

# **CARSON CITY BOARD OF SUPERVISORS**

## **Minutes of the April 21, 2022 Meeting**

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, April 21, 2022, in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

#### **PRESENT:**

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

#### **STAFF:**

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

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

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

(8:30:44) – Mayor Bagwell called the meeting to order at 8:30 a.m. Ms. Warren called roll and noted the presence of a quorum. Gavin Jarvis, Pastor, Living Stones Church, provided the invocation. At Mayor Bagwell's request, Carson City’s Chief Financial Officer Sheri Russell led the Pledge of Allegiance.

#### **5. PUBLIC COMMENT**

(8:32:46) – Mayor Bagwell entertained public comments. Leah Case introduced herself as the Chairperson of the Parks and Recreation Commission (PRC); however, she clarified that she was not speaking on its behalf. Ms. Case requested that the Board support the Parks Capital Improvement Projects and departmental staffing requests (agenda items 14.A and 14.B), noting that the PRC had approved the budget requests. She believed that the staffing requests were the most critical budget items and stressed the importance of safe places where families can recreate, calling them “vital for the mental well-being of our Carson City family.” Ms. Case also praised the work of Park Ranger Tyler Kerver, who, during the COVID-19 pandemic had created digital content including graphics, social media content, and videos to connect with the community “on his own time.” She thanked Mr. Kerver for his creativity and invited everyone to meet him at Mills Parks on May 21, 2022, from 10:00 a.m. to 2:00 p.m. during the “Kids to Park Day” event.

(8:35:31) – Deni French introduced himself and highlighted an article published in the *Nevada Appeal* on April 20, 2022 titled *Preserving Traces of Great Basin Indians* which had caused him to be mindful of picking up items that may be considered part of the Indian heritage. He also encouraged everyone to visit the Stewart Indian School Museum exhibits. Mr. French highlighted the fact that Carson City had received its first traffic light on October

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11, 1957, on the corner of Carson and Robinson Streets, and noted that he had brought to the attention of the Public Works Department pieces of a traffic light he had found on the street. He also spoke about the dust generated by the construction “in the roundhouse area.”

#### **6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – MARCH 17, 2022.**

(8:38:25) – Mayor Bagwell introduced the item and entertained comments or corrections and when none were forthcoming, a motion.

**(8:38:38) – Supervisor Giomi moved to approve the minutes of the March 17, 2022 Board of Supervisors meeting as presented. The motion was seconded by Supervisor Jones and carried 5-0-0.**

#### **7. SPECIAL PRESENTATIONS**

##### **7.A PRESENTATION OF A PROCLAMATION RECOGNIZING APRIL 2022 AS NATIONAL DONATE A LIFE MONTH. (NICK VANDER POEL, FLYNN GIUDICI GOVERNMENT AFFAIRS)**

(8:39:11) – Mayor Bagwell was joined by team members from Flynn Giudici Government Affairs as she read into the record a proclamation recognizing April 2022 as “National Donate Life Month” in Carson City. She also encouraged organ donations.

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

(8:42:25) – Mayor Bagwell presented Length of Service Certificates to the following City employees:

- Maricela Ceballos, P.S. Communications Supervisor (15 years)
- Jeff Catlett, Street Technician 3 (15 years)
- Lyndsey Boyer, Open Space Manager (5 years)
- Jesse Gutierrez, Senior Juvenile Probation Officer (5 years)
- Cameron Quezada, Street Technician 2 (5 years)
- Sean Slamon, Fire Chief (5 years)

(8:45:20) – Mayor Bagwell congratulated the recipients and invited them to join her and the Board for a commemorative photograph.

##### **7.C PROCLAMATION AND PRESENTATION OF THE EMPLOYEE-OF-THE-QUARTER AWARD TO SHADOW KELLY, WATER METER TECHNICIAN 2.**

(8:46:45) – Mayor Bagwell read into the record a proclamation recognizing Shadow Kelly, Water Meter Technician 2, as Employee of the Quarter. She also highlighted letters from members of the community praising Ms. Kelly’s response to their water issues such as leaks. Ms. Kelly joined the Board and the Mayor for a commemorative photograph.

