

CARSON CITY BOARD OF SUPERVISORS

Minutes of the August 18, 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, August 18, 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
Stephanie Hicks, Deputy City Manager
Todd Reese, Senior Deputy District Attorney
Tamar Warren, Senior Deputy Clerk

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

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

(8:30:21) – Mayor Bagwell called the meeting to order at 8:30 a.m. Ms. Warren called roll and noted the presence of a quorum. In lieu of the invocation, Mayor Bagwell led a moment of silence “to think about someone and wish them well.” At Mayor Bagwell’s request, a member of the public led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:33:40) – Mayor Bagwell introduced the item and invited Carson City Sheriff Ken Furlong and the Board to join her in presenting a special recognition award to Mark Twain Elementary School fourth grader Avery Meznarich in recognition of the national *If You See Something, Say Something* campaign each September. Sheriff Furlong invited several deputies to join him as he read into the record a letter of appreciation praising Miss Meznarich for providing information and photographs to the Sheriff’s Office of a convicted sex offender who had been sitting on a park bench at Mills Park without any clothing. The efforts of Miss Meznarich and her mother (a teacher at Mark Twain Elementary School) had helped apprehend the sex offender who had fled from California on August 6, 2022. He also called her a hero and announced that her class was watching the presentation live. Mayor Bagwell also thanked Mrs. Meznarich as well for teaching her daughter well and presented Miss Meznarich with a deputy lapel pin. The Meznarich family joined the Board and the Sheriff’s Office members for a commemorative photograph.

(8:39:38) – Deni French introduced himself as a Carson City resident and praised the Parks, Recreation, and Open Space Staff for their work regarding the meetings he had attended earlier. He also requested additional chairs in the Community Center lobby for the “overflow.”

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(4:20:29) – Derrick Miles introduced himself as a cannabis consumer, advocate, and industry worker living in Douglas County. He also noted that he was a member of the Chamber of Cannabis of Nevada. Mr. Miles reprimanded those who were “cannabis bashing” based on no data and criticized a column by former Supervisor Shelly Aldean in the Nevada Appeal. He believed that since it was anticipated that cannabis provided \$16.4 million in taxable sales in 2021, it was expected that the two dispensaries would oppose having additional ones in Carson City. He also was in favor of having a Las Vegas-based company being issued a license and called for zoning restriction adjustment to adequately serve the community.

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

(8:43:54) – Mayor Bagwell introduced the item and entertained comments, corrections, or a motion.

(8:44:03) – Supervisor Giomi moved to approve the minutes of the July 21, 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 LENGTH OF SERVICE CERTIFICATES TO CITY EMPLOYEES.

(8:44:41) – Mayor Bagwell invited the Supervisors to join her to present length of service certificates. Each Board member read the accomplishments of a City employee after which they presented them with their longevity award certificates. The following employees were award recipients and joined the Board for a commemorative photograph with family and friends after the presentation:

- Christopher Ramos, Deputy Sheriff – 15 years
- Margaret Holloway, Advanced Practice RN – 10 years
- Mary Jane Ostrander, Human Services Manager – 10 years
- Gage Mead, Deputy Sheriff – 10 years
- Israel Duenas-Estrella, Parks Irrigation Specialist – 5 years
- Kyle Espino, Deputy Sheriff – 5 years
- Lesley Schreckengost, Juvenile Services Support Specialist – 5 years

CONSENT AGENDA

(8:52:18) – Mayor Bagwell introduced the item and noted that item 12.A of the Consent Agenda would be tabled, and item 12.B 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.

(8:52:46) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.A, 8.B, 9.A, 9.B, 10. A, 11.A, 12.C, 12.D, and 13.A as presented. Supervisor Schuette seconded the motion.

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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 REGARDING A PROPOSED MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN CARSON CITY AND THE FRATERNAL ORDER OF POLICE, LODGE NO. 1 (“FOP”), REPRESENTING THE CARSON CITY DEPARTMENT OF ALTERNATIVE SENTENCING (“DAS”) OFFICERS, TO CLARIFY THAT THE TERMS OF ARTICLE 6(A) OF THE CURRENT COLLECTIVE BARGAINING AGREEMENT (“CBA”) BETWEEN THE CITY AND FOP WERE INTENDED TO PROVIDE A 2.0% COST OF LIVING ADJUSTMENT TO EXISTING DAS OFFICERS AS OF JULY 1, 2022.

8.B 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 JULY 8, 2022 THROUGH AUGUST 5, 2022.

