:05) – Mayor Bagwell introduced the item and entertained comments and/or corrections.

(8:47:26) – Supervisor Jones moved to approve the minutes of March 4, 2021 and March 18, 2021. The motion was seconded by Supervisor Giomi and carried 5-0-0.

CONSENT AGENDA

(8:47:45) – Mayor Bagwell introduced the item and recommended pulling item 8.C for further discussion. She also entertained other items for removal from the consent agenda.

(8:48:07) – Supervisor Giomi moved to approve the consent agenda as presented with the exception of item 8.C. Supervisor Schuette seconded the motion.

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

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 3

DRAFT

7. CITY MANAGER

7.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 MARCH 6, 2021 THROUGH APRIL 2, 2021.

8. FINANCE

8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH APRIL 2, 2021, PER NRS 251.030 AND NRS 354.290.

8.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO CERTIFY CHARGES, LEVY AND DIRECT THE TREASURER TO COLLECT SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021-22 AS REQUESTED BY THE STATE ENGINEER OF THE STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES FOR THE EAGLE VALLEY GROUNDWATER BASIN (\$35,000) AND THE DAYTON VALLEY GROUNDWATER BASIN (\$2,400) AND TO FURTHER DIRECT THE CARSON CITY CHIEF FINANCIAL OFFICER TO REMIT THE SPECIAL ASSESSMENT COLLECTIONS TO THE STATE.

8.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF A RESOLUTION AUTHORIZING EXPENDITURES OF \$163,120 IN TOTAL FUNDS FOR COMMUNITY SUPPORT SERVICES GRANTS ("CSSG") TO NON-PROFIT ORGANIZATIONS FOR FISCAL YEAR ("FY") 2022.

(8:48:26) – Mayor Bagwell introduced the item and entertained disclosures. Supervisor Schuette read into the record a prepared disclosure statement, advised of a disqualifying conflict of interest, and noted that she would abstain from discussion and action. Supervisor Giomi also read into the record a prepared disclosure statement, advised of a disqualifying conflict of interest, and noted that he would abstain from discussion and action as well. Mayor Bagwell entertained additional comments and when none were forthcoming, a motion.

(8:51:01) – Supervisor White moved to adopt Resolution No. 2021-R-7. Supervisor Jones seconded the motion.

RESULT:	APPROVED (3-0-2)
MOVER:	Supervisor White
SECONDER:	Supervisor Jones
AYES:	Supervisors Jones, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	Supervisors Giomi and Schuette
ABSENT:	None

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 4

DRAFT

9. PUBLIC WORKS

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A GRANT OF EASEMENT AT NO COST FROM JOSE MARTINEZ ZALDIVAR TO CARSON CITY, LOCATED ON A PORTION OF 850 COLORADO STREET, APN 009-102-11 ("EASEMENT"), THAT IS NECESSARY FOR THE COLORADO STREET PROJECT.

9.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING FOUR PERMANENT EASEMENTS GRANTED BY THE PROPERTY OWNERS OF APNS 007-081-04, 007-071-04, 007-071-23 AND 007-071-02 ("EASEMENTS"), THAT ARE NECESSARY FOR THE KINGS CANYON ROAD AND TRAILHEAD FEDERAL LANDS ACCESS PROGRAM ("FLAP") PROJECT, FOR WHICH THE CITY WILL PAY THE TOTAL AGGREGATE AMOUNT OF \$6,170 TO THE RESPECTIVE PROPERTY OWNERS.

9.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUESTED ASSIGNMENT TO HOOISIER TOWERS, LLC OF NEW CINGULAR WIRELESS PCS, LLC'S INTEREST AS DESCRIBED IN THE "LAND LEASE AGREEMENT", DATED FEBRUARY 19, 2013 ("LEASE") AND CONCERNING APPROXIMATELY 625 SQUARE FEET OF CITY PROPERTY BEING USED FOR A COMMUNICATION ANTENNA ("CELL TOWER") LOCATED AT LONE MOUNTAIN ON APN 002-101-81, AND AUTHORIZATION FOR THE MAYOR TO SIGN THE LETTER OF CONSENT AND THE ESTOPPEL CERTIFICATE.

10. PURCHASING AND CONTRACTS

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED \$23,000 INCREASE IN PURCHASE AUTHORITY, BEYOND THE PREVIOUSLY APPROVED \$120,000, FOR THE PURCHASE OF CATIONIC FLOCCULANT CHEMICAL FOR THE CITY'S WATER RESOURCE RECOVERY FACILITY ("WRRF") THROUGH A JOINDER CONTRACT WITH SOLENIS, LLC ("JOINDER CONTRACT"), RESULTING IN A NEW, ANNUAL NOT TO EXCEED AMOUNT OF \$143,000 FOR FISCAL YEAR ("FY") 2021 TO 2024.

10.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO 20300312 FOR THE SANITARY SEWER MODEL UPDATE, WITH ATKINS NORTH AMERICA, INC. ("ATKINS") FOR A NOT TO EXCEED AMOUNT OF \$89,075.

10.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 20300291 WITH R.O. ANDERSON ENGINEERING, INC. FOR THE DEVELOPMENT OF AN UPDATED HAZARD MITIGATION PLAN ("HMP") FOR CARSON CITY, FOR A NOT TO EXCEED AMOUNT OF \$86,340.

