

CARSON CITY BOARD OF SUPERVISORS

Minutes of the May 19, 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, May 19, 2022, in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT:

Mayor Lori Bagwell
Supervisor Stacey Giomi, Ward 1
Supervisor Maurice White, Ward 2
Supervisor 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

(8:30:50) – Mayor Bagwell called the meeting to order at 8:30 a.m. Ms. Warren called roll and noted the presence of a quorum. Fred Kingman, Associate Pastor, LifePoint Church, provided the invocation. At Mayor Bagwell's request, Department One Justice of the Peace/Municipal Court Judge Thomas Armstrong led the Pledge of Allegiance.

5. PUBLIC COMMENT

(5:32:29) – Mayor Bagwell entertained public comments and announced that item 28 would be removed from the agenda as both parties had come to a mutual resolution. She also noted that the closed meeting will not take place at the end of the meeting.

(8:33:20) – Dr. Jennifer Verive commented on agenda item 15.A, noting that she did not understand the intent, language, and “some of the provisions that have been added to the [proposed] ordinance.” She also paraphrased her written public comments, incorporated into the record, and noted her agreement with those submitted by Kathleen Franco-Simmons, also incorporated into the record. Dr. Verive expressed concern that the [proposed] ordinance gave “interpretive ability to particular individuals,” adding that it conveyed being burdensome or retaliatory.

(8:36:40) – Deni French believed that “Carson City is at a crisis point...we are forgetting our habitats [that] are required to keep our insects happy.” Mr. French was concerned that the butterflies, birds, lizards, and insects were being lost in great numbers, and was thankful for the bees and recommended living “within our means.”

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(8:40:13) – Heather Matthews introduced herself as a Carson City resident for over two years, residing at Camp-N-Town RV Park. She cites several incidents such as break-ins, crashes, vandalism, and harassment which she had reported to the City’s Code Enforcement Division. Ms. Matthews noted that she had since received a “no cause eviction” notice and wished to see the Nevada eviction laws changed to “just cause.”

(8:43:29) – Kathleen Franco Simmons introduced herself and provided background on her family’s history with Empire City and Empire Cemetery. She reminded the Board of her request to have the City purchase the undeveloped parcels “that were once a part of Empire City” for use for open space and recreation. Ms. Simmons explained that the parcels had been available for purchase for several months; however, she was disappointed to see a grading and erosion project “within 10 feet of the Empire Cemetery fence line.” She believed that the Master Plan included among other things protection and preservation of historic sites and wished to have the Board instruct Staff to gain clear title to Empire Cemetery and rezone it “to match the designation of Lone Mountain Cemetery,” fund its upkeep, and provide a mechanism to have her family’s burial rights restored.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – APRIL 21, 2022.

(8:46:53) – Mayor Bagwell introduced the item and entertained comments or corrections and when none were forthcoming, a motion.

(8:47:00) – Supervisor Gioni moved to approve the minutes of the April 21, 2022 Board of Supervisors meeting as presented. The motion was seconded by Supervisor White and carried 5-0-0.

7. SPECIAL PRESENTATIONS

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

(8:47:28) – Mayor Bagwell presented the following length of service awards to:

- Sylvia Lopez, Justice Court Supervisor – 30 years
- Darin Riggin, Sergeant – 15 years
- Joe Trotter, Deputy Sheriff – 15 years
- Michele Baugh, Department Business Manager – 5 years
- Danielle Hoelzen, Accounting Technician – 5 years
- Rodd Rummel, Wildland Fuels Management Officer – 5 years

(8:51:50) – Mayor Bagwell congratulated the award recipients and invited them to join her and the Board of Supervisors for a commemorative photograph.

CONSENT AGENDA

(8:53:03) – 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.

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(8:53:16) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.A, 9.A, 10.A, 11.A, 12.A, 12.B, 12.C, 13.A, and 13.B as published. 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

8. CITY MANAGER

8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF APRIL 9, 2022 THROUGH MAY 6, 2022.

