A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, September 1, 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
Aubrey Rowlatt, Clerk-Recorder
Dan Yu, Assistant District Attorney
Stephanie Hicks, Deputy City Manager
Tamar Warren, Senior Deputy Clerk

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

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

(8:30:55) – Mayor Bagwell called the meeting to order at 8:30 a.m. Ms. Rowlatt called roll and noted the presence of a quorum. The Bridge Church Associate Pastor Brady Roser provided the invocation. At Mayor Bagwell's request, Scott Hoen led the Pledge of Allegiance. Mayor Bagwell requested a moment of silence in memory of former Carson City Supervisor Kay Bennett.

5. PUBLIC COMMENT

(8:32:50) – Mayor Bagwell entertained public comments. Paul Esswein introduced himself and wished to address item 14.A. Mr. Esswein was in favor of allowing accessory dwelling units (ADUs), calling them "a valuable source of low-income housing" as they expanded the housing market. He urged the Board to reconsider the restrictions on ADUs in the City's zoning ordinance, noting that there were no limits on the number of persons living in a single house, but not allowing non-family members to live in an additional building on a property.

(8:35:20) – Bill Vance spoke in favor of item 14.A, noting that he was the applicant's neighbor. He referenced a letter from the City informing the applicant that their initial approval, which he believed had expired due to issues relating to the COVID pandemic, had been a mistake. Mr. Vance urged the Board to overturn the Planning Commission's decision calling it "the only thing that would be right."

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – AUGUST 4, 2022

(8:37:15) – Mayor Bagwell introduced the item and entertained comments, corrections, or a motion.

(8:37:34) – Supervisor Giomi moved to approve the minutes of the August 4, 2022 Board of Supervisors meeting as presented. The motion was seconded by Supervisor Jones and carried 5-0-0.

CONSENT AGENDA

(8:37:42) – Mayor Bagwell introduced the item and noted that item 11.A of the Consent Agenda would be pulled for discussion. She also inquired whether the Board or members of the public wished to pull additional items from the Consent Agenda; however, none were forthcoming. She entertained a motion.

(8:37:58) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 7.A, 8.A, 9.A, 10.A, and 12.A 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

7. AIRPORT AUTHORITY

7.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED SIXTH AMENDMENT ("AMENDMENT") TO THE LEASE AGREEMENT ("LEASE") BETWEEN MENTORS UNLIMITED, INC. ("MENTORS") AND THE CARSON CITY AIRPORT AUTHORITY ("AIRPORT") CONCERNING APN 005-011-88 THAT WOULD (1) ALLOW MENTORS TO CONTINUE OPERATING UNDER THE LEASE THROUGH DECEMBER 8, 2034, AND (2) INCREASE THE RENTAL RATE FOR THE LEASE TO $0.28 PER SQUARE FOOT ANNUALLY.

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 AUGUST 19, 2022, PER NRS 251.030 AND NRS 354.290.

9. HEALTH AND HUMAN SERVICES

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED ACCEPTANCE OF THE NEVADA IMMUNIZATION AND VACCINE FOR CHILDREN

GRANT FROM THE STATE OF NEVADA, DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF PUBLIC AND BEHAVIORAL HEALTH, IN THE AMOUNT OF $147,692 REIMBURSED IN FISCAL YEAR ("FY") 2023, EFFECTIVE UPON EXECUTION THROUGH JUNE 30, 2023.

10. PARKS

10.A FOR POSSIBLE CORRECTIVE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO REALLOCATE $150,000 FROM THE GENERAL FUND CAPITAL IMPROVEMENT PROGRAM ("CIP"), WHICH WERE DESIGNATED FOR THE TENNIS COURTS AT CENTENNIAL PARK AND APPROVED AS PART OF THE FISCAL YEAR ("FY") 2022 CIP, TO THE ROSS GOLD PARK TENNIS COURT REHABILITATION PROJECT.