11. TREASURER

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE TREASURER'S MONTHLY STATEMENT OF ALL MONEY ON DEPOSIT, OUTSTANDING

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 5

DRAFT

CHECKS AND CASH ON HAND FOR MARCH 2021, 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.

Please see the minutes of item 8.C.

(8:51:38) – Mayor Bagwell recommended moving the Frontier Motel Discussion (item 16.A) up, for discussion immediately following item 13.

13. HEALTH AND HUMAN SERVICES

13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING DIRECTIVES AND RECOMMENDATIONS CONCERNING CARSON CITY DEPARTMENTAL AND STAFF FUNCTIONS IN CARSON CITY AS A CONSOLIDATED MUNICIPALITY IN RELATION TO THE EXERCISE OF EMERGENCY POWERS PURSUANT TO NRS CHAPTERS 244 AND 414 AND CCMC CHAPTER 6.02 FOR THE PURPOSE OF ENSURING THE HEALTH, SAFETY AND WELFARE IN CARSON CITY IN RESPONSE TO THE GLOBAL CORONAVIRUS (COVID-19) PANDEMIC.

(8:52:33) – Mayor Bagwell introduced the item. Carson City Health and Human Services (CCHHS) Director Nicki Aaker provided an update on the COVID-19 pandemic for the period of March 28, 2021 to April 10, 2021. Ms. Aaker presented the following information:

- Number of confirmed cases: 119 (44 percent of all Quad-County cases and a 13 percent increase over the last two-week period).
- Number of daily cases reported: 9
- Exposures: 58 percent community, 31 percent household.
- United Kingdom COVID-19 variant tests are being conducted by the Nevada State Public Health Lab only, and seven cases have been confirmed in the Quad-County region.

(8:54:40) – Ms. Aaker urged the community to continue wearing masks and to get vaccinated either through the Quad-County events or through the healthcare providers and pharmacies. She also noted that a marketing campaign was being developed, in conjunction with Immunize Nevada, for community outreach. Mayor Bagwell thanked the CCHHS Staff for their continued hard work.

(8:57:20) – Ms. Paulson informed the Board that they had presented the City's proposed mitigation and enforcement plan to the State's COVID-19 task force, and had been commended "for having a comprehensive and thoughtful plan." She also noted that per the Governor's Directive No. 21, social distancing would be lifted on May 1, 2021 with a recommendation that local authorities follow the CDC guidelines, adding that the State

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 6

DRAFT

mask mandate would still remain in place, as the Governor had hoped to fully reopen the State by June 1, 2021. Ms. Paulson recommended approval of the City's transition Plan. Mayor Bagwell explained that the current schedule to address the Governor's guidance and directives was set for May 20, 2021; however, should there be earlier developments and new directives, she suggested bringing the item to the Board for discussion on the May 6, 2021 meeting. Supervisor Schuette addressed the earlier public comments regarding masks, acknowledging that "collectively everyone is tired of masks;" however, she recommended wearing them "in order to keep businesses open and to get the numbers down." Mayor Bagwell recommended a motion to accept Carson City's Transition Plan.

(9:00:44) – Supervisor Jones moved to accept Carson City's Transition Plan. Supervisor Schuette seconded the motion.

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

14. HUMAN RESOURCES

14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE SELECTION OF ONE OR MORE APPLICANTS TO INTERVIEW FOR APPOINTMENT TO THE OFFICE OF CARSON CITY TREASURER AT THE MEETING OF THE BOARD OF SUPERVISORS ("BOARD") ON MAY 6, 2021, TO FILL THE REMAINDER OF AN UNEXPIRED TERM WHICH RUNS UNTIL THE FIRST MONDAY OF JANUARY AFTER THE NEXT ENSUING BIENNIAL ELECTION (JANUARY 2, 2023).

(9:28:11) – Mayor Bagwell introduced the item. Human Resources Director Melanie Bruketta stated that four applicants: William Brewer, Dave Dawley, Dervis Mahmutcehajic and Andrew Rasor, had submitted applications to fill the vacancy for the remainder of the unexpired term of Carson City Treasurer Gayle Robertson, who resigned with an effective date of April 8, 2021. Mayor Bagwell and Supervisor White were in favor of interviewing all four candidates. There were no additional comments; therefore, Mayor Bagwell entertained a motion.

(9:29:38) – Supervisor White moved to direct staff to arrange for interviews by this Board at its meeting on May 6, 2021 of all the submitted applicants. Supervisor Jones seconded the motion.

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

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 7

DRAFT

15. PUBLIC WORKS

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT ("AGREEMENT") BETWEEN CARSON CITY AND PALASEEK LLP, TO BE EFFECTIVE UNTIL JANUARY 1, 2022, FOR THE POTENTIAL DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING LOCATED ON A PORTION OF REAL PROPERTY OWNED BY CARSON CITY AND LOCATED AT 3410 BUTTI WAY, APN 010-037-04 ("PROPERTY").

(9:30:19) – Mayor Bagwell introduced the item. Deputy Public Works Director Dan Stucky gave background and noted that the Palaseek, LLP team was available via WebEx to respond to questions. He also presented the Staff Report, incorporated into the record, and responded to clarifying questions. Supervisor Giomi recommended having a development agreement after having the financing in place and Mr. Stucky agreed “that’s a good point.” He also informed the Board that they would have the opportunity to “make meaningful comments” throughout the development process. Mayor Bagwell entertained a motion.

(9:36:45) – Supervisor Giomi moved to approve the Agreement as presented. Supervisor Jones seconded the motion.