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**CONSENT AGENDA**

(8:49:32) – Mayor Bagwell introduced the item and inquired whether the Board wished to pull items from the Consent Agenda. When none were forthcoming, she entertained a motion.

(8:39:48) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.A, 9.A, 10.A, and 11.A as published. Supervisor Schuette seconded the motion.

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

**8. AIRPORT AUTHORITY**

**8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT (“AMENDMENT”) TO AN EXISTING LEASE AGREEMENT CONCERNING APN 005-011-99 (“LEASE”) BETWEEN GONI AVIATION, LLC (“GONI AVIATION”) AND THE CARSON CITY AIRPORT AUTHORITY (“AIRPORT AUTHORITY”) THAT WOULD (1) ALLOW GONI AVIATION TO CONTINUE OPERATING UNDER THE LEASE AFTER A NEW INDIVIDUAL RECEIVED A 50% OWNERSHIP STAKE IN GONI AVIATION, AND (2) INCREASE THE RENTAL RATE FOR THE LEASE TO \$0.28 PER SQUARE FOOT, RETROACTIVE TO JANUARY 1, 2022.**

**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 MARCH 5, 2022 THROUGH APRIL 8, 2022.**

**10. FINANCE**

**10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH APRIL 8, 2022, PER NRS 251.030 AND NRS 354.290.**

**11. TREASURER**

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

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**CHECKS AND CASH ON HAND FOR MARCH 2022 SUBMITTED PER NEVADA REVISED STATUTES ("NRS") 354.280.**

**END OF CONSENT AGENDA**

**ORDINANCES, RESOLUTIONS, AND OTHER ITEMS**

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

No items were pulled from the Consent Agenda.

**13. PUBLIC WORKS**

**13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE POTENTIAL DISPOSAL OF CITY-OWNED LAND AT 2621 NORTHGATE LANE, APN 002-062-05 ("PROPERTY"), THAT IS 1.133 ACRES IN TOTAL, INCLUDING A 15,841 SQUARE FOOT OFFICE BUILDING, AND A PROPOSED RESOLUTION RELATED TO DISPOSAL OF THE PROPERTY.**

(8:50:09) – Mayor Bagwell introduced the item and entertained disclosures. Supervisor Giomi read into the record a prepared disclosure statement, advised of a disqualifying conflict of interest, and stated that he would not participate in discussion and action.

(8:51:05) – Carson City Real Property Manager Robert Nellis gave background and reviewed the previous Board actions outlined in the Staff Report which is incorporated into the record. He read into the record the changes made to the proposed resolution by the Board during the previous meeting (a redlined copy of which is incorporated into the record). Mr. Nellis thanked Deputy District Attorney Adam Tully for the quick turnaround of the incorporated changes. He also reviewed the Quitclaim Deed, incorporated into the record as Exhibit C, which provided three alternatives from which the Board would choose.

(8:53:05) – Mr. Tully proposed defining “qualified non-profits” in the Quitclaim Deed as *an organization that:*

- a) Is organized as a Nevada nonprofit corporation under Nevada Revised Statute (NRS) Chapter 82.*
- b) Is a tax-exempt 501(c)(3) organization.*
- c) Has provided charitable services in Carson City for at least one year preceding the date it receives any estate or interest in the property.*

(8:56:10) – Mr. Tully clarified that all three alternatives allow prescreening subsequent transfers, and that permanent transfers of interests, such as easements or sales, must always be reviewed by the Board. He added that the alternatives differ on “how active the Board wants to be regarding non-permanent transfers.” Mayor Bagwell was in favor of choosing Alternative No. 2 and inquired about the conveyance of the property. She explained that the Board had to act within NRS guidelines. Mr. Tully read the following into the record.