11. PUBLIC WORKS

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A MASTER LICENSE AGREEMENT ("MLA") BETWEEN NEW CINGULAR WIRELESS PCS, LLC ("CINGULAR") AND CARSON CITY ("CITY") FOR THE PLACEMENT AND OPERATION OF SMALL CELL WIRELESS EQUIPMENT ON CITY-OWNED AND THIRD-PARTY POLES AND STREET LIGHTS LOCATED WITHIN THE CITY RIGHT-OF-WAY, INCLUDING AN APPLICATION FEE OF $1,400 PER INSTALLATION AND AN ANNUAL ATTACHMENT FEE OF UP TO $1,036 PER INSTALLATION, WITH MODIFICATIONS TO THE INSURANCE PROVISIONS OF THE PREVIOUSLY APPROVED MLA TEMPLATE, AND AUTHORIZATION FOR THE MAYOR TO SIGN THE MLA.

(8:38:31) – Mayor Bagwell introduced the item. Deputy Public Works Director Dan Stucky gave background and reviewed the agenda materials which are incorporated into the record. He responded to clarifying questions by the Board, and also informed Mayor Bagwell that the applicant was aware of this agendized item; however, he did not believe they were present at the meeting.

(8:40:50) – Mayor Bagwell inquired about the City's liability and Deputy District Attorney Todd Reese explained that the same amount of insurance would be required of AT&T as its contractors. He also believed that some contractors may carry a lesser level of insurance than required in Exhibit C of the Staff Report. He referenced the section below (7.4) of the Master License Agreement, incorporated into the record, interpreting it as AT&T's responsibility to repair damages, regardless of whether they were committed by them or their contractors.

> *7.4. Damage to Licensor Property. If Licensee damages or disturbs the surface or subsurface of any ROW or adjoining property, or any pole, streetlight fixture, traffic signal equipment, intelligent transportation system, or other public improvement, in the exercise of the rights granted through this Agreement, Licensee will promptly, at its own expense, and in a manner reasonably acceptable to Licensor, repair the damage or disturbance.*

Mr. Reese also referenced Section 14.1 of the Master License Agreement, stating: *"Licensor shall indemnify, defend, save and hold harmless, Licensee [the City],"* adding that the City would "look to AT&T to satisfy any damage to the City."

(8:47:20) – Supervisor White thanked Staff for the extensive conversations regarding this item. He also expressed concern regarding the use of the term "endeavor." He believed that the City should not engage with a contractor that "can't or won't get the kind of insurance that's required."

(8:48:55) – Supervisor Giomi wished to understand why the City had required the insurance in the first place and why were Staff considering a change now. Mr. Reese clarified that "the City requires this level of insurance of many folks, in particular for encroachment permits" by contractors. He also noted that AT&T had requested flexibility in case their contractors were unable to meet the required insurance threshold, adding that the request had been made by other City vendors as well. Discussion ensued regarding changing the language from "endeavor" to language similar to "as negotiated with Carson City." Mayor Bagwell recommended tabling the item until Staff was able to discuss the suggestions with AT&T. She also entertained public comments.

(8:55:25) – Deni French introduced himself as a Carson City resident and expressed concern regarding the electromagnetic fields generated by the cellular towers, especially near schools. He also believed that this fairly new technology would provide income to the City "but at what cost?"

(11:18:25) – Mayor Bagwell reintroduced the item. Public Works Director Darren Schulz noted that Staff had not received a response from AT&T. Mayor Bagwell recommended taking action, noting that the Board could accept everything in Exhibit C except Section 1.2.

(11:19:17) – Supervisor Giomi moved to approve, and authorize the Mayor to sign, the Master License Agreement as presented, with the exception of removing the words "endeavor to" in Section 1.2. 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

12. PURCHASING AND CONTRACTS

12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 23300188 FOR AP TRITON LLC ("APT") TO PROVIDE PROFESSIONAL SERVICES THROUGH AN EMERGENCY MEDICAL SERVICES ("EMS") EVALUATION AND OPTIMIZATION STUDY ("EMS STUDY") FOR A NOT TO EXCEED AMOUNT OF $54,913.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

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

Please see the discussion on item 11.A.