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

15.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DRAFT LICENSE AGREEMENT TEMPLATE AND LICENSE FEE METHODOLOGY, WHICH IS PROPOSED TO BE A PER SQUARE FOOT CHARGE CALCULATED BY MULTIPLYING 50 PERCENT OF THE ASSESSOR'S TAXABLE VALUE PER SQUARE FOOT OF THE ADJOINING OWNER'S PARCEL(S) MULTIPLIED BY THE PRIME INTEREST RATE PLUS TWO PERCENT, TO BE UTILIZED FOR GRANTING LICENSES FOR USE OF THE CITY'S RIGHT-OF-WAY FOR PURPOSES OTHER THAN LANDSCAPING, SIDEWALKS, INGRESS AND EGRESS, AND AUTHORIZATION FOR THE CITY ENGINEER OR DESIGNEE TO EXECUTE LICENSE AGREEMENTS WITH ADJACENT PROPERTY OWNERS AND ADJUST THE LICENSE FEE IN ACCORDANCE WITH THE APPROVED LICENSE FEE METHODOLOGY.

(9:37:36) – Mayor Bagwell introduced the item. Real Property Manager Robert Nellis referenced the draft agreement incorporated in the Staff Report and noted the following change in proposed section 18.1:

18.1 Owner must, at its own expense, provide and pay for, or cause to be provided and paid for, a general liability insurance policy with a minimum limit of one million and no/100 dollars (\$1,000,000.00) per occurrence and two million and no/100 dollars (\$2,000,000.00) aggregate for bodily injury or death resulting therefrom, or

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 8

DRAFT

for damage to the ROW, and written by insurers acceptable to City in its reasonable discretion. The policy shall name City as an additional insured by endorsement. This policy of insurance must be primary coverage for all claims and losses arising from the use, occupancy and operation of the ROW under this Agreement. Owner must deliver to City's Risk Manager copies of the policies of insurance required herein or certificates evidencing the existence and amounts of such insurance with loss payable clauses reasonably satisfactory to City.

(9:39:15) – Supervisor Giomi was informed that the template was intended for City-wide use. Supervisor White thanked Staff for “incorporating my concerns in regard to the hazardous waste situations that might occur, and those that are occurring.” He also thanked them for addressing the concerns brought by Shelly Aldean. Supervisor White recommended “putting together a good solid plan” for lease holders to acquire those properties. Mayor Bagwell entertained a motion.

(9:41:51) – Supervisor White moved to approve the license agreement template and license fee methodology, authorize the City Engineer or designee to execute license agreements with affected property owners, and authorize the City Engineer or designee to adjust the license fee each year in accordance with the approved license fee methodology and incorporate the change read into the record by the Real Property Manager. Supervisor Schuette seconded the motion.

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

16. COMMUNITY DEVELOPMENT - PLANNING

16.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING DIRECTION TO STAFF ON WHETHER TO SERVE A NOTICE OF AN ORDER TO APPEAR AND SHOW CAUSE WHY BUSINESS LICENSE BL-001033-2020, ISSUED TO FIVE STAR MOTEL LLC, DBA ROYAL INN MOTEL LOCATED AT 1718 NORTH CARSON STREET, SHOULD NOT BE SUSPENDED, CANCELLED, OR REVOKED PURSUANT TO CARSON CITY MUNICIPAL CODE ("CCMC") 4.04.210(1), FOR CONTINUED OPERATION OF THE BUSINESS IN VIOLATION OF THE CCMC, AND WHETHER TO FIX THE TIME AND PLACE FOR THE SHOW CAUSE HEARING FOR MAY 20, 2021 AT 11:00 A.M. DURING THE REGULARLY SCHEDULED BOARD OF SUPERVISORS MEETING.

(9:01:06) – Mayor Bagwell introduced the item. Planning Manager Hope Sullivan presented the subject property and reviewed the Staff Report with accompanying attachments, incorporated into the record. She also noted the unsanitary conditions discovered by the City's Health Department after the preparation of the Staff Report. Ms. Sullivan recommended direction to Staff by the Board to schedule a show cause hearing (for possible revocation of the business license) for May 20, 2021, at 11:00 a.m.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 9

DRAFT

(9:04:58) – Carson City Sheriff Ken Furlong gave background on the service calls and information received from the Coroner’s Office (regarding “a spike in deaths”). He also referenced a report, incorporated into the record, by Lieutenant Daniel Gonzales of the Carson City Sheriff’s Office (CCSO) regarding data collected on the City’s motels which indicated that twice as many calls had been received regarding the Frontier Motel.

(9:06:57) – CCHHS representative Dustin Booth updated the Board on the Environmental Health Staff’s observations of bed bugs, rodent droppings, and poor plumbing which had resulted in the immediate closure of some rooms. Mr. Booth indicated that the Human Services arm of CCHHS was assisting the displaced individuals with lodging accommodations.

(9:09:23) – Harbans Handa introduced himself as “one of the [property] owners” and acknowledged the existence of “some problems,” adding that in the past, the individuals were not immediately evicted and were given a 30-day notice. Mr. Handa stated that the individuals that were removed continued to return “because of COVID.” He explained that they have called CCSO for help with drug issues and stated that they wished to work with the Sheriff’s Office to “fix the problems.” Mr. Handa also stated that they had not had any complaints about the lack of hot water, adding that they fix the issues immediately. He did not believe there were issues with non-flushing toilets, but that they had replaced some to save water. Mr. Handa acknowledged the presence of termites and noted that they had invested in “heat machines” to address bedbugs. He referenced paperwork as proof of pest control activities and stated that the extermination work had been reduced due to COVID-19. Mr. Handa promised to work on the problems now that the inhabitants had been moved out. He was concerned that many of the residents had been there for many years and had no place to go. Mayor Bagwell clarified that the action today would not revoke his business license, but would allow scheduling a show cause hearing. She also recommended that Mr. Handa work closely with Staff, especially the Health Department. Ms. Sullivan provided clarification on the show cause hearing process.