*NRS 244.284 Lease or conveyance of real property of county to corporation for public benefit.*

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3. *If a corporation for public benefit to which property is conveyed pursuant to this section ceases to use the property for charitable or civic purposes, the property automatically reverts to the county.*

He also clarified for Supervisor White that should a conveyance be triggered; the City would not be “a party to the contract and its reversionary interest would precede the Deed of Trust.” Mayor Bagwell inquired: “could the City be a banker?” and Mr. Tully believed it could. Supervisor Jones was opposed to the latter idea. Mayor Bagwell entertained public comments.

(9:09:20) – Ron Wood Family Resource Center Executive Director Joyce Buckingham noted that they wished to stay on the property and so did many of its current residents. She read into the record a document from Nevada State Bank and recommended the following amendments to Exhibit C of the proposed resolution:

*“Paragraph one should be revised to accommodate a foreclosure and sale period for the lender which should not be a nonprofit.*

*“Paragraph two should be revised to read: (with respect to Alternative 1) a deed of trust could be determined by a transfer of an interest and lenders would not be non-profits. A transfer by a deed of trust or mortgage should be specifically excluded as a transfer in Alternative 1. The property owner may need additional financing for property improvements and an increase in the existing deed of trust or a new deed of trust should not be subject to City approval. In addition, in the event that the lienholder pursues foreclosure and there are no bidders, or obtains a deed in lieu, the alternative should allow the lienholder time to temporarily be the property owner to allow for the orderly liquidation of the property. Given the past history of the property, that could take a while and the bank should be allowed to actively market the property and own the property without having the property automatically revert back to the City. The transference reference in Alternative 1, paragraph two, in Exhibition C, should include language that the transfer is void unless preapproved by the Board of Supervisors which consent shall not unreasonably delay the preapproval.*

*“Alternatives 2 and 3 in paragraph two of Exhibition C also need to accommodate the possibility of the beneficiary on the deed of trust is a lender that is not a nonprofit. The alternative should also include language that the consent will not be unreasonably delayed for any pre-approval.”*

(9:13:55) – Ms. Buckingham wished to work with the City and reiterated her wish to stay on the property. Mr. Tully reminded the Board that their discretion is limited by the NRS; however, he noted that the Board could provide more time beyond 70 days for the highest bidder to tender full payment for the property. Mayor Bagwell recommended selecting Alternative 2, with a renewal term of 10 years, and changing the full payment receipt date to 90 days.

(9:16:05) – Nevada Rural Counties Retired and Senior Volunteer Program (RSVP) CEO Molly Walt requested a better definition of “charitable services” and Mayor Bagwell noted that 501(c)(3) organizations would qualify. There were no additional comments; therefore, Mayor Bagwell entertained a motion.

**(9:18:16) – Supervisor White moved “to adopt Resolution No. 2022-R-9, with the inclusion of Alternative No. 2 to the Quitclaim Deed, calling out 10 years as the term of leases to the Quitclaim, adding the definition of nonprofit as explained by [the Deputy District Attorney], modifying page 3 paragraph C to 90 days,**

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**modifying page 3 paragraph D to 90 days,” and allowing the district attorney’s office to make any other necessary conforming changes. Supervisor Jones seconded the motion.**

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

#### **14. FINANCE**

##### **14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON DIRECTION TO STAFF CONCERNING THE PROPOSED CARSON CITY FISCAL YEAR ("FY") 2023 TENTATIVE BUDGET, WHICH INCLUDES THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS AND ALL OTHER BUDGETED FUNDS.**

(9:19:31) – Mayor Bagwell introduced the item and entertained disclosures. Supervisor Schuette read into the record a prepared disclosure statement, advised of a non-disqualifying conflict of interest, and stated that she would participate in discussion and action. Ms. Russell thanked the Finance Department Staff for their hard work on the budget and reviewed the tentative budget, incorporated into the record, noting that it had been filed with the State on April 15, 2022. She also explained the budgeting methodology, which she called conservative, noted a math error in the Supplemental Budget Request, and responded to clarifying questions. Mayor Bagwell entertained comments or questions on each page of the funds.