14. COMMUNITY DEVELOPMENT – PLANNING

14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPEAL BY THE APPLICANT, DAVID A. JOHNSON ("APPLICANT"), OF CONDITION NO. 6 OF THE PLANNING COMMISSION'S DECISION TO APPROVE A SPECIAL USE PERMIT ("SUP") TO ALLOW FOR A GUEST BUILDING GREATER THAN 700 SQUARE FEET IN SIZE ON A PROPERTY ZONED SINGLE FAMILY RESIDENTIAL – 6,000 SQUARE FEET ("SF6") LOCATED AT 1555 KINGS CANYON ROAD, ASSESSOR'S PARCEL NUMBER ("APN") 009-014-18 (THE "PROPERTY").

(8:58:30) – Mayor Bagwell introduced the item. Supervisor Giomi read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest, and stated that he would participate in discussion and action. Community Development Director Hope Sullivan referenced the late material (incorporated into the record) that had been submitted to be included in the discussion. She also clarified that the property sometimes referred to as 1555 West King Street would be discussed as 1555 Kings Canyon Road. Ms. Sullivan presented the Staff Report and accompanying documentation and reviewed zoning "rules" relied upon by the Planning Commission to reach their decision. She clarified that two-family and multi-family dwellings were not allowed in single-family 6000 (SF6) zoning, adding that "the Planning Commission has no choice but to follow the rules." Ms. Sullivan also noted that guest buildings may only be occupied by family members and non-paying guests. She also highlighted the fact that a building permit had been issued in error in 2019 which had expired, and its resubmission had triggered the request for a Special Use Permit.

(9:14:16) – Ms. Sullivan explained that the Planning Commission had reached its decision based on the consideration of Finding of Fact No. 5 which stated:

> *5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district. Since there is no change of use and the guest building is allowed accessory to the primary single-family residence, the primary consideration is related to the size of the proposed structure. The guest building will be limited to the square footage proposed in this request and will comply with all other standards and is allowed with the approval of a special use permit.*

Ms. Sullivan also stated that undated notes obtained from the Assessor's Office referenced a rental; however, it did not specify whether it was the main residence or the "barn." She also clarified that the appeal was limited to

Condition of Approval No. 6, noting that the Board may: 1) deny the appeal, affirming the Planning Commission's approval of the SUP with condition no. 6; 2) grant the appeal, reversing the Planning Commission's approval of the SUP with condition no. 6; or 3) modify the decision of the Planning Commission. Mayor Bagwell entertained Board questions/discussion.

(9:21:39) – Mayor Bagwell inquired about the remedy to the erroneously issued building permit. Ms. Sullivan believed the Planning Commission recognized the error and allowed the secondary structure; however, not as a rental property. Discussion ensued regarding the expansion of the non-conforming use of the property and the possibility of removing Condition of Approval No. 6. Supervisor Giomi was informed that during the Title 18 review, the Planning Commission had been in favor of retaining the tenancy requirements. Ms. Sullivan explained that should the tenancy section be removed from Title 18, the deed restriction mandating a code section that is no longer in existence would be irrelevant. Supervisor White was informed that a building permit is issued based on zoning compliance and Ms. Sullivan clarified that a survey established current use, not historical use. Supervisor White indicated that prior to the 2006 zoning change of the property to SF6, previous zoning had allowed "the arrangement [the applicant] is trying to maintain." Supervisor Schuette was informed by Ms. Sullivan that "zoning and land use are independent of ownership." Mayor Bagwell invited the applicant to comment and respond to questions.

(9:40:26) – Applicant David Johnson introduced himself as the subject property owner and a physical therapist. Mr. Johnson noted that he had initially requested a permit to remodel the structure and stated that he did not wish to subdivide the property. He stated that based on the records obtained from the Assessor's Office, he believed that he had purchased two residences. He also informed Mayor Bagwell that he did not wish to divide the parcel because it contained old buildings that he did not want to separate and did not want to spend an additional $40,000 to do so. Mr. Johnson confirmed for Supervisor White that he had purchased the property as "rentable" but not up to his standards. Mr. Vance, in the form of public comment, explained that the property had been a rental for most of the 50 years that he had lived in the area.