9. FINANCE

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION TO REMOVE \$388,954.46 IN UNCOLLECTIBLE ACCOUNTS RECEIVABLE FROM THE RECORDS OF THE AMBULANCE FUND.

9.B 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 5, 2022, PER NRS 251.030 AND NRS 354.290.

10. JUVENILE

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED ACCEPTANCE OF A GRANT FROM THE FEDERAL DELINQUENCY PREVENTION GRANTS PROGRAM, ADMINISTERED BY THE STATE OF NEVADA DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF CHILD & FAMILY SERVICES (“DCFS”), IN THE AMOUNT OF \$95,000 FOR THE GRANT PERIOD OF JULY 1, 2022 THROUGH SEPTEMBER 30, 2026.

11. PUBLIC WORKS

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11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING DIRECTION TO STAFF ON THE INITIATION OF DUE DILIGENCE AND THE PURSUIT OF ALL PREPARATORY TASKS REQUIRED FOR LATER ACTION BY THE BOARD OF SUPERVISORS ON THE ACQUISITION OF PROPERTY LOCATED IN WEST CARSON CITY THAT IS SUITABLE FOR FLOOD CONTROL PURPOSES.

12. PURCHASING AND CONTRACTS

12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED CONTRACT WITH ILOOKABOUT (“ILA”) FOR THE STREETSCAPE IMAGE DELIVERY SYSTEM FOR AN AMOUNT NOT TO EXCEED \$69,000, AND AUTHORIZATION FOR THE ASSESSOR TO SIGN THE CONTRACT.

This item was tabled.

12.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE VARIOUS EQUIPMENT FOR THE CARSON CITY DEPARTMENT OF PARKS, RECREATION AND OPEN SPACE (“PARKS DEPARTMENT”), UTILIZING COOPERATIVE PURCHASING AGREEMENTS AVAILABLE THROUGH OMNIA PARTNERS PUBLIC SECTOR (“OMNIA”) AND SOURCEWELL, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$400,885.86.

(8:53:17) – Mayor Bagwell introduced the item. Parks Operations Superintendent David Navarro introduced himself and presented the Staff Report and accompanying documentation, both of which are incorporated into the record. Mayor Bagwell recommended removing the two recently added items to the list, a mini excavator, and a utility bobcat (both of which are listed on the *Parks Equipment - Purchases Fiscal Year 2023* list, incorporated in the record) for discussion at a later date “to determine their use and viability” and changing the final amount for approval to \$322,728.07. Mr. Navarro explained that equipment costs continued to rise, and he was not certain that the quotes would remain unchanged if the equipment would be approved at a later date. Supervisor Jones noted that he had requested the additional information to compare a lease versus buy decision. Mayor Bagwell entertained a motion.

(8:59:01) – Supervisor Jones moved to approve the Parks and Recreation purchase authority request as discussed for a total not to exceed amount of \$322,728.07 (which would exclude the mini excavator and the bobcat). The motion was seconded by Supervisor White.

(8:59:30) – Supervisor Schuette explained that she was “struggling” with the item because it would be important to replace the bobcat. Mayor Bagwell noted that the item was “new equipment” to the department, not a replacement. She also confirmed that the two items would return to the Board for discussion.

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

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12.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT TO CONTRACT NO. 21300207 (“AMENDMENT”) FOR FARR WEST ENGINEERING (“FWE”) TO PROVIDE ENGINEERING DESIGN AND CONSTRUCTION SUPPORT SERVICES FOR ZONE A OF THE SOUTHEAST MANDATORY SEWER EXTENSION PROJECT (“PROJECT”) AND ENGINEERING DESIGN SERVICES FOR ZONE B OF THE PROJECT, FOR AN ADDITIONAL \$346,505, RESULTING IN A TOTAL NOT TO EXCEED AMOUNT OF \$396,494.

12.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT SIERRA NEVADA CONSTRUCTION, INC. (“SNC”) IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES (“NRS”) CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 23300149 TO SNC TO REHABILITATE AND RECONSTRUCT THE WEST PARKING LOT AT THE CITY’S CORPORATE YARD (“PROJECT”) FOR A TOTAL AMOUNT NOT TO EXCEED \$380,607.70.

13. TREASURER

13.A 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 JULY 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

Please see the discussion on item 12.B.

15. CITY MANAGER

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A BILL DRAFT REQUEST TO AMEND SECTIONS 1.060, 2.010, 2.030, 2.100, 2.110 AND 3.015 OF THE CARSON CITY CHARTER FOR SUBMISSION TO THE LEGISLATIVE COUNSEL BUREAU ON BEHALF OF CARSON CITY FOR THE 82ND (2023) SESSION OF THE NEVADA LEGISLATURE.