(9:51:19) – Supervisor Giomi inquired about line item 93 of the Fire Department budget labeled Employee Physicals. Carson City Fire Chief Sean Slamon explained that the item was for optional on-site cancer screenings. Discussion ensued and Chief Slamon noted that it was an annual screening. Supervisor Giomi noted that the examining group performed specialized tests and requested adding the item to the budget.

(9:57:53) – Supervisor Jones inquired about line items 111-116 and was informed that the additional Bailiff for the courts had not been budgeted. Ms. Russell clarified that line item 116 had been flagged as “not critical” by the corresponding judge. Court Administrator Max Cortez explained that a Marshall/Bailiff would not be needed on the weekends as the court proceeding would be conducted remotely and only one clerk was required to be in the room. She also noted that Alternative Sentencing would fill in for a Bailiff if needed.

(10:02:05) – Supervisor Schuette inquired about line item 151 and Public Works Director Darren Schulz explained the role of the Construction Inspector. He believed that the position should be funded by developer fees and offered to look into why there were not enough funds in the program. Supervisor White believed the position should be funded to ensure a better process for developers to work with the City. Mayor Bagwell thought that the building fund process was being reviewed. She also entertained public comments; however, none were

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forthcoming. She also clarified that line items 49-55 (Fund 602) would be discussed separately during the Redevelopment Authority meeting. Supervisor Giomi reiterated the importance of budgeting for the optional fire department cancer screening. Discussion ensued regarding coverage by the Fire Department's current insurance and Chief Slamon noted it was a specialized test.

(10:19:12) – Mayor Bagwell recessed the meeting.

(10:31:00) – Mayor Bagwell reconvened the meeting. A quorum was still present.

(10:31:20) – Mayor Bagwell invited the Board to continue the discussion on agenda item 14.A. She also noted that the screening budget request could be a viable option for the next collective bargaining discussion.

**(10:32:59) – Supervisor Giomi moved to add to the supplemental request \$20,650 [budget line item 93] for the Fire Department cancer screening. The motion died for lack of a second.** Mayor Bagwell noted that a few more details should be worked out with the Fire Department. She also entertained another motion to approve the supplemental budget request as discussed.

**(10:34:32) – Mayor Bagwell moved to approve the FY 2022-23 Supplemental Requests with technical math corrections as discussed by the CFO. Supervisor Giomi seconded the motion.**

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

#### **14.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CARSON CITY CAPITAL IMPROVEMENT PROGRAM ("CIP") FOR FISCAL YEARS 2023-2027.**

(10:35:07) – Mayor Bagwell introduced the item and reminded everyone of the late material submitted by Ms. Russell for this item. Ms. Russell reviewed the agenda materials, incorporated into the record, which included a PowerPoint presentation titled Carson City FY 2023 Budget Capital Improvement Program, the five-year Capital Improvement Plan, and the Public Works prioritization scoring sheet for the fleet program. She also responded to clarifying questions. Discussion ensued regarding Account 161, Residential Construction Tax – the Blackwells Pond playground construction. Parks, Recreation, and Open Space Director Jennifer Budge clarified that the current playground was over 25 years old and no longer met safety standards.

(10:51:34) – Mr. French provided public comment and inquired about Blackwells Pond and Mayor Bagwell explained that it was a detention basin.

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(10:52:35) – Supervisor White inquired about line item 195, Septic Conversion Program, and did not believe it was a “necessary project” that benefited the residents of Carson City. He wished to revisit the item when “it’s out of compliance.” Mayor Bagwell explained to Mr. French that this line item was for the final stage of the septic tank conversion project. Supervisor Giomi recommended budgeting for the accelerated development of the City’s Master Plan revision, noting that it had been 20 years since the last public input on the Master Plan. Mayor Bagwell entertained a motion for Account 195.