9. FIRE

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) A CONTRACT WITH IMAGETREND, INC. (“IMAGETREND”) TO PROVIDE SOFTWARE AND SUPPORT FOR A NEW RECORD MANAGEMENT SYSTEM FOR THE CARSON CITY FIRE DEPARTMENT (“CCFD”) FOR AN AMOUNT NOT TO EXCEED \$49,466.00 IN FISCAL YEAR (“FY”) 2023, AND SUBJECT TO A MUTUAL, ANNUAL RENEWAL OPTION FOR \$37,721.00, COMPOUNDING AT 3%; AND (2) A RECOMMENDATION FROM THE 9-1-1 SURCHARGE ADVISORY COMMITTEE TO DISBURSE 9-1-1 SURCHARGE FUNDS IN THE AMOUNT OF \$49,466.00 FOR FY 2023, THEN \$37,721.00 ANNUALLY, TO FUND THE CONTRACT.

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 MAY 6, 2022, PER NRS 251.030 AND NRS 354.290.

11. PUBLIC WORKS

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A GRANT OF NON-EXCLUSIVE WATER MAIN EASEMENT (“EASEMENT”) FROM THE BERNHARD FAMILY TRUST (“OWNER”) TO CARSON CITY AT NO COST FOR AN EXISTING WATER MAIN LOCATED ON ASSESSOR’S PARCEL NUMBERS 010-063-03 AND 010- 063-04 (“PROPERTY”).

12. PURCHASING AND CONTRACTS

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12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PURCHASE AUTHORITY FOR ONE NEW TYPE 3 BRUSH FIRE TRUCK FOR THE CARSON CITY FIRE DEPARTMENT (“CCFD”), FOR A NOT TO EXCEED AMOUNT OF \$433,879 UTILIZING JOINDER CONTRACT FS12-19 BETWEEN THE HOUSTON-GALVESTON AREA COUNSEL AND BOISE MOBILE EQUIPMENT, INC. (“BME”).

12.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PURCHASE AUTHORITY FOR ONE NEW VAC-CON COMBINATION JET/VACUUM SEWER CLEANER TRUCK (“VAC-TRUCK”) FOR THE STORMWATER DIVISION OF THE CARSON CITY PUBLIC WORKS DEPARTMENT (“PUBLIC WORKS”), FOR A NOT TO EXCEED AMOUNT OF \$571,647.00 UTILIZING JOINDER CONTRACT 101221-VAC BETWEEN SOURCEWELL AND VAC-CON, INC. (“VAC-CON”).

12.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT D&D PLUMBING, INC. (“D&D”) IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES (“NRS”) CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 21300281 TO D&D TO REPLACE TWO BOILERS AT THE PUBLIC SAFETY COMPLEX (“PROJECT”) FOR A TOTAL AMOUNT NOT TO EXCEED \$655,989.40.

13. TREASURER

13.A FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION OF AN AFFIDAVIT TO THE BOARD OF SUPERVISORS, PURSUANT TO NRS 361.5648(3), AFFIRMING THAT A NOTICE OF DELINQUENCY WAS MAILED TO EACH PARCEL HAVING DELINQUENT PROPERTY TAXES.

13.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE TREASURER'S MONTHLY STATEMENT OF ALL MONEY ON DEPOSIT, OUTSTANDING CHECKS AND CASH ON HAND FOR APRIL 2022, SUBMITTED PER NEVADA REVISED STATUTES (“NRS”) 354.280.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

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

No items were pulled from the Consent Agenda.

15. DISTRICT ATTORNEY

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15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE ESTABLISHING VARIOUS PROVISIONS GOVERNING ADMINISTRATIVE APPEALS RELATED TO LAND USE AND ZONING.

(8:53:44) – Mayor Bagwell introduced the item. Carson City District Attorney Jason Woodbury provided background and reviewed a summary of the changes that had been made since the discussion during the previous Board meeting, and highlighted in the proposed ordinance, which is incorporated into the record. He also responded to clarifying questions. In response to a question by Supervisor Jones, Mr. Woodbury defined substantial evidence as “any evidence that a reasonable mind might accept to support a conclusion...the question is whether the evidence supports the conclusion that was made by the Planning Commission – that’s the abuse of discretion standard.” Supervisor White believed that Section 14 “is incredibly necessary” and clearly defines “what our job is when it comes to appeals.” He also recommended clarifying certain definitions, such as “relevant and complete” possibly when revising Title 18. Mr. Woodbury believed that the Board was capable of determining relevant evidence, with or without a definition.