(9:45:34) – Mayor Bagwell entertained additional discussion, noting that the Planning Commission had not had the additional information provided to the Board. She believed that the Board would determine whether the non-conforming use would continue, "or whether we want to bring them to the current code." The Mayor believed that "Mr. Johnson relied upon legal documents from the Assessor's Office that the property was a rental," recommending the continuation of the non-conforming use. Supervisor White stated that the building had been taxed as a residence since the 1950s and recommended the removal of Condition of Approval No. 6. Supervisor Jones noted that he would support the decision of the Planning Commission, adding that the property had not consistently been a rental and that he had received many calls from neighbors who had objected to having a rental property in that zoning area. Supervisor Schuette believed it would be a difficult decision and did not feel that the Planning Commission had erred based on the information it had. Mayor Bagwell did not see a reason to refer the item back to the Planning Commission and entertained a motion.

(9:54:12) – Supervisor Giomi moved to approve the appeal and allow the continued non-conforming use on Assessor's Parcel Number (APN) 009-014-18. The motion was seconded by Supervisor White.

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

(9:54:55) – Mayor Bagwell recessed the meeting.

(10:03:03) – Mayor Bagwell reconvened the meeting. A quorum was still present.

15. PUBLIC WORKS

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON AN UPDATE OF THE CITY'S SPACE NEEDS ASSESSMENT, AND DIRECTION ON ADDRESSING FUTURE SPACE NEEDS AT THE CARSON CITY JUSTICE AND MUNICIPAL COURT BUILDING ("COURTHOUSE") AND VARIOUS OTHER SPACE NEEDS OF THE CITY.

(10:03:06) – Mayor Bagwell introduced the item. Carson City Real Property Manager Robert Nellis gave background and reviewed the Staff Report, including a PowerPoint presentation, all of which are incorporated into the record, outlining the City's space needs and proposed solutions. Mr. Nellis reviewed the three objectives as: 1) Carson City Courthouse; 2) Information Technology and Health and Human Services; and 3) a Central Public Service Center. He also introduced TSK Architects Managing Principal and Courts Planner Kevin Quan, who presented the Courthouse space needs assessment, the challenges, and the possible options, all of which are incorporated into the presentation. He also responded to clarifying questions. Mr. Nellis indicated that the Courthouse Expansion option 3 was the recommended option by Staff.

(10:24:13) – Mr. Nellis presented the three possible options for the Central Public Service Center as well, with the possibility of selling City-owned buildings to offset expenses. Supervisor Giomi received confirmation that immediate consideration would be given to the Courthouse needs with the proposed relocation of the Clerk-Recorder's offices. He also highlighted the Clerk-Recorder's concerns, especially those relating to the security of elections, and given the urgent needs of the Courts, he believed that the front addition to the Courthouse would be the best course of action; however, he was concerned about the parking needs. Supervisor Schuette was in favor of the expansion on the first floor and Supervisor White recommended not disturbing the monument at the entrance of the Courthouse and was "hell-bent" on keeping the Clerk-Recorder in the Courthouse. Supervisor White also wished to ensure that construction would not disrupt the elections process. Mayor Bagwell entertained public comments.

(10:41:20) – Scott Hoen introduced himself, noting that he was hopeful he'd become the next Carson City Clerk-Recorder. Mr. Hoen agreed with Supervisor Giomi that parking was important. He also encouraged ensuring the move of the Clerk-Recorder's office was done right and with the election years in mind.

(10:42:55) – Ms. Rowlatt noted that her preference was to keep the Clerk-Recorder's office inside the Courthouse to ensure continuity of services and to accommodate the public's needs without sending them across town for services. She understood the need for additional space by the District Attorney's Office and the Courts; however, she also was in need of additional space. Ms. Rowlatt indicated that the move would require "extensive logistical planning, utilizing many City departments," and highlighted the need for election planning for the 2024 presidential preference primary that would begin in early 2023, as her office would need to prepare possible opposition to bills introduced in the legislative session and prepare for the consequences of new legislation. She also explained that voting material going out to the public would require the appropriate address of the Clerk-Recorder for documents to be filled out by voters and returned.