**(10:58:18) – Supervisor White moved to not fund Project 195 on page 967 of the agenda packet (item 14.B). Supervisor Giomi seconded the motion for discussion.**

(10:58:36) – Supervisor Giomi noted that even though he understood Supervisor White’s position, he could not support it because federal dollars had been received for the project. Supervisor White believed “asking for money was premature.” Mayor Bagwell noted that she would vote against the motion because she wished to protect the City’s water and Supervisor Jones was in agreement. Public Works Director Darren Schulz explained that the project had been going on for approximately 25 years and they were on the last and most difficult phase of that project, adding that the \$1 million requested this year was the City’s contribution as the remaining \$3 million would be funded via grants.

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

**(11:04:42) – Mayor Bagwell moved to approve the proposed FY 2023 column on the Capital Improvement Projects request as submitted in late material. Supervisor Giomi seconded the motion.**

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

## **15. RECESS AS THE BOARD OF SUPERVISORS**

(11:05:19) – Mayor Bagwell recessed the Board of Supervisors meeting.

## **REDEVELOPMENT AUTHORITY**



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

(11:05:24) – Chairperson Bagwell called the meeting to order. Ms. Warren called roll and noted the presence of a quorum.

**17. PUBLIC COMMENT**

(11:05:44) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

**18. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - JANUARY 20, 2022**

(11:05:54) – Chairperson Bagwell introduced the item and entertained corrections or a motion.

**(11:06:05) – Vice Chair Giomi moved to approve the minutes of the January 20, 2022 meeting. The motion was seconded by Member Schuette and carried 5-0-0.**

**19. FINANCE**

**19.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR ("FY") 2023 TENTATIVE BUDGET AND CAPITAL IMPROVEMENT PROGRAM.**

(11:06:28) – Chairperson Bagwell introduced the item and noted receipt of late material for the FY 2022-23 Supplemental Requests for Account 602. Chief Financial Officer Sheri Russell reviewed the proposed FY 2023 Carson City Redevelopment Authority Tentative Budget and Capital Improvement Program which are incorporated into the Staff Report and as late material. She also responded to clarifying questions. Vice Chair Giomi suggested a discussion of the North Corridor improvements in the next Board Retreat. Deputy Public Works Director Dan Stucky clarified that the projected \$100,000 in 2026 was for the North Carson Street Complete Streets design phase and the \$500,000 projected in 2026 was for the construction phase. Community Development Director Hope Sullivan explained that the North Carson Street projected amounts were supported by the Redevelopment Authority Citizens Committee. Mr. Stucky also confirmed that the Stewart Street Extension and the Musser Street Improvement projects were in the design phases and would be out for bids “soon.” Discussion ensued regarding the Façade Improvement Program and Vice Chair Giomi recommended leaving the rolled over funds for another year; however, if still unused, they would be allocated to sidewalk improvements the following year.

(11:27:38) – Member White was informed by Chairperson Bagwell that the Farmers Market seed money would be phased out over five years and Ms. Russell clarified that the July 4<sup>th</sup> fireworks were budgeted as “services and supplies.” Chairperson Bagwell entertained a motion.

**(11:28:52) – Vice Chair Giomi moved to approve the proposed Carson City Redevelopment Authority FY 2023 Operating and Capital Improvement Program budgets (including the supplemental) as presented. Member Schuette seconded the motion.**

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<b>RESULT:</b>	<b>APPROVED (4-1-0)</b>
<b>MOVER:</b>	Vice Chair Giomi
<b>SECONDER:</b>	Member Schuette
<b>AYES:</b>	Members Jones, Schuette, Vice Chair Giomi, and Chair Bagwell
<b>NAYS:</b>	Member White
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**20. PUBLIC COMMENT**

(11:29:57) – Chairperson Bagwell entertained public comments. Deni French noted that the Stewart Street area gets very dusty and advised having dust control there. He also recommended keeping City’s park signs simple and to have donor names elsewhere, in a “special place.”

**21. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY**

(11:32:43) – Chairperson Bagwell adjourned the Redevelopment Authority Meeting at 11:32 a.m.