(9:19:18) – Supervisor Giomi highlighted the fact that the Board had heard three appeals in the 3.5 years he had served on it and noted that the proposed ordinance was necessary as it had addressed definitions that had not been previously clear, such as “standing.” He also stated that the proposed ordinance would not have changed any of the appeals concerning the slaughterhouse, as previously indicated during public comment. Supervisor Giomi explained that the proposed ordinance was a clarification “so that it isn’t a discretionary decision.” He also noted that the revisions provided appellants assistance in completing their appeals to avoid denials, calling it a benefit to the community. He believed *Standing* was better defined and was “slightly in favor” of leaving in *Section 14, Abuse of Discretion* elements.

(9:23:55) – Supervisor Schuette was also in favor of the clarification of the term *Standing*, adding that “clarity creates its own muddy waters.” She believed the proposed ordinance and the process have helped “better understand the process of appeals and what it means to have standing.” Supervisor Schuette also noted that “voices are heard, regardless of what the outcome [is].” Mayor Bagwell recommended reviewing the written and verbal comments and addressing their issues:

- Regarding the comments by Doreen Mack, Mayor Bagwell noted that her issue of standing had been clarified in the proposed ordinance.
- Regarding the comments by Ms. Franco Simmons and specifically: *Section 3(e) "A complete description of the project that is the subject of the appeal"*, she believed that the assistance by the Community Development Department in ensuring a completed appeal would alleviate the issue and “to clarify, do I have the right appeal?” Mayor Bagwell also addressed the following concern by Ms. Franco Simmons: *The failure of a person to submit a completed form in the time prescribed shall constitute a forfeiture of any right to appeal* and Mr. Woodbury explained that “a definitive deadline for the submission of an appeal, regardless of the circumstances, is essential. Otherwise, you’re injecting discretion, you’re injecting a lack of clarity into a deadline that should be very, very clear.” Supervisor Giomi noted that incapacitated appellants may also be represented via proxy. Mr. Woodbury addressed the following question by Ms. Franco Simmons: *Section 4(a) "Tolls any limitation in which a public hearing on the appeal must be heard..." and Section 4(b) "Does not toll any limitation in which a completed form must*

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be submitted.” He “strongly advised” using the term “toll” because “it’s a law and you can’t completely remove the law from it,” adding that it is the term used in legal context when addressing deadlines.

- Regarding comments by Dr. Verive, Mayor Bagwell clarified that “consolidation” was misunderstood as it did not mean that only one person could bring their case forward nor did it mean that every individual could not speak.
- Regarding the following comments by Donna Gray: *“I object to many of the proposed changes to the existing Carson City administrative appeals ordinance. They seem arbitrary and purposely designed to limit the appeals process,”* Supervisor Schuette explained that the proposed ordinance would “do the opposite” and was more inclusive. Mr. Woodbury stated that the purpose of the proposed ordinance was not to provide an advantage to the applicant or the appellant and to provide clarity to the process and the standing. Supervisor White also noted that anyone may comment at meetings.
- Regarding the comment by Chris Carver that *“this proposal does not serve the public good”* Mayor Bagwell noted that the proposed ordinance “clarifies the rules of the games, so it is for the public good. It doesn’t mean that we always agree on what the end result of anything is, but this brings more clarity.” Supervisor White stated that “this whole entire effort was to try to relieve the hours of angst, confusion, and misunderstanding that the public has been going through with these appeals.” Mayor Bagwell entertained public comments.

(9:37:46) – Ms. Franco Simmons stated her agreement with Dr. Verive’s earlier comments. She reiterated her request that the Board not adopt the proposed ordinance and reiterated her written recommendations with the following proposed additions:

- She supported the modified definition of the term “standing of an aggrieved party” but reread her comments that indicated the exclusion of many groups, outlined in the attached public comment email. She thanked Mr. Woodbury for his explanation of “consolidated.”