(9:01:09) – Mayor Bagwell introduced the item. Carson City District Attorney Jason Woodbury gave background and reviewed the Staff Report which contained draft language to reflect the approved recommendations of the Charter Review Committee and the additional options based on the discussion during the previous Board of Supervisors July 21, 2022 meeting. He presented three options to the Carson City Charter Sections 2.030 and 3.015 pertaining to the possibility of a vacancy in the Office of Mayor, incorporated in the accompanying documentation to the Staff Report, and reminded the Board that the City must submit the bill draft request to the Legislative Counsel Bureau no later than September 1, 2022. Supervisor Giomi was not in favor of having a four-person Board. Supervisor White noted that there were issues with all three options; however, he was “leaning

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towards Option 1.” Supervisor Jones was also in favor of a five-member Board. Mayor Bagwell noted that the Board had been in a similar situation previously, and she believed that this would “keep your government going.” She also entertained public comments and when none were forthcoming, a motion.

To view the proposed Option 1 document, please follow the link below:

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1508530/OPTION_1_Section_2.030_3.015_Proposed_Amendment.pdf

(9:08:49) – Supervisor White moved to approve submission of the bill draft request incorporating the recommendations of the Charter Review Committee with the addition of option 1, as presented. The motion was seconded by Supervisor Schuette.

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

16. HUMAN RESOURCES

16.A FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION OF THE ANNUAL REPORT FROM THE HUMAN RESOURCES DEPARTMENT FOR FISCAL YEAR 2022.

(9:09:34) – Mayor Bagwell introduced the item. Human Resources (HR) Director Melanie Bruketta introduced the HR team, reviewed the July 2021 – June 2022 Human Resources Annual Report, which is incorporated into the record, and responded to clarifying questions. Recruitment Analyst Megan McCarthy noted that positions such as lifeguards had been difficult to fill. The supervisors thanked the HR team and Mayor Bagwell entertained public comments.

(9:14:19) – Mr. French suggested providing college credit for certain positions to ease recruitment efforts. This item was not agendaized for action.

17. COMMUNITY DEVELOPMENT - PLANNING

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) A FINAL SUBDIVISION MAP KNOWN AS ANDERSEN RANCH (SUB-2021-0361) CREATING 203 RESIDENTIAL LOTS, COMMON AREAS AND RIGHTS-OF-WAY ON PROPERTY ZONED SINGLE FAMILY RESIDENTIAL 6,000 ("SF6") AND SINGLE FAMILY RESIDENTIAL 12,000 ("SF12"), LOCATED AT 1450 MOUNTAIN STREET AND ON NORTH ORMSBY BOULEVARD GENERALLY

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WEST OF MOUNTAIN STREET, EAST OF NORTH ORMSBY BOULEVARD, AND SOUTH OF LONG STREET, ASSESSOR'S PARCEL NUMBERS ("APNS") 007-573-09, -10 AND -11; AND (2) APPROVAL OF A NEIGHBORHOOD PARK CONSTRUCTION AND RESIDENTIAL CONSTRUCTION TAX CREDITS AGREEMENT FOR THE ANDERSEN RANCH PROJECT.

(9:15:45) – Mayor Bagwell introduced the item, acknowledged receipt of written comments (incorporated into the record), and clarified that changing conditions of approval was not agendized as recommended by some members of the public. Supervisor White received clarification that the January 3, 2020 Board action date referred to the date of the Notice of Decision letter. Associate Planner Heather Manzo introduced the subject property, presented the agenda materials (including an updated Residential Construction Tax [RCT] document introduced as late material), and responded to clarifying questions. Senior Engineering Project Manager Stephen Pottéy addressed three concerns highlighted in public comments:

- Dust created by the project
- Grading issues outlined in Condition of Approval No. 3
- Condition of Approval 24.f regarding bicycle lanes

(9:24:32) – Mr. Pottéy explained that the City had requested that the developer apply more water to control the dust and when that had not worked, the City had requested the application of dust palliatives, substances applied to reduce airborne dust. He added that the Nevada Division of Environmental Protection (NDEP) was also involved and would possibly pursue the dust issue. Regarding Condition No. 3, Mr. Pottéy clarified that “mass grading would not be allowed when immediate development is not intended.” He also noted a correction in Condition No. 24.f, noting that Ormsby Street should read Mountain Street.