**22. RECONVENE AS THE BOARD OF SUPERVISORS**

(11:32:44) – Mayor Bagwell reconvened the Board of Supervisors meeting. A quorum was still present.

**23. COMMUNITY DEVELOPMENT - PLANNING**

**23.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION: (1) REPORTING THE CITY ENGINEER’S ESTIMATED FISCAL YEAR (“FY”) 2023 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.**

(11:32:45) – Mayor Bagwell introduced the item. Community Development Director Hope Sullivan introduced the Downtown Neighborhood Improvement District (DNID) Board of Directors Chairman Garrett Lepire and noted that DNID has recommended keeping next fiscal year’s assessment the same as this year’s one. Mr. Lepire referenced Exhibit A of the Staff Report, incorporated into the record, the FY 2023 Downtown Neighborhood Improvement District Maintenance Engineer’s Assessment Roll, and highlighted the increased costs of maintenance due to inflation. Discussion ensued regarding the DNID’s collaborative efforts with the Culture and Tourism Authority (CTA) for a mural project at the Mercury Cleaners construction site. Supervisor Giomi noted that additional art panels were planned and could be part of a future “art walk” event. Supervisor White

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recommended incorporating portals so people could view the construction project instead of walking around the construction site. Mayor Bagwell entertained comments and when none were forthcoming, a motion.

**(11:39:35) – Supervisor Jones moved to adopt Resolution No. 2022-R-10. Supervisor Giomi seconded the motion.**

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

**23.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION: (1) REPORTING THE CITY ENGINEER’S ESTIMATED FISCAL YEAR (“FY”) 2023 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.**

(11:40:11) – Mayor Bagwell introduced the item. Ms. Sullivan clarified that the difference between the DNID (discussed in item 23.A) and the South Carson Neighborhood Improvement District (SCNID) was that the latter was managed by the City’s Public Works Department. She also thanked Mr. Stucky for being “instrumental in helping identify the budget and what the necessary assessments will be.” Mayor Bagwell entertained Board or public comments and when none were forthcoming, a motion.

**(11:40:53) – Supervisor White moved to adopt Resolution No. 2022-R-11. Supervisor Jones seconded the motion.**

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

**24. PURCHASING AND CONTRACTS**

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**24.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN AMENDMENT TO CONTRACT NO. 20300294 (“AMENDMENT”) FOR LUMOS & ASSOCIATES, INC. (“LUMOS”) TO PERFORM THE SECOND PHASE OF ENGINEERING AND DESIGN SERVICES FOR THE QUILL WATER TREATMENT PLANT REHABILITATION PROJECT (“PROJECT”) FOR AN ADDITIONAL \$1,355,315, RESULTING IN A TOTAL NOT TO EXCEED AMOUNT OF \$1,602,315 FOR CONTRACT NO. 20300294.**

(11:41:36) – Mayor Bagwell introduced the item and entertained questions or comments from the Board or the public; however, none were forthcoming. She then entertained a motion.

(11:41:55) – Supervisor Schuette moved to approve the contract amendment as presented. Supervisor White seconded the motion.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Supervisor Schuette
<b>SECONDER:</b>	Supervisor White.
<b>AYES:</b>	Supervisors Gioni, Jones, Schuette, White, and Mayor Bagwell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**25. BOARD OF SUPERVISORS**

**NON-ACTION ITEMS:**

**FUTURE AGENDA ITEMS**

**STATUS REVIEW OF PROJECTS**

**INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS**

**CORRESPONDENCE TO THE BOARD OF SUPERVISORS**

**STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD**

**STAFF COMMENTS AND STATUS REPORT**

(11:42:18) – Mayor Bagwell entertained Board reports. Supervisor Gioni reported on the Strategic Planning session during the last Carson Water Subconservancy District Board meeting which he had attended, along with Supervisor Schuette. He also distributed CTA’s Arts and Cultural Events Calendar encompassing the entire year, adding that this would be an annual deliverable.