(10:46:45) – Teri Preston, representing Coldwell Banker, introduced herself and presented a 40,000-square-foot property (with the opportunity to expand by another 8,000 square feet) located on Curry Street as an option for the Central Public Service Center. Ms. Preston noted that the property provided ample parking and had previously housed State Offices that had already undergone tenant improvements such as information technology (IT) capabilities. She explained that the $1.60 per square foot lease price included utilities, janitorial services, and maintenance; however, the owner was amenable to a beginning lease of $1.45 per square foot. She stated that secure areas were available to move the Clerk-Recorder's office there as well. Ms. Preston believed that many property owners would be willing to work with the City.

(10:50:10) – Court Administrator Max Cortes introduced herself and thanked the Board for funding the Courthouse space assessment. She highlighted the need for additional courtroom space and the needs of the District Attorney's Office and the Department of Alternative Sentencing (DAS). Ms. Cortes noted that the long-term planning for 80,000 Carson City inhabitants was necessary; however, she believed an interim plan was needed which would require moving the Clerk-Recorder's office out of the Courthouse. Ms. Cortes explained that the restroom on the first floor was needed for drug testing by the DAS and was in favor of having the Clerk-Recorder's office return to the Courthouse after the expansion

(10:53:37) – Supervisor Giomi was uncertain that "we're going to have the ability to do something before we build." However, should that be the case, he was in favor of relocating the District Attorney's office, even if the situation would be temporary. Supervisor Giomi did not believe it was wise to move the Clerk-Recorder out and move the office back in "given the public's perception." Mr. Quan clarified for Supervisor Giomi that the design/document process would take "at least a year" prior to a possible six-month bid process and another possible two-and-a-half to three-year process would be needed for construction. Supervisor Giomi believed that having the Clerk-Recorder's office under the same roof as a polling place would be "wonderful;" however, he could not see that happening, advising better programming in the Community Center. Mayor Bagwell also agreed that the additional polling space for the Clerk-Recorder's use was not feasible. She inquired about space availability in Mills Park to be used by the Clerk-Recorder, adding that after the proposal of the Courthouse, Staff should pursue the Central Public Service Center possibility in North Carson City or elsewhere as the 20-year option.

(11:01:30) – Supervisor White recommended considering the expansion of City Hall by utilizing the second-floor space and the parking garage at its current location. Supervisor Jones encouraged considering both the short-term and the long-term options of the Courthouse simultaneously. Supervisor Giomi inquired whether the building of the additional courtroom was an immediate need and if so, to address it now. Supervisor White noted that should the third courtroom be required now, the option of having night court should also be considered. Deputy Public Works Director Dan Stucky thanked the Board for their suggestions and believed that the early design process would be helpful to work out the elements of this discussion. Mr. Nellis explained that the new Justice of the Peace courtroom was required to be in use by January 2025 and offered to return with a schedule with that date in mind. Deputy District Attorney Adam Tully clarified that "legally, the soonest we could conceivably need a third Justice of the Peace is January 1, 2025, but the State demographer's numbers don't have us reaching [a population of] 60,000 until 2033," which would require a judicial election at the next biennium. Mayor Bagwell believed that the next step was for Staff to return with detailed plans for the Courthouse expansion after which the Central Public Service Center would be considered. Supervisor White requested that Staff plan for a population of 80,000, not 60,000. Mr. Sucky and Mr. Nellis believed they had enough direction from the Board. No formal action was taken on the item.

16. CITY MANAGER

16.A FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION OF THE FISCAL YEAR ("FY") 2022 STRATEGIC PLAN ANNUAL REPORT.

(11:10:52) – Mayor Bagwell introduced the item. Ms. Hicks gave background and thanked all the City departments for their cooperation. She, along with Community Relations Coordinator James Salanoa, presented the FY 2022 Strategic Plan Annual Report and the performance measures, incorporated into the record, and responded to clarifying questions. Mayor Bagwell entertained public comments and when none were forthcoming, she thanked Staff for the presentation. This item was not agendized for action.