(9:42:28) – Mr. French requested that Staff provide him an explanation of the term “a reasonable mind” after the meeting. He also inquired about the fees, which Mayor Bagwell explained had been determined by an earlier ordinance to be \$250.

(9:44:01) – Supervisor Giomi clarified for Ms. Franco Simmons that the Washoe Tribe would not be excluded as an appellant as it was considered a property owner, and similarly, community groups that owned property in Carson City could file an appeal. However, he did not believe that organizations from other counties should file an appeal in Carson City, adding that the ordinance focused on the appellants who are the most important to Carson City, its citizens, and property and business owners. Supervisor White noted that anyone could provide comments during public meetings which would make them appellants; however, Mayor Bagwell and Supervisor Giomi clarified that even though anyone could provide public comment during a public meeting, they may appeal if they live in the noticed area or are a property owner, a business owner, or a resident of Carson City. Mayor Bagwell also stated for the record that despite many comments received stating the opposite, “nothing prevents anyone from public comment.” She also noted that the Board may decide whether to remove Section 14 of the proposed ordinance or not and entertained a motion.

(9:49:52) – Supervisor Giomi moved to introduce, on first reading, Bill No. 106. The motion was seconded by Supervisor White.

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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

16. PUBLIC WORKS

16.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN EXTENSION OF DEADLINES TO COMMENCE AND COMPLETE CONSTRUCTION ON AN AFFORDABLE HOUSING PROJECT TO BE BUILT ON 2.91 ACRES OF UNDEVELOPED LAND WITHIN ASSESSOR’S PARCEL NUMBER 010-037-04 (“PROPERTY”) THROUGH A DEVELOPMENT AGREEMENT (“AGREEMENT”) BETWEEN CARSON CITY AND PALASEEK LLP, OIKOS DEVELOPMENT CORPORATION AND SIERRA FLATS SENIOR LP (COLLECTIVELY, “DEVELOPER”) THAT WAS APPROVED BY THE BOARD OF SUPERVISORS (“BOARD”) ON DECEMBER 16, 2021.

(9:50:30) – Mayor Bagwell introduced the item. Michael Schneider, PalaSeek, LLP Managing Partner, informed the Board that they were seeking an extension because they would not be able to begin construction before June 1, 2022 as they had planned, due to unexpected delays in lender due diligence. Additionally, he explained that the project would now be phased and assured the Board of their commitment with their “hearts and wallets.” Mr. Schneider also confirmed for Mayor Bagwell that they were requesting to commence construction on or before September 1, 2022 in order to secure a certificate of occupancy on or before March 31, 2024. Deputy Public Works Director Dan Stucky stated that the parcel map must be completed prior to the conveyance of the land, which had been planned for the week following this meeting. He also confirmed for Supervisor Giomi that “start of construction” would mean commencing any permitted function. Supervisor Giomi also recommended creating a buffer by moving the construction start date to September 30, 2022, and Deputy District Attorney Adam Tully recommended the October 1, 2022 date instead. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(9:59:51) – Supervisor Giomi moved to extend the deadlines to commence construction on October 1, 2022, to complete construction by March 31, 2024, and to authorize the Mayor to sign a written notice of the extension. 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

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17. FINANCE

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE CARSON CITY FINAL BUDGET FOR FISCAL YEAR ("FY") 2023.

(10:01:11) – Mayor Bagwell introduced the item. Carson City Chief Financial Officer Sheri Russell gave background and reviewed the Staff Report, incorporated into the record, outlining the budget process, timelines, and four modifications which are also outlined in the Staff Report. Mayor Bagwell entertained comments and when none were forthcoming, a motion.

(10:03:43) – Supervisor Schuette moved to approve Carson City Final Budget for Fiscal Year 2023 as presented. Supervisor Jones seconded the motion.

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

17.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION SETTING THE AD VALOREM TAX RATE FOR COUNTY COOPERATIVE EXTENSION FOR FISCAL YEAR ("FY") 2023 AT 1.28 CENTS PER \$100 OF ASSESSED VALUATION.