(9:22:23) – Supervisor Giomi believed the show cause hearing was necessary based on the evidence provided by CCSO and CCHHS. He also informed Mr. Handa that “the comment you made, that you don’t even know what’s wrong with the building is telling...I think it’s your responsibility to know what’s wrong.”

(9:22:49) – Sheriff Furlong informed Supervisor Jones that notice had been served “that the property was uninhabitable.” He also stated that the facility would be closed at 7:00 p.m. on this day. Supervisor Jones noted that “this isn’t the first time that this facility has come before the community with these health conditions,” and stated his support for closure. In response to Mr. Handa’s concern for the protection of the property, Mayor Bagwell noted that Staff would address this issue with him after the meeting. She also entertained a motion.

(9:27:18) – Supervisor Giomi moved to direct staff to serve a notice of an order to appear and show cause as presented and to schedule the show cause hearing for May 20, 2021 at 11:00 a.m. Supervisor White seconded the motion.

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

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 10

DRAFT

16.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION ADOPTING A PROVISIONAL ORDER ESTABLISHING THE SOUTH CARSON STREET NEIGHBORHOOD IMPROVEMENT DISTRICT ("SCNID") UNDER NRS CHAPTER 271 TO PROVIDE FOR THE ONGOING MAINTENANCE OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT.

(9:42:51) – Mayor Bagwell introduced the item and invited Community Development Director Lee Plemel to provide a brief introduction to Neighborhood Improvement Districts (NIDs) for the benefit of the new Board members. Mr. Plemel provided an overview of “the annual process that we need to go through to implement the assessments for these Neighborhood Improvement Districts,” reviewed the agenda materials, and responded to clarifying questions. Mayor Bagwell entertained a motion.

(9:49:20) – Supervisor Giomi moved to adopt Resolution 2021-R-8. Supervisor Jones seconded the motion.

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

16.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION: (1) REPORTING THE CITY ENGINEER'S ESTIMATED FISCAL YEAR ("FY") 2022 ASSESSMENT ROLL FOR THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT ("SCNID"); (2) IDENTIFYING THE COST TO BE PAID BY THE SCNID FOR THE PURPOSE OF PAYING FOR MAINTENANCE OF THE SOUTH CARSON COMPLETE STREETS PROJECT; (3) DIRECTING CITY STAFF TO FILE THE ASSESSMENT ROLL WITH THE CLERK'S OFFICE; (4) FIXING THE TIME AND PLACE TO HEAR COMPLAINTS, PROTESTS AND OBJECTIONS REGARDING THE ASSESSMENT; AND (5) DIRECTING CITY STAFF TO PROVIDE NOTICE OF THE PUBLIC HEARINGS PURSUANT TO NRS CHAPTER 271.

(9:49:49) – Mayor Bagwell introduced the item. Mr. Plemel reviewed the Staff Report which is incorporated into the record. Mayor Bagwell entertained comments and/or questions and when none were forthcoming, a motion.

(9:50:22) – Supervisor Schuette moved to adopt Resolution 2021-R-9. The motion was seconded by Supervisor Giomi.

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

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 11

DRAFT

16.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION: (1) REPORTING THE CITY ENGINEER'S ESTIMATED FISCAL YEAR ("FY") 2022 ASSESSMENT ROLL FOR THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT ("DNID"); (2) IDENTIFYING THE COST TO BE PAID BY THE DNID FOR THE PURPOSE OF PAYING FOR MAINTENANCE OF THE DOWNTOWN STREETSCAPE ENHANCEMENT PROJECT; (3) DIRECTING CITY STAFF TO FILE THE ASSESSMENT ROLL WITH THE CLERK'S OFFICE; (4) FIXING THE TIME AND PLACE TO HEAR COMPLAINTS, PROTESTS AND OBJECTIONS REGARDING THE ASSESSMENT; AND (5) DIRECTING CITY STAFF TO PROVIDE NOTICE OF THE PUBLIC HEARINGS PURSUANT TO NRS CHAPTER 271.

(9:50:51) – Mayor Bagwell introduced the item. Mr. Plemel presented the Staff Report which is incorporated into the record. He also informed Supervisor Giomi that the Board may make adjustments every year “within the parameters of the ordinance, as adopted.” Mayor Bagwell entertained a motion.

(9:52:33) – Supervisor Jones moved to adopt Resolution 2021-R-10. Supervisor Giomi seconded the motion.

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

(9:52:57) – Mayor Bagwell recessed the meeting.

(10:05:30) – Mayor Bagwell reconvened the meeting. A quorum was still present.

16.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING TAHOE WESTERN ASPHALT, LLC'S APPEAL OF THE PLANNING COMMISSION'S DECISION TO REVOKE SPECIAL USE PERMIT SUP-10-115 FOR AN ASPHALT PLANT AND AGGREGATE CRUSHING FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL, LOCATED AT 8013 HIGHWAY 50 EAST, APNS 008-611-31, -33, -37 AND -41.