(9:29:11) – Supervisor Giomi pointed out that the Staff comments had indicated that the “dust conditions have been met,” calling it an understatement and wishing the issue had been acknowledged. He also believed that Condition No. 24.f could have been simplified by requiring bicycle lanes “as determined by the Transportation Manager.” Ms. Manzo clarified for Supervisor White that the Homeowners Association (HOA) would maintain in perpetuity the improvements of the park sites and common areas. She also anticipated the trailhead improvement to cost around \$44,000 and the other improvements were estimated to cost around \$475,000. Mayor Bagwell clarified that “all of our developments receive the Residential Park Construction Tax (\$1,000 per home) back into their projects.” Deputy District Attorney Ben Jonson clarified that in this case, a new park would not be constructed; however, the funds would be used for park and trailhead improvements. Further discussion ensued regarding bicycle lanes and grading, and Supervisor White believed that the developer was aware of the dust and called it disheartening, adding that the neighborhood was owed an apology.

(9:44:38) – Dustin Barker, Northern Nevada Division President of Lennar Homes, noted his agreement to the late material and the updated Conditions of Approval. He also apologized for the dust and noted that there were challenges in mitigating the issue. Mayor Bagwell entertained public comments.

(9:47:34) – Joy Trushenski introduced herself as a Carson City resident and noted her opposition to the expansion taking place in the City because of water, traffic, and strained services.

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(9:49:00) – Richard Nagel introduced himself as a Tahoe Drive resident and highlighted the dust coming into his home and accumulating on the ledges. He also inquired whether the developer or the City had paid for the dust mitigating water. Mr. Nagel also believed that the “pads” had been built too high and inquired whether any mitigation was planned for the drainage pond rocks that would attract rodents and mosquitoes.

(9:51:47) – Maxine Nietz was concerned about the traffic and called the study “a fallacy.” She also believed that there were discrepancies between the initial developer requests and the final plan and was under the impression that they would not pay Residential Construction Taxes.

(9:54:31) – Mr. French agreed with the previous comments and believed that the developers “were not sticking with the agreement that the community had been under the understanding of” and wished to understand who was paying for the water. Mr. French did not believe that the City was ready for this development.

(9:58:06) – Sara Lemire introduced herself as an area resident and noted that she had observed the water trucks trying to control the dust, which she believed was not enough, and confirmed that she had spoken to the City and was informed that the developer was paying commercial fees for the water. Ms. Lemire was also concerned with the traffic at the nearby middle and elementary schools and wished to see four-way stop signs at Richmond and Washington Streets to slow down speeders. She recommended that the Board not let any more developments. Mayor Bagwell entertained additional comments and when none were forthcoming, a motion.

(10:00:28) – Supervisor Jones moved to approve the final subdivision map and the residential construction tax credit agreement as presented in the late material. The motion was seconded by Mayor Bagwell.

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

(10:01:08) – Mayor Bagwell recessed the meeting.

(10:13:06) – Mayor Bagwell reconvened the meeting. A quorum was still present.

17.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A FINAL SUBDIVISION MAP KNOWN AS BLACKSTONE RANCH PHASE 1-B CREATING 53 RESIDENTIAL LOTS, COMMON AREAS AND RIGHTS-OF-WAY ON A ±10.47 ACRE SITE ZONED SINGLE FAMILY RESIDENTIAL 6,000 ("SF6"), LOCATED SOUTH OF HOGAN PEAK STREET AND EAST OF WILDCAT PEAK STREET AND PORTER PEAK DRIVE, ASSESSOR'S PARCEL NUMBERS ("APNS") 004-411-01 AND -03 (SUB-2021-0332).

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(10:13:12) – Mayor Bagwell introduced the item. Ms. Manzo introduced the subject property and provided background. She presented the Staff Report, incorporated into the record, and recommended approval. She also responded to clarifying questions. Mayor Bagwell entertained public comments and Mr. French expressed concern that Carson City was being overdeveloped and specifically highlighted water and traffic issues. He advised the Board to listen to the community and proceed with caution and “make this simple.”

(10:19:52) – Ms. Trushenski reiterated her objection to the City’s expansion and highlighted the limited water supply. Mayor Bagwell entertained other comments and when none were forthcoming, a motion.

(10:21:18) – Supervisor Giomi moved to approve the final subdivision map as presented. The motion was seconded by Supervisor Schuette.

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

17.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A FINAL SUBDIVISION MAP KNOWN AS BLACKSTONE RANCH PHASE 1-C CREATING 70 RESIDENTIAL LOTS, COMMON AREAS AND RIGHTS-OF-WAY ON A ±16.21 ACRE PARCEL ZONED SINGLE FAMILY RESIDENTIAL 6,000 ("SF6"), LOCATED SOUTH OF HOGAN PEAK STREET AND EAST OF WILDCAT PEAK STREET, ASSESSOR’S PARCEL NUMBER ("APN") 004-411-02 (SUB-2021-0331).