PURSUANT TO NRS 549.020, THIS RESOLUTION MUST BE ADOPTED BY UNANIMOUS VOTE OF THE BOARD OF SUPERVISORS.

(10:04:09) – Mayor Bagwell introduced the item. Ms. Russell reviewed the Staff Report which is incorporated into the record and recommended keeping the FY 2023 ad valorem tax rate the same as the FY 2022 rate. There were no Board or public comments; therefore, Mayor Bagwell entertained a motion.

(10:05:05) – Supervisor Jones moved to adopt Resolution No. 2022-R-15 as presented. 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

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18. RECESS AS THE BOARD OF SUPERVISORS

(10:05:30) – Mayor Bagwell recessed the Board of Supervisors meeting.

REDEVELOPMENT AUTHORITY

19. CALL TO ORDER & ROLL CALL- REDEVELOPMENT AUTHORITY

(10:05:35) – Chairperson Bagwell called the Redevelopment Authority meeting to order. Roll was called and a quorum was present.

20. PUBLIC COMMENT

(10:05:55) – Chairperson Bagwell entertained public comments. Deni French wished to address Master Plan issues regarding proper compaction and proper consideration of the City’s water tables. The Chair noted that this public comment period was for Redevelopment Authority issues and recommended he bring it up during the final public comment period of the Board of Supervisors meeting.

21. FOR POSSIBLE ACTION: APPROVAL OF MINUTES -APRIL 21, 2022

(10:07:10) – Chairperson Bagwell introduced the item and entertained comments or corrections and when none were forthcoming, a motion.

(10:07:18) – Vice Chair Giomi moved to approve the minutes of the April 21, 2022 Redevelopment Authority meeting as presented. The motion was seconded by Member White and carried 5-0-0.

22. FINANCE

22.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE CARSON CITY REDEVELOPMENT AUTHORITY FINAL BUDGET FOR FISCAL YEAR ("FY") 2023.

(10:07:36) – Chairperson Bagwell introduced the item. Carson City Chief Financial Officer Sheri Russell explained that the several supplemental requests which had been discussed in the April 21, 2022 meeting had been added to the budget which is incorporated into the record. Chair Bagwell entertained public comments and when none were forthcoming, a motion.

(10:08:03) – Member Schuette moved to approve the Carson City Redevelopment Authority Final Budget for Fiscal Year 2023 as presented. Member Jones seconded the motion.

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

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23. PUBLIC COMMENT

(10:08:30) – Chairperson Bagwell entertained final public comments; however, none were forthcoming.

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

(10:08:41) – Chairperson Bagwell adjourned the meeting at 10:08 a.m.

25. RECONVENE AS THE BOARD OF SUPERVISORS

(10:17:21) – Mayor Bagwell reconvened the Board of Supervisors meeting. A quorum was still present.

26. CITY MANAGER

26.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION FOR THE ADOPTION OF A FEE SCHEDULE AND A PARTIAL WAIVER OF FEES FOR COPIES OF PUBLIC RECORDS.

(10:17:30) – Mayor Bagwell introduced the item. Ms. Paulson gave background and reviewed the revised draft fee schedule, incorporated into the record, which, she stated, included a more accurate calculation of the actual costs of copying. She also recommended waving the first \$5 of the copying fees. Supervisor White clarified that the first \$5 represented about 125 pages. Senior Deputy District attorney Ben Johnson noted that he was present to answer questions and thanked Staff for compiling the data. He also informed Supervisor White that no revisions were required by statute; however, they were at the discretion of the Board. Discussion ensued regarding an effective date and Mr. Yu recommended making the resolution effective as soon as possible. Mayor Bagwell entertained a motion.

(10:20:48) – Supervisor White moved to approve Resolution No. 2022-R-16 to take effect immediately. 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

27. COMMUNITY DEVELOPMENT - PLANNING

(10:21:20) – Mayor Bagwell stated that the Downtown Neighborhood Improvement District (NID) would be addressed by opening items 27.A, 27.C, 27.E, and 27.G. She explained that they would be discussed concurrently but would be acted upon separately. Community Development Director Hope Sullivan indicated that no hardship

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requests had been filed (item 27.A), no objections, complaints, or protests, had been raised (item 27.C). Mayor Bagwell entertained Board and public comments and when none were forthcoming, she entertained respective motions for each of the open agenda items.