(10:05:32) – Mayor Bagwell introduced the item. Mr. Plemel gave background, and introduced Deputy District Attorney Ben Johnson and the attorney representing appellant Tahoe Western Asphalt (TWA), Thomas Padian (via WebEx). He also presented the Staff Report which included Code Enforcement timelines and previous actions taken by the Carson City Planning Commission and the Board of Supervisors. Mr. Plemel referenced the evidence, incorporated into the record as late material, provided by the appellant's representatives and noted that the Board was expected to take one of the following proposed actions: affirm, modify, or reverse the decision of the Planning Commission which had been to revoke TWA's Special Use Permit.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 12

DRAFT

(10:12:36) – Mr. Padian introduced attorney Mark Johnson, also representing TWA, who disagreed that their packet submissions had been late. Mr. Plemel later clarified that the term “late material” was a city nomenclature, confirming that the appellant’s information had not been late. The appellant’s legal counsel reviewed the attachment they had provided, which is incorporated into the record. They also indicated that the plant could not operate without a permit from the Nevada Department of Environmental Protection (NDEP), calling the odors “subjective.” Mr. Padian stated, “we want to operate,” adding that no complaints had been received from Carson City and that all had originated from Lyon County.

(10:21:32) – Deputy District Attorney Ben Johnson gave background, noting that the process had started in 2018 as a result of the Special Use Permit renewal request by the appellant, when the residents had voiced their complaints. Mr. Johnson stated that the problem had not been resolved since, and referenced a June 2020 appeal, when former representatives of the appellant had explained that TWA was working with NDEP on a new permit application and would have new odor control measures, the plans of which had not been submitted to the City. Mr. Johnson cited the Code Enforcement visits noted in the record, until the issuance of the Stop Work order from NDEP, adding that there had not been any complaints since the plant had stopped operating. He also stated that the appellants claimed that the odors could have emanated from another plant; however, no complaints had been received regarding that plant. Mr. Johnson explained that the Board would decide today “whether there was substantial evidence to support the Planning Commission’s decision to revoke the [Special Use Permit].”

(10:27:33) – Supervisor Giomi stated that the appellant had a responsibility to suppress odors and referenced the comments made by the Board of Supervisors to the appellants at an earlier date. He noted that he had detected the odors when taking a drive to the area and opposed the appellant’s implication that because the complaints were not from Carson City residents “we shouldn’t care.” Supervisor Giomi found it “offensive” that dispersions were cast on another business that had been operating in this community for decades, and that he would vote to uphold the Planning Commission’s decision.

(10:29:50) – Supervisor White stated that there was an asphalt recycling business on Newman Lane “just about the same distance from this neighborhood as the asphalt plant, and has anybody looked at what they might be contributing to this situation. I think the answer is no, because you already said that you haven’t had any complaints regarding any of that.” He also pointed out a residence near the asphalt plant, noting they had not complained.

(10:32:18) – Mayor Bagwell reviewed the Planning Commission’s findings:

1. Tahoe Western Asphalt has been in violation of its NDEP permit in violation of SUP condition number 12. TWA was cited and fined by NDEP for violations between January 2017 and March 2018. TWA received a Notice of Violation from NDEP dated August 14, 2020, and a stop-work order, dated August 14, 2020, with a demand to bring the operation into compliance with NDEP permit requirements or shut down the operation by August 26, 2020. TWA received a stop-work order dated August 26, 2020, requiring TWA to cease operations due to non-compliance with NDEP permit regulations;

2. TWA has violated the requirement in condition number 17, which requires odors to be “suppressed” and prohibits odors from being detected beyond the property line. Carson City Code Enforcement staff detected odors from the residential neighborhood to the east of the TWA plant on 6 of 17 site visits between February 18,

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 13

DRAFT

2020, and July 14, 2020. On four of these occasions Code Enforcement staff characterized the odors as “strong” or “very strong.” In addition, dozens of complaints from surrounding residents are documented by City Code Enforcement, Lyon County Code Enforcement, and NDEP staff;

3. The TWA operation has created or tended to create a public nuisance to the residents to the east of the property, in violation of CCMC 18.02.090(5), due to odors leaving the site on an ongoing basis during hours of operations and when the plant is not in operation.

She requested further clarification on Finding No. 3. Mr. Plemel noted that due to atmospheric conditions, the odors may still linger even if the asphalt had been made the day before.

(10:36:45) – Mayor Bagwell was disappointed that the permit submitted to the NDEP had not included odor suppression equipment (per a promise made to the previous Board of Supervisors). Deputy District Attorney Ben Johnson noted that the Board did not have to uphold all the findings by the Planning Commission. He also clarified for Supervisor Giomi that if the Board upholds the Planning Commission’s decisions to revoke the Special Use Permit, the appellant may become compliant and submit another application for a Special Use Permit for review by the Planning Commission. He also explained that “any one of the findings made by the Planning Commission could be upheld [today]” to revoke the Special Use Permit. Mr. Yu referenced Mr. Johnson’s earlier comment “was there substantial evidence?” And he defined it as “was there enough evidence for a reasonable person to arrive at a certain conclusion?”

(10:45:53) – Supervisor White did not find “a preponderance of evidence with [Findings No. 1 and 2] to find that TWA is in violation.”