(10:21:37) – Mayor Bagwell introduced the item. Ms. Manzo presented the Staff Report and accompanying documentation. There were no public or Board comments; therefore, Mayor Bagwell entertained a motion.

(10:22:35) – Supervisor Schuette moved to approve the final subdivision map as presented. The motion was seconded by Supervisor Jones.

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

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17.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE RELATING TO MARIJUANA; ESTABLISHING VARIOUS PROVISIONS GOVERNING CURBSIDE PICKUP SERVICE FOR MEDICAL MARIJUANA DISPENSARIES AND RETAIL MARIJUANA STORES; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

(10:23:02) – Mayor Bagwell introduced the item. Planning Manager Heather Ferris gave background and noted that this Board had previously directed staff to submit an ordinance establishing provisions to regulate curbside pickup service for medical marijuana dispensaries and retail marijuana stores. She noted that if adopted, the proposed ordinance, incorporated into the record, would establish development standard provisions specifying the requirement of a Special Use Permit for such services and the related conditions limiting the manner in which the services may be provided, adding that pursuant to Nevada Revised Statute (NRS) Chapter 237, a business impact statement was not required to be prepared with this ordinance. Ms. Ferris also referenced the minutes from the Planning Commission’s June 29, 2022 meeting where the Commission had not had an issue with curbside pickup as long as they presented no conflicts with State regulations. Mayor Bagwell entertained public comments as there were no Board questions for Staff.

(10:25:52) – Silver State Government Relations’ Will Adler introduced himself as a representative of both Sierra Well and Rise dispensaries and stated that both his clients felt “capable of complying with all the requests in the curbside [proposed] ordinance.” Mr. Adler also noted that they wished to address highly visible shade structures outside and the blocking of views, adding that both dispensaries had “their unique digital booking systems.”

(10:26:41) – Mayor Bagwell inquired whether amendments would be required to their existing Special Use Permits and Ms. Ferris clarified that they would need to be amended.

(10:27:35) – Richard Nagel thought “it’s kind of off that we have curbside pickup for marijuana, and we don’t have any drive-in liquor stores.” He believed this would encourage an underground economy and increase the law enforcement issue. Mayor Bagwell entertained a motion.

(10:28:42) – Supervisor Giomi moved to introduce, on first reading, Bill No. 117. The motion was seconded by Supervisor Jones.

(10:29:18) – Mayor Bagwell explained that she would vote for the Bill; however, she was not in favor of curbside pickup.

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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17.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM QUALCAN, LLC (“APPLICANT”) TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE REVISING PROVISIONS TO INCREASE THE NUMBER OF AUTHORIZED MARIJUANA RETAIL STORES; REVISING PROVISIONS GOVERNING CO-LOCATION REQUIREMENTS FOR MARIJUANA RETAIL STORES AND MEDICAL MARIJUANA DISPENSARIES; REVISING PROVISIONS TO REMOVE PROHIBITIONS AGAINST DRIVE-THROUGH SERVICES FOR MARIJUANA RETAIL STORES AND MEDICAL MARIJUANA DISPENSARIES; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

(10:29:38) – Mayor Bagwell introduced the item. Ms. Ferris gave background and presented the Staff Report, incorporated into the record, and noted that Applicant Qualcan, LLC was proposing to amend the Carson City Municipal Code (CCMC) to authorize another retail marijuana store to be located in Carson City, to amend the co-location requirement which mandated medical marijuana dispensaries to jointly locate within the same premises of a marijuana retail store, and to authorize drive-through sales for both types of facilities. She reviewed the contents of the application and the proposed ordinance and highlighted that on July 27, 2022, the Planning Commission considered a proposed ordinance that would allow for a total of four retail marijuana stores in Carson City, reverse the co-location requirement, and continue to prohibit drive-through uses. The Planning Commission voted 4-2, with one Commissioner absent, to recommend to the Board of Supervisors that the proposed changes to the ordinance be denied. Ms. Ferris stated that she had reached out to the Cannabis Compliance Board regarding the issue of fairness which had been raised by the Planning Commission. She explained that she had received confirmation that the two remaining conditional retail store licenses for Carson City were issued in December 2018 to Essence Henderson and Qualcan and remain in conditional Status until February 3, 2023. She also stated that the licenses are issued by the State, not Carson City. Mayor Bagwell invited the applicant and reminded everyone that applicants are not subject to the three-minute public comment rule since they would be presenting.