17. HEALTH AND HUMAN SERVICES

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE SUBMISSION OF GRANT DOCUMENTS BY CARSON CITY HEALTH AND HUMAN SERVICES ("CCHHS") TO THE STATE OF NEVADA, DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF PUBLIC AND BEHAVIORAL HEALTH ("DPBH") FOR THE CENTERS FOR DISEASE CONTROL AND PREVENTION'S ("CDC") STRENGTHENING U.S. PUBLIC HEALTH INFRASTRUCTURE, WORKFORCE, AND DATA SYSTEMS GRANT, STRATEGY A1-WORKFORCE, IN THE AMOUNT OF $921,281.25 EFFECTIVE NOVEMBER 1, 2022 THROUGH OCTOBER 31, 2027.

(11:19:54) – Mayor Bagwell introduced the item and entertained Board or public comments; however, none were forthcoming. She also entertained a motion.

(1:20:23) – Supervisor Schuette moved to ratify the submission of the grant documents as requested. The motion was seconded by Supervisor White.

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

18. FINANCE

18.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF A RESOLUTION OF INTENT TO ISSUE GENERAL OBLIGATION (LIMITED TAX) INFRASTRUCTURE SALES TAX BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES) IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $5,550,000 FOR THE PURPOSE OF FINANCING INFRASTRUCTURE PROJECTS SET FORTH IN NRS 377B.160(3) FOR THE CITY; AUTHORIZING THE PUBLICATION OF SUCH RESOLUTION; PROVIDING THE MANNER, FORM AND CONTENTS OF THE NOTICES; AUTHORIZING THE CITY MANAGER OR CITY'S CHIEF FINANCIAL OFFICER TO ARRANGE FOR THE SALE OF THE BONDS; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF.

(11:20:46) – Mayor Bagwell introduced the item. Carson City Chief Financial Officer Sheri Russel noted that today's action was a procedural step to start a 90-day waiting period, the holding of a public hearing and final hearing, and the adoption of bond ordinances for the William Street Corridor Project. Mayor Bagwell entertained Board or public comments and when none were forthcoming, a motion.

(11:21:43) – Supervisor Jones moved to adopt Resolution No. 2022-R-29. Supervisor White seconded the motion.

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

(11:22:02) – Mayor Bagwell announced that the affirmative vote of two-thirds of the members of the Board of Supervisors, as required by NRS 350.020(3), had been met.

19. 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

(11:27:45) – Mayor Bagwell entertained Board and Staff comments. Ms. Rowlatt announced that the Recorder's Office had gone live with a recording notification system and had already had 60-70 enrollments to receive notification of recording activities against their properties. She also announced that the mailed ballot opt-out deadline was on September 9, 2022, and reminded everyone of the September 20, 2022 National Voter Registration Day.

(11:30:41) – Ms. Hicks updated the Board on the V&T Railroad Commission's activities, noting that the Polar Express Train tickets were for sale and were "close to 60 percent sold out."

(11:31:08) – Supervisor Giomi inquired about the status of the art and culture position in the Parks and Recreation Department and was informed that an offer had been accepted by Sierra Scott with an October 3, 2022 start date. He also informed the Board of the following upcoming Nevada Association of Counties Bill Draft Requests (BDR) that had been approved:

- Off-highway vehicle trail connectors bill
- Changes to NRS 244 to allow public notices to be published electronically on a newspaper's website
- Vacancies and appointments to county governments
- Population threshold revisions
- Child welfare funding, aligned with local needs

Supervisor Giomi also noted that this was the last day of the Nevada Association of Counties conference early registration. Supervisor Jones recommended having another Board retreat. Mayor Bagwell announced that she, along with Supervisor Giomi and Staff, had been working on the National Association of Counties platform, Green Light for Veterans, and would be bringing forward resolutions and having green lightbulbs to honor the veterans. She also invited members of the Community to help with a Community Service Day to be held on October 8, 2022, at 9 a.m. at the Lone Mountain Cemetery to "spruce it up."