(10:46:44) – Supervisor Schuette noted that the Planning Commission had voted unanimously to revoke TWA’s Special Use Permit. She inquired about suspending the Special Use Permit and believed “there are ways for TWA to mitigate the odor if they’re truly serious about doing it.” Mayor Bagwell explained that the previous Boards had been dealing with this issue and believed that “the company itself has not demonstrated good faith to me, and that’s where I struggle and understand why the Planning Commission at this point has said we want to revoke it.” She also noted that a new Special Use Permit application could be brought in the future, with odor control measures.

(10:50:50) – Supervisor White explained that allowing the Special Use Permit to stand may be an incentive for TWA to continue, with new legal counsel. He was concerned with “keeping people employed” and wanting to mitigate the situation.

(10:52:49) – Supervisor Jones was informed by Deputy District Attorney Johnson that to his knowledge, no new odor control equipment had been installed. He indicated they were “not operating in good faith;” therefore he would support the revocation of the Special Use Permit. Mayor Bagwell indicated “there’s a sufficient body of evidence” and that she would support the Planning Commission’s decision as TWA had “demonstrated bad faith.” Supervisor White was informed by Mr. Johnson that TWA is not in compliance with all State Laws adding “the decision is yours to make whether or not there’s substantial evidence.” Mayor Bagwell entertained a motion.

CARSON CITY BOARD OF SUPERVISORS**Minutes of the April 15, 2021 Meeting****Page 14****DRAFT**

(10:57:02) – Supervisor Giomi moved to deny the appeal and uphold the Planning Commission’s decision to revoke the Special Use Permit. Supervisor Jones seconded the motion.

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

16.F FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING POSSIBLE AMENDMENTS TO TITLE 18 OF THE CARSON CITY MUNICIPAL CODE (“CCMC”), WHICH ESTABLISHES LOCAL ORDINANCE PROVISIONS RELATING TO ZONING.

(10:57:38) – Mayor Bagwell introduced the item. Mr. Plemel presented the Staff Report, incorporated into the record, consisting of proposed amendments to the Carson City Municipal Code (CCMC) Title 18 Appendix, Development Standards Division 2 (Parking) and Division 3 (Landscaping), and entertained comments from the Board of Supervisors and the public. He also responded to clarifying questions by the Board. Supervisor Giomi recommended considering three-dimensional hardscape features in lieu of trees as water becomes scarce. Supervisor Jones spoke in support of landscaping and inquired about compliance. Mr. Plemel noted that some older landscaping was grandfathered; however, newer properties would be subject to Code Enforcement. Supervisor Schuette was also in favor of artwork as part of landscaping; however, she opposed artificial product such as artificial turf. Mayor Bagwell noted the presence of artificial turf in her neighborhood, and Mr. Plemel stated that they are mostly present in small areas for decorative purposes and that they have not seen much demand for large areas, adding that this discussion applied to developers and not to individual homeowners. Supervisor White was informed that Staff would update the technical details which are over 20 years old by consulting with landscaping specialists. This item was not agendized for action.

17. FINANCE**17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION CREATING A SPECIAL REVENUE FUND FOR THE SOUTH CARSON STREET NEIGHBORHOOD IMPROVEMENT DISTRICT.**

(11:13:07) – Mayor Bagwell introduced the item. She also entertained Board comments and or/questions and when none were forthcoming, a motion.

(10:13:35) – Supervisor Giomi moved to adopt Resolution 2021-R-11. Supervisor Schuette seconded the motion.

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

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 15

DRAFT

17.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON DIRECTION TO STAFF CONCERNING THE PROPOSED CARSON CITY FISCAL YEAR ("FY") 2022 TENTATIVE BUDGET, WHICH INCLUDES THE GENERAL FUND, ENTERPRISE FUNDS AND ALL OTHER BUDGETED FUNDS.

(11:14:08) – Mayor Bagwell introduced the item. Chief Financial Officer Sheri Russell reviewed a PowerPoint presentation titled *Carson City FY 2022 Tentative Budget and the FY 2022 Supplemental Requests*, both of which incorporated into the record, outlined the supplemental request process, and responded to clarifying questions.

(11:42:20) – Mayor Bagwell wished to discuss item 37 (EMS Manager pay increase) and item 48 (Park Maintenance Worker). Supervisor Jones wished to discuss item 38 (1/2 FTE - Mental Health Professional). Supervisor White wished to discuss item 34 (Wildland Fuel Reduction Dumpster Delivery/Pickup) and item 35 (Transfer to Street Maintenance - Dumpster Fuels Reduction). Ms. Russell noted that the Sheriff's Office had requested that the position in item 31 (1 FTE - Public Safety Communication Call Taker) be changed to two half-time employees.

(11:45:01) – Carson City Fire Chief Sean Slamon provided background on item 34 and reviewed the request (incorporated into the record on page 112 of the packet). Supervisor White expressed concern that “if the grant can’t cover the cost of the program, perhaps it’s time to stop the program.” He recommended transferring the funds to the Streets Maintenance Program. Ms. Russell clarified that the dumpsters are being delivered by the Streets team and are reimbursed by the grant. Supervisor Giomi believed that the five hours per week dedicated to the program removed “tons and tons of hazardous fuel from this community.” Supervisor White believed that the time spent was “substantially more than an hour” including the dumpster drop off, pick up, and delivery to the landfill. Supervisor Schuette received clarification that the \$25,000 grant was received after the supplemental request was made; therefore, the requested funds would decrease.