(10:35:57) – Applicant representative Sev Carlson, a Partner at Kaempfer Crowell law firm, introduced himself and spoke on behalf of Qualcan, LLC noting that his client already held a State license and urged the Board to make a “policy decision” to allow the Carson City residents to have a choice in their cannabis consumption. Mr. Carlson compared cannabis businesses to gaming and believed that they would not add additional security issues as noted by Staff during the Planning Commission meeting. He also clarified that Qualcan was a Nevada-based business while the two existing license holders were not.

(10:39:42) – Qualcan Chief Executive Officer and Cofounder Michael Cristalli introduced Lorenzo Barracco, Founder, majority owner, and board member of Qualcan. Mr. Cristalli stressed his firm’s commitment to Nevada and clarified that a complaint had been filed against one of their acquired retailers in Reno which they had handled by replacing the management in that store. He added that the Cannabis Compliance Board (CCB), which he likened to the Gaming Control Board, was handling that individual situation. He also announced receipt of approval for a new store in Las Vegas. Mr. Carlson urged the Board to allow the additional stores and reiterated his client’s Nevada presence and Mr. Cristalli believed competition would give residents a choice.

(10:47:12) – Supervisor White stated that he had noticed online that Mystic Holdings had planned on “absorbing Qualcan.” Mr. Cristalli explained that both Qualcan and Mystic Holdings were Nevada companies. Mr. Barracco clarified that their Board had not voted on the Canadian acquisition. Discussion ensued regarding the relevance

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of the company being Nevadan or Canadian as Mayor Bagwell noted it steered away from the agenda title and Mr. Yu agreed that it was not relevant to the proposed ordinance; however, Supervisor Giomi believed the ordinance request could not be separated from the applicant. Mr. Carlson was in favor of having four cannabis establishments in Carson City. He also agreed with the three Conditions of Approval on page 472 of the Board Packet. He acknowledged that they would have to go through the Special Use Permit process; however, at this time, they were seeking to allow the two additional licenses in approved zoning districts. Mayor Bagwell entertained additional Board comments and when none were forthcoming, she entertained public comments.

(11:02:40) – Carson City Sheriff Ken Furlong clarified that he had not addressed the Board or the Planning Commission regarding this item. He noted that the current dispensaries have been very cooperative and have welcomed the Special Enforcement Team’s frequent visits. Sheriff Furlong also clarified that based on the statistics he had presented to the Board at an earlier date, no significant increase in crime had been observed. He noted that there were groups working with Juvenile Services to address black market marijuana smoking or vaping. Sheriff Furlong also explained that he was concerned about the security issues for drive-through services to ensure children were not present during the transactions.

(11:08:13) – Rick McCann opposed the proposed ordinance because it “has raised certain issues involving the health of our residents, and the ethics of some of the current and past Board members in licensing these establishments,” which he believed were chronicled by Paul McGrath and included in the record. Mr. McCann noted that the Planning Commission had based its decision on the public comments opposing the ordinance and referenced a Nevada Appeal column by former Supervisor Shelly Aldean titled *Enough is Enough*. He reminded the Board of their strategic goal of establishing a quality of life and gave examples of past Board members’ actions that were considered a conflict of interest.

(11:11:18) – Mr. McGrath referenced a pamphlet he had distributed and explained that Carson City had been “a partner in the cannabis industry.” He requested making it mandatory to report drugs in patients’ systems when they are involved in an accident or are hospitalized and recommended revoking the licenses of the two current dispensaries due to conflict of interest. He cited the example of a student bringing marijuana-laced brownies to school in Carson City. He recommended not approving the proposed ordinance.

(11:14:50) – Shelly Aldean introduced herself and believed that she had erred in assuming that the two establishments approved in 2017 would have been the only ones. She noted that the Planning Commission had denied the Qualcan application based on the inability to make a finding that would not impact public services. She believed that the agreement with the current dispensaries, the one in Washoe Valley, and another in Lyon County the demand for marijuana had been met and exceeded. Ms. Aldean believed that marijuana use continued to be normalized and “inadvertently encourage more consumption by minors.” She was concerned that the next step would be cannabis lounges which would be approved by the State Legislature and the use of marijuana in public spaces. She cited the presence of addiction and cannabis disorders as well.

(11:17:52) – Jay Aldean did not wish to see product purchases and usage facilitated in the community. He believed that the high vagrancy, homelessness, and drug use in Portland, San Francisco, and Seattle were the result of policy decisions made by local politicians. He urged the Board to weigh the consequences of its decisions.