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

(11:22:15) – Mayor Bagwell introduced the item. Ms. Paulson presented her report which is incorporated into the record and responded to clarifying questions. She announced the Sierra Flats Affordable Housing Project

groundbreaking event at 1:00 p.m. following this meeting, on Butti Way. She also informed everyone that the City would hold a Water Source Protection Day on September 10, 2022, at the Kings Canyon Waterfall Trailhead. Ms. Paulson announced that the last historical tour of the Silver Saddle Ranch would take place on September 4, 2022, from 1:00 p.m until 2:00 p.m. She announced that with all the construction in Carson City, the permit valuations as of July 2022 had reached $98 million, with $87 million resulting from residential permits, $9 million from commercial remodels, and $2 million from public projects. Ms. Paulson provided the following residential permit statistics as well: 275 total permits were issued (100 for single-family attached dwellings, 35 for single-family detached units, and140 for multifamily units). She also explained that there had been no requests for funding from the General Fund, and highlighted the following Capital Projects/Extraordinary Maintenance Funds (Undesignated) approvals:

- Emergency sewer repairs at Eagle Valley Golf Course - $34,424
- Fire Station 53 water heater - $8,338
- Rapid flashing beacon at the intersection of Roop and Second Streets - $12,000

She also announced the following future agenda items:

- Public Art Policy
- Park Memorial Policy
- Truck Routes Ordinance
- East William Complete Streets Project – 30 percent Update

Supervisor Giomi requested a list of current projects.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

This item did not take place.

20. PUBLIC COMMENT

(11:39:18) – Mayor Bagwell entertained final public comments. Mr. French reminded the Board that not everyone had access to electronic media and hoped that all meeting announcement hardcopies would still be posted. Supervisor Giomi clarified that electronic announcements on newspaper websites were for legal notices and not for meeting information.

21. FOR POSSIBLE ACTION: TO ADJOURN

(11:41:50) – Mayor Bagwell adjourned the meeting at 11:41 a.m.

The Minutes of September 1, 2022 Carson City Board of Supervisors meeting are so approved on this 6th day of October 2022.

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

Attachments: written public comments

Late Material
Public Comment
09/01/2022

From: Corina
To: Public Comment
Subject: Ordinance changes
Date: Thursday, August 18, 2022 7:21:32 AM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

As a resident of Carson City I am not happy that we (the board)have approved any marijuana dispensaries in our city. I certainly do not want any more. Under no circumstances am I in agreement of changing the ordinance to allow more. Please vote no on this change.

Thank you,
Corina Flansberg
Sent from my iPhone

From:	Paul M
To:	Public Comment
Subject:	Dispensaries
Date:	Thursday, August 18, 2022 8:58:19 AM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

My family does not support increasing the number of dispensaries in Carson City. There are areas of Carson City that need drug intervention, which we as a city need to spend more effort on.
Paul McGrath

Sent from my iPhone

From: Joan
To: Public Comment
Subject: New Dispensary
Date: Thursday, August 18, 2022 11:02:04 AM

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No
Stop with the drug encouraging

Sent from my iPhone

From: Cherie Hong
To: Public Comment
Subject: Marijuana Dispensaries
Date: Thursday, August 18, 2022 11:25:01 AM

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We have plenty Marijuana medicinal dispensaries in Carson City. We don't need any additional ones.

Sent from my iPhone

From: Roy Farrow
To: Public Comment
Subject: Dope
Date: Thursday, August 18, 2022 12:44:50 PM

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It was dope before, what's changed?
According to the sheriff, drug trafficking has not diminished and homeless has increased. The capital of the state should be a model community that attracts businesses and families.
Sacramento should not be the model we follow.
The Farrows

From: Ellen Jackson
To: Public Comment
Subject: More dispensaries?
Date: Friday, August 19, 2022 8:58:40 AM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Good morning, my name is Ellen Jackson and I run Spirit of Hope here in Carson City. I am definitely against more dispensaries in our fine city. I have already had to fire an employee for getting high during the day off of a vape. He could not do his job because he was drugged up. To add insult to injury we are a drug and alcohol free business which includes all of my employees. Legalizing this has been tough enough, having to deal with it as an employer as well as running homes where residents now think they can use marijuana because it is legal, has been harder yet!

Let's not forget how easy it is now for our children to get this drug!

I, 100% vote AGAINST opening more dispensaries in our city.

Thank you,

Ellen Jackson