(11:52:10) – Chief Slamon reviewed the item 37 request (page 114 of the Staff Report), noting that it was a reclassification and a job description update, based on comparable research. Mayor Bagwell acknowledged the uniqueness of the position; however, she wished to ensure that “our classification system itself is fair and equitable across all of our departments.” Chief Slamon called the position critical and state of the art, and believed there was “a pay disparity” as the position involved the inventory control of narcotic medications. Supervisor Jones believed it was “a high pay jump.” Supervisor Giomi was in support of the request and believed “it was a big effort to right-size the pre-hospital medical care,” calling the position “a bargain.”

(12:07:13) – Discussion ensued regarding item 38 (1/2 FTE - Mental Health Professional) on page 115 of the Staff Report and Ms. Russell clarified that half of the position will be covered via billable dollars. Supervisor Jones was in favor of hiring additional counselors. Supervisor White preferred funding the position through the General Fund with a billback to Medicaid.

(12:12:50) – Mayor Bagwell invited Parks and Recreation Director Jennifer Budge (via WebEx) to clarify item 48, the request for a Park Maintenance Worker. Ms. Budge explained that the previously used inmate labor was “an unknown” at this time as several pieces of legislation were being introduced that might affect inmate wages. She noted that the seasonal labor force has been scarce and that this position would replace that. Supervisor Giomi emphasized the importance of parks and open space during the pandemic, indicating his support for the

CARSON CITY BOARD OF SUPERVISORS**Minutes of the April 15, 2021 Meeting****Page 16****DRAFT**

request. Supervisors Schuette and Jones were also in favor of the request and cited the usage of parks during the COVID-19 pandemic. Ms. Budge clarified that the budgeted funds for inmate labor are now being used to contract out certain services. Mayor Bagwell recommended having the contract labor figures brought back during the final budget discussion.

(12:20:40) – Mayor Bagwell updated the Board on the discussion that had taken place in the last Regional Transportation Commission meeting. She suggested the Board consider the Commission’s recommendation of not transferring around \$466,000 from the General Fund to the Transit Fund due to receipt of many COVID-19 related grants. She also relayed the Commission’s recommendation to move approximately \$400,000 into the Short Line contract and to fund approximately \$753,000 for two Transportation District 3 projects, adding that these changes were discussed with Ms. Russell. Mayor Bagwell entertained a motion.

(12:23:25) – Mayor Bagwell moved to approve the proposed Carson City FY 2022 Tentative Budget, and to further direct staff to implement the following changes: a) the conversion of the Sheriff’s Department’s full-time call center position to two part-time positions; b) not transferring \$466,000 to the Transit Fund; c) adding \$753,000 to the RTC budget for two Transportation District 3 projects; d) adding \$400,000 to the Short Line in the Street Account; e) working with the Parks and Recreation Department to determine the contract needs; f) keeping the EMS manager position reclassification as requested; g) granting the Juvenile Services request for a Mental Health Professional (with the record reflecting that the position is not contingent upon Medicaid funding); h) working with the Juvenile Probations Chief to determine whether another half-time Mental Health Professional is needed. Supervisor Giomi seconded the motion.

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

(12:26:46) – Mayor Bagwell recessed the meeting for lunch.

(1:44:42) – Mayor Bagwell reconvened the meeting. A quorum was still present.

17.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CARSON CITY CAPITAL IMPROVEMENT PROGRAM ("CIP") FOR FISCAL YEARS 2022-2026.

(1:44:44) – Mayor Bagwell introduced the item. Ms. Russell reviewed the Staff Report which included a PowerPoint presentation titled *Carson City FY 2022 Budget Capital Improvement Program* and the late material titled *FY 2022 - FY 2026 Capital Requests*, all of which are incorporated into the record. She also responded to clarifying questions. Supervisor Giomi requested a public transportation ridership report sent to the Board.

CARSON CITY BOARD OF SUPERVISORS**Minutes of the April 15, 2021 Meeting****Page 17****DRAFT**

Supervisor White wished to have a discussion regarding the Fleet Fund. There were no additional requests for further discussion.

(2:04:20) – Supervisor White inquired about “over a dozen” vehicles. He cited a 14-year old five-yard dump truck to be replaced at \$270,000. He believed that it could be serviced instead of being replaced. Public Works Director Darren Schulz indicated that years ago, eight dump trucks had been purchased in one year, and the intent was to replace them on different years and sell them at auction for a good price. Mr. Schulz also believed that new vehicles have other uses, adding that they should not have issues with vehicles when they are needed, such as during a snowstorm. Supervisor Jones was informed that any vehicle that is in need of replacement may either go to another division or department to replace an even older vehicle, or is sold at auction. Supervisor Giomi noted that “an extensive overhaul of our fleet process” had been done by a previous Board handled by an external auditor, and a policy had been approved. He also gave background on the vehicle used by the Fire Department inspector which he believed was too small for its intended use. Supervisor White noted that his question to identify the problems with the vehicles had not been addressed. Mayor Bagwell recommended agendizing a fleet vehicle discussion at a later date. She also entertained a motion.

(2:28:05) – Supervisor White moved to approve the proposed Carson City CIP for Fiscal Years 2022-2026 and direct staff to return to this Board with the Fiscal Year 2022 Carson City Final Budget incorporating the approved CIP for adoption at a public hearing to be scheduled for May 20, 2021. Supervisor Jones seconded the motion.

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

18. RECESS AS THE BOARD OF SUPERVISORS

(2:29:17) – Mayor Bagwell recessed the Board of Supervisors meeting.