(10:24:02) – Mayor Bagwell introduced items 27.B, 27.D, 27.F, and 27.H and stated that these items would also be discussed concurrently but acted upon individually.

27.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING HARDSHIP DETERMINATIONS RELATED TO THE FISCAL YEAR (“FY”) 2023 DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT (“DNID”) ASSESSMENT FOR APPLICANTS MEETING THE REQUIRED CONDITIONS, AND WHETHER TO DIRECT THE BOARD OF SUPERVISORS PAGE 7 MAY 19, 2022 CITY ENGINEER TO POSTPONE THE ASSESSMENT FOR ANY APPROVED HARDSHIP DETERMINATION APPLICANTS IN ACCORDANCE WITH NRS 271.360.

(10:23:05) – Mayor Bagwell indicated that no motion was necessary for this item as no hardship determinations were requested.

27.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING HARDSHIP DETERMINATIONS RELATED TO THE FISCAL YEAR (“FY”) 2023 SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT (“SCNID”) ASSESSMENT FOR APPLICANTS MEETING THE REQUIRED CONDITIONS, AND WHETHER TO DIRECT THE CITY ENGINEER TO POSTPONE THE ASSESSMENT FOR ANY APPROVED HARDSHIP DETERMINATION APPLICANTS IN ACCORDANCE WITH NRS 271.360.

(10:24:33) – Mayor Bagwell indicated that no motion was necessary for this item as no hardship determinations were requested, according to Ms. Sullivan.

27.C FOR DISCUSSION ONLY: PUBLIC HEARING REGARDING THE FILING OF THE FISCAL YEAR (“FY”) 2023 ASSESSMENT ROLL FOR THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT (“DNID”), TO CONSIDER WRITTEN OBJECTIONS CONCERNING THAT AREA TO BE ASSESSED, AND TO CONSIDER ALL COMPLAINTS, PROTESTS AND OBJECTIONS TO THE ASSESSMENT PURSUANT TO NRS 271.385.

(10:23:19) – No complaints, protests, or objections were filed; therefore, no action was required on this item as well.

27.D FOR DISCUSSION ONLY: PUBLIC HEARING REGARDING THE FILING OF THE FISCAL YEAR (“FY”) 2023 ASSESSMENT ROLL FOR THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT (“SCNID”) TO CONSIDER WRITTEN OBJECTIONS CONCERNING THAT AREA TO BE ASSESSED, AND TO CONSIDER ALL COMPLAINTS, PROTESTS AND OBJECTIONS TO THE ASSESSMENT PURSUANT TO NRS 271.385.

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(10:24:31) – Ms. Sullivan explained that a complaint had been received from Maria Dufur on behalf of the Dufur family. Ms. Dufur introduced herself and referenced her letter incorporated into the record as late material. She believed that increased taxes had burdened the City’s middle-class population over the years, adding that the South Cason Street improvements had not increased bicycle and foot traffic either. Ms. Dufur noted that the only income generated by the property was from a billboard and noted that they had retained the property in their father’s memory. Mayor Bagwell thanked Ms. Dufur for her comments and clarified that the South Carson NID was created in order not to “burden the entire community to pay for the portions that we thought were contributory to the businesses or the frontage of the people that were going to directly benefit from the improvement.” Ms. Dufur explained that “it’s not just Carson City, it’s coming at us from all directions” and recommended looking into revenue options other than taxes. Supervisor Giomi clarified that the automotive dealership incentives were a “sales tax sharing revenue, and they had to meet certain criteria in order for that to trigger,” which he believed was based on increased sales. No action was taken on the item as it was agendized for discussion only.