(11:44:10) – Ms. Hicks announced the launch of the V&T Railway operating schedule by the V&T Railway Commission and noted that tickets were available online excluding special events and the Polar Express Train.

(11:44:33) – Supervisor Schuette announced the Carson Animal Shelter Initiative (CASI) Bark, Whine, and Dine event on April 30, 2022, in the Casino Fandango ballroom. She highlighted a major CASI initiative that helps spay and neuter the pets of those who could not otherwise afford the service.

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(11:45:48) – Ms. Paulson informed Supervisor Giomi that the grant request to extend broadband to the Lakeview area had not been funded.

(11:46:22) – Supervisor White announced the release of tickets for the first two month's tours of the Nevada State Prison by the Nevada State Prison Society and that they were selling quickly. He also noted that paranormal investigation groups had expressed interest in the prison. Discussion ensued regarding the "tourism draw" of the Prison as a destination.

(11:52:24) – Mayor Bagwell thanked the Board for their support of the Lone Mountain Cemetery tribute to the Civil War veterans and noted that \$20,000 in donations had been raised for the improvements. She also thanked the community for stepping up and helping with the project.

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

This item did not take place.

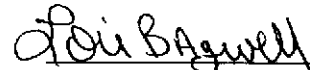
**26. PUBLIC COMMENT**

(11:55:04) – Mayor Bagwell entertained final public comments; however, none were forthcoming.

**27. FOR POSSIBLE ACTION: TO ADJOURN AS THE BOARD OF SUPERVISORS**

(11:55:14) – Mayor Bagwell adjourned the meeting at 11:55 a.m.

The Minutes of the April 21, 2022 Carson City Board of Supervisors meeting are so approved on this 19<sup>th</sup> day of May, 2022.

  
LORI BAGWELL, Mayor

ATTEST:

  
AUBREY ROWLATT, Clerk-Recorder

Attachments: written public comments

Late Material  
Public Comment  
Item 13.A

## Joyce Buckingham

**From:** Angela Bradley <Angela.Bradley@nsbank.com>  
**Sent:** Wednesday, April 20, 2022 5:15 PM  
**To:** Joyce Buckingham  
**Subject:** RE: Ron Wood Family Resource Center

Hi Joyce,

The resolution has a fairly short time for funding 70 days. Normally takes anywhere from 60-90 days.

Our legal department weighed in:

With respect to restrictions which the City intends to have run with the land, any lender needs comfort that the property will not automatically revert back to the city if the lender is working through foreclosure and resale of the property. If there are not bidders at a foreclosure sale, the bank would become the owner as the bidder on the property and it would need a period of time to find a buyer. For these reasons, lenders need paragraph 1 in the Exhibit C revised to accommodate a foreclosure and sale period for the lender which will not be a non-profit.

With respect to Alternative No. 1 in paragraph 2 of Exhibit C, a deed of trust could be determined to be a transfer of an interest and lenders would not be non-profits. A transfer by a deed of trust or mortgage should be specifically excluded as a transfer in Alternative 1. The property owner may need additional financing for property improvements and an increase in an existing deed of trust or a new deed of trust should not be subject to city approval. In addition, in the event that the lienholder pursues foreclosure and there are no bidders or obtains a deed in lieu, the Alternative should allow the lienholder time to temporarily be the property owner, to allow for an orderly liquidation of the property. Given the past history of the property that could take awhile and the bank should be allowed to actively market the property and own the property without having the property automatically revert back to the city. The transfer reference in Alternative No. 1, paragraph 2 in Exhibit C, should include language that the transfer is void unless pre-approved by the Board of Supervisors, [which consent shall not be unreasonably delay the pre-approval](#).

Alternative No. 2 and 3 in paragraph 2 of Exhibit C also need to accommodate the possibility of the beneficiary on a deed of trust is a lender that is not a non-profit. This alternative should also include language that the consent will not be unreasonably delayed for any pre-approval.

Thank you,



**ANGELA BRADLEY**  
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