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(11:20:54) – Ms. Trushenski opposed the addition of dispensaries in Carson City. She believed that marijuana use would lead to mental illnesses, heart and lung diseases, harmed brain functions, caused strokes, erectile dysfunction, and distortion of time and space.

(11:24:03) – Jeanne White urged the Board not to approve the proposed ordinance. She stated that the proposed Qualcan location was under 100 feet away from her home and believed that there were enough dispensaries in the area.

(11:52:20) – Bruce White also objected to the addition of two dispensaries in Carson City. He believed that the close proximity of the proposed Qualcan dispensary to his house would prohibit the emergency vehicles from reaching them, as they have done in the past. He also believed that patrons would try to avoid traffic by driving behind their house to reach the dispensary which would be located around 100 feet from their front door and not 300 feet per the current requirement.

(11:27:21) – Tasha Cousti introduced herself as the granddaughter of Mr. and Mrs. White whose family members, including many children, visit them. She believed that the tax dollars from the marijuana sales were not being diverted to schools as promised and she was concerned about black market flooding. She called the topic complex and did not understand how the addition of another dispensary would benefit the community. She believed that government officials have “put the cart before the horse” when it comes to regulating the marijuana industry. She also hinted at corruption among government officials.

(11:30:39) – Maxine Nietz explained that she did not see a reason for expansion [of dispensaries] as she did not shop at either of the existing ones. However, Ms. Nietz urged the Board to consider the quality-of-life issues it has raised when approving overcrowded developments that are destroying the quality of life in Carson City.

(11:32:12) – Betsy Strasbourg provided a Google Maps exhibit of the area dispensaries, including the ones in Mound House and Washoe. She believed that it is the public’s choice not to have additional dispensaries, adding that the prior Board of Supervisors had acted responsibly by creating a cap, adding that the concerns by the Board five years ago were still valid. Ms. Strasbourg cited a Nevada Division of Child and Family Services statistic noting that 20 percent of expectant mothers were using marijuana, a 212 percent increase. She referred to edible products as highly potent (70 or 80 percent more potent) and highlighted that San Francisco had eliminated the marijuana tax in December 2021 to compete with the black marketeers. She urged the Board to vote against the proposed ordinance.

(11:35:08) – Sarah Adler of Belz and Case Government Affairs introduced herself and clarified that she had been assisting the White family (whose home is 100 feet away from the proposed Qualcan site). Ms. Adler resented the term used by Mr. Carlson to “pop the cap” on the dispensaries. She also objected that the proposed dispensary being co-located with a restaurant in which children may be present. Ms. Adler expressed concern that Qualcan had initially proposed a drive-through that would have been on the property line of the White family’s home. She was also concerned that the shop’s patio near the home could become a cannabis lounge in the future.

(11:38:17) – Richard Nagel believed that marijuana would create an underground economy due to its current pricing and highlighted the profit margin economy. Mr. Nagel relayed his experiences of walking through addicts to reach his destination in San Francisco and believed that the psychotropic drug would create more homelessness.

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(11:41:18) – Andrew Orton introduced himself as a representative of GTI, the owner and operator of the Rise dispensary in Carson City. Mr. Orton explained that they had been awarded the third license to operate in Carson City; however, they had chosen not to “operationalize” it. He stated that Rise employees are local taxpayers who had chosen “to acknowledge their share of responsibility.” Mr. Orton highlighted a sharp reduction in demand and opposed the proposed Qualcan location due to its proximity to a residence and because of the objections raised by members of the community, calling their dispensary operation a privilege, not a right.

(11:43:50) – Mr. Adler noted that at the request of the applicant he would provide two public comments since he represented both Rise and Sierra Well dispensaries. He stated that according to the City’s taxable data, there had been a reduction in Carson City’s share of dispensary taxes which he attributed to the opening of the dispensary in Mound House. Mr. Adler believed that Carson City could not sustain two more dispensaries.

(11:47:05) – Sierra Well General Manager Andrew Koetting introduced himself and provided background on the dispensary and noted that their objective has been to serve Carson City well and professionally. Mr. Koetting explained that the applicant’s Picksy Reno, LLC’s Jade Dispensary had received an “alarming” violation from the Cannabis Control Board. He attributed the lack of violations at Sierra Well to their commitment to the community.

(11:50:20) – Mr. Adler spoke again, this time representing Sierra Well. He clarified that “the reputation of cannabis in Carson City is not an accident.” Mr. Adler stated that they had hired outside trainers and had intentionally set the bar “higher than the State mandated,” and highlighted their working relationship with the Carson City Sheriff’s Office.