27.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION CONFIRMING THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT (“DNID”) ASSESSMENT, DISPENSING WITH COMPLAINTS, PROTESTS AND OBJECTIONS TO THE ASSESSMENT, AND RATIFYING THE CITY ENGINEER’S FISCAL YEAR (“FY”) 2023 ASSESSMENT ROLL FOR THE DNID FOR THE MAINTENANCE OF THE DOWNTOWN STREETScape ENHANCEMENT PROJECT.

(10:23:20) – Mayor Bagwell entertained a motion.

(10:23:22) – Supervisor Giomi moved to adopt Resolution No. 2022-R-17 as presented. 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

27.F FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION CONFIRMING THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT (“SCNID”) ASSESSMENT, DISPENSING WITH COMPLAINTS, PROTESTS AND OBJECTIONS TO THE ASSESSMENT, AND RATIFYING THE CITY ENGINEER’S FISCAL YEAR (“FY”) 2023 ASSESSMENT ROLL FOR THE SCNID FOR THE MAINTENANCE OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT.

(10:32:55) – Mayor Bagwell entertained a motion.

(10:33:10) – Supervisor Giomi moved to adopt Resolution No. 2022-R-18. Supervisor Jones seconded the motion.

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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

27.G FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE RELATING TO IMPROVEMENT DISTRICTS, ESTABLISHING PROVISIONS TO LEVY THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT (“DNID”) FISCAL YEAR (“FY”) 2023 ASSESSMENT FOR THE MAINTENANCE OF THE DOWNTOWN STREETScape ENHANCEMENT PROJECT.

(10:23:40) – Mayor Bagwell entertained a motion.

(10:23:46) – Supervisor Giomi moved to introduce, on first reading, Bill No. 107. 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

27.H FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE RELATING TO IMPROVEMENT DISTRICTS, ESTABLISHING PROVISIONS TO LEVY THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT (“SCNID”) FISCAL YEAR (“FY”) 2023 ASSESSMENT FOR THE MAINTENANCE OF THE SOUTH CARSON COMPLETE STREETS PROJECT.

(10:33:31) – Mayor Bagwell entertained a motion.

(10:33:40) – Supervisor Giomi moved to introduce, on first reading, Bill No. 108. 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

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TIME SPECIFIC - 1:30 P.M.

28. COMMUNITY DEVELOPMENT

28.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPEAL OF A DENIAL FOR A REQUEST FOR A BUSINESS LICENSE TO OPERATE AN ENERGY DRINK WAREHOUSE AND DISTRIBUTION CENTER ON PROPERTY ZONED RETAIL COMMERCIAL (“RC”), LOCATED AT 110 CORBETT STREET, APN 002-137-08.

This item would not be heard as it was pulled from the agenda.

29. 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

(10:34:15) – Mayor Bagwell entertained Board reports. Supervisor Schuette thanked the Carson City Fire Department’s B Squad for the ride-along for six hours. Ms. Hicks announced that the Charter Review Committee had concluded its review of the proposed changes to the Carson City Charter, adding that a joint meeting would be held between the Board of Supervisors and a quorum of the Charter Review Committee members during the Board’s July 21, 2022 meeting to present their recommendations.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

This item did not take place.

30. PUBLIC COMMENT

(10:35:36) – Mayor Bagwell entertained final public comments. Mr. French thanked Ms. Sullivan for her explanation of the Planning Department’s review of lands before building. He also recommended taking into consideration the birds and insects which are “a necessary part of our community.” Mr. French encouraged COVID tests as well.

(10:38:54) – Robyn Orloff introduced herself and requested that the Board reevaluate certain areas of the recently-improved Prison Hill OHV trails, specifically “the 10,000 feet of crawler routes on the southwest section,” adding that 7,000 feet of the crawler area “are in washes” and 1,500 feet of which were causing “quite a bit of damage.”

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Ms. Orloff recommended the protection of six acres by removing them from the upcoming map to prevent the erosion of the ephemeral streams.

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

(10:42:15) – Mayor Bagwell adjourned the meeting at 10:42 a.m.

The Minutes of the May 19, 2022 Carson City Board of Supervisors meeting are so approved on this 16th day of June, 2022.

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

Attachments: written public comments