REDEVELOPMENT AUTHORITY**19. CALL TO ORDER & ROLL CALL - REDEVELOPMENT AUTHORITY**

(2:29:20) – Chairperson Bagwell called the Redevelopment Authority meeting to order. Ms. Rowlatt called Roll and noted the presence of a quorum.

20. PUBLIC COMMENT

(2:29:40) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 18

DRAFT

21. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - FEBRUARY 18, 2021

(2:29:50) – Chairperson Bagwell introduced the item and entertained comments and/or corrections.

(2:29:55) – Vice Chair Giomi moved to approve the minutes of the February 18, 2021 Redevelopment Authority meeting minutes. The motion was seconded by Member Schuette and carried 5-0-0.

22. FINANCE

22.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR ("FY") 2022 TENTATIVE BUDGET AND CAPITAL IMPROVEMENT PROGRAM.

(2:30:15) – Chairperson Bagwell introduced the item. Chief Financial Officer Sheri Russell presented the Staff Report and an accompanying PowerPoint presentation titled *Carson City Redevelopment Authority FY 2022 Tentative Budget & Capital Improvement Program*, and responded to clarifying questions. Member White inquired about the approximately \$86,000 McFadden Plaza shade structure funds that had been moved to fund infrastructure and ADA improvements, adding that the budget at the time showed \$550,000 for those improvements. He believed that the infrastructure/ADA improvement amount now showed \$186,750 instead of \$636,750 (with the addition of the shade structure fund). Ms. Russell clarified that the sidewalk budget (\$550,000) and the underground power budget (\$100,000) were combined with the Curry Street Project to bid as one project for a better price and were labeled differently for cost savings purposes. Chairperson Bagwell recommended presenting the final budget with the correct labels. Deputy Public Works Director Dan Stucky noted that they were planning to leverage the sidewalk funds for bigger projects.

(2:46:22) - Chairperson Bagwell entertained a motion to accept this budget and to ensure proper alignment with the February 2021 minutes.

(2:47:56) – Member White moved to approve the proposed Carson City Redevelopment Authority FY 2022 Tentative Budget [and Capital Improvement Program] as presented, with the potential of final budget alignment pursuant to the February 2021 minutes. The motion was seconded by Member Jones.

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

23. PUBLIC COMMENT

(2:48:52) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 19

DRAFT

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

(2:49:05) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 2:49 p.m.

25. RECONVENE AS THE BOARD OF SUPERVISORS

(2:49:05) – Mayor Bagwell reconvened the Board of Supervisors meeting.

26. CITY MANAGER

26.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ADOPT, ON SECOND READING, BILL NO. 106, A PROPOSED ORDINANCE REPEALING THE SHADE TREE COUNCIL.

(2:49:10) – Mayor Bagwell introduced the item and entertained questions/comments and when none were forthcoming, a motion.

(2:49:27) – Supervisor Schuette moved to adopt on second reading Bill No. 106, Ordinance No. 2021-6. Supervisor Giomi seconded the motion.

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

26.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING COORDINATION OF LEGISLATIVE ACTIVITY ON PENDING STATE LEGISLATION BEFORE THE NEVADA LEGISLATURE AND WHETHER TO ADOPT AN OFFICIAL POLICY POSITION OR DIRECT STAFF AND CARSON CITY'S RETAINED LOBBYIST TO ADVOCATE FOR OR AGAINST ANY SUCH LEGISLATION, INCLUDING THE SUBMITTAL OF PROPOSED AMENDATORY LANGUAGE.

(2:49:51) – Mayor Bagwell introduced the item. Ms. Paulson discussed SB283, incorporated into the record as late material. The Bill is summarized as follows:

An act relating to local improvements; authorizing a municipality to create a district for certain qualified improvement projects; setting forth the requirements for creating such a district; authorizing certain financing to pay for a qualified improvement project in such a district; making various other changes relating to local improvements; and providing other matters properly relating thereto.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 20

DRAFT

(2:50:40) – Ms. Paulson indicated that the Bill had been opposed by the Nevada Association of Counties (NACO) as they had questioned how the special district received funding since there was no language addressing the revenue sources to cover the administrative costs and the ongoing staffing costs. Supervisor Giomi added that the market value concern had also been brought up at the NACO meeting. He believed that very complicated legislation was being passed in a short amount of time, without “a lot of smart people getting their eyes on it.” He also recommended following NACO’s lead. Mayor Bagwell recommended not taking action and allowing the City Manager to continue with the NACO position and the Board did not object.

27. 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

(2:56:35) – Mayor Bagwell introduced the item and noted the earlier discussion of the fleet policy/procedure manual as a future agenda item. Supervisor White also wished to discuss “making fleet its own department.”

(2:59:19) – Supervisor Giomi updated the Board on the Carson Water Subconservancy District’s communication with the Forest Service regarding water rights at Lost Lakes.

28. PUBLIC COMMENT

(3:01:15) – Mayor Bagwell entertained final public comments; however, none were forthcoming.

29. FOR POSSIBLE ACTION: TO ADJOURN

(3:01:27) – Mayor Bagwell adjourned the meeting at 3:01 p.m.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 15, 2021 Meeting

Page 21

DRAFT

The Minutes of the April 15, 2021 Carson City Board of Supervisors meeting are so approved on this 20th day of May, 2021.

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk – Recorder

Attachments: Emailed Public Comments