(11:53:21) – Jim Hartman introduced himself as a resident of Genoa and stressed the quality-of-life issue, reminding everyone that Douglas County had chosen not to allow dispensaries. Mr. Hartman indicated there had been a spike in youth marijuana use regardless of the dispensary ban. He explained that in Marin County, California marijuana had been legalized; however, dispensaries were not allowed there. Mr. Hartman believed two dispensaries were sufficient in Carson City.

(11:56:30) – Dee Dee Foremaster introduced herself as a member of the community and objected to the addition of two dispensaries in Carson City. She reminded everyone that the residents had voted to tax themselves to provide quality of life in the City, adding that the additional dispensaries would take away from that. Ms. Foremaster stated that she worked with the homeless and disabled populations and noted that high THC levels in marijuana caused psychiatric issues, especially for predisposed individuals. She clarified that only 14 percent of the population she worked with were drug and alcohol addicts, adding that the rest were people with disabilities and the elderly. She believed that housing was needed more than dispensaries.

(11:59:34) – Mayor Bagwell recessed the meeting.

(12:07:52) – Mayor Bagwell reconvened the meeting. A quorum was still present.

(12:08:21) – Ryan Murphy introduced himself as one of Jeanne White’s grandchildren, who did not believe in having additional dispensaries in Carson City. Mr. Murphy also objected to the proposed location by Qualcan

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and believed that it would uproot his family's way of life. He stated that the dispensary would not be an attribute to this community.

(12:09:40) – Mr. French referenced a Nevada Appeal regarding Shelly Aldean's column opposing the dispensaries and he also noted his objections to the added marijuana shops. Mr. French believed that there are enough dispensaries in town.

(12:12:50) – Sierra Well Assistant Manager Ryan Jackson explained that they had spent 5 years "cultivating a relationship with this community." He also noted that medical marijuana was used by patients some of whom were veterans "in great need." Mr. Jackson stated that they have educated the public and law enforcement and highlighted the fact that they were "a critical essential business" during the COVID-19 pandemic.

(12:14:36) – Friends In Service Helping (FISH) Executive Director Jim Peckham wondered whether the dispensaries or the bars around Carson City were causing the sobriety issues of their clientele. He believed that the City must prioritize its issues such as homelessness and youth drug use. He believed that the City should not spend time considering additional dispensaries given the other issues.

(12:17:16) – Sierra Well Dispensary Manager Alexis Jensen explained that she worked with her clients to help them when they are in pain. She also discussed the slowing down of business because of the new dispensary which had opened in Mound House. Ms. Jensen relayed conversations with the community members who believed that there were enough dispensaries in the area, especially ones that would have a negative effect on the youth with the 24-hour drive-through capabilities.

(12:19:06) – Matt Lepire objected to the perception that "our community is scum" and explained that he worked with a lot of addicts. Mr. Lepire believed that juveniles purchased their drugs from the black market; therefore, he hoped that the dispensaries could give back to the community and prevent drugs laced with fentanyl.

(12:22:01) – Karen Stephens spoke against the ordinance and highlighted the fact that there were 34 against and two for the additional dispensaries. She also indicated that the Qualcan dispensary would not provide medical marijuana and that the community did not want the dispensary. Mayor Bagwell entertained additional comments and when none were forthcoming, she invited the applicant to provide final comments.

(12:24:43) – Mr. Carlson stated that he was a native of Carson City and that his parents still lived in town. He reiterated that the Board was expected to make a policy decision and that the location would be discussed at a future Planning Commission meeting. Mr. Carlson stated that many cannabis consumers did not wish to obtain a medical marijuana card and would purchase their medical cannabis from a recreational dispensary. He hoped that Carson City was about free enterprise and consumer choice. Mr. Carlson believed that their competitors intended to keep their "nearly monopoly" in Carson City. Mr. Cristalli resented the accusations of his competitors and called Qualcan "good operators," adding that the issues with Picksy Reno had taken place prior to the acquisition and reiterating that they were a Nevada company. Mr. Barracco believed that competition was healthy and noted that "the enemy is the black market" that provided access to the youth. He also questioned whether the existing dispensaries had lost revenue because their new competitor had provided better service. Additionally, he relayed a personal story, stating that his mother who had been diagnosed with pancreatic cancer had benefited

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from a special mix that his chemist had created. Mr. Barracco also cited special anonymous donations they had made to cancer events. Mayor Bagwell entertained Board comments.

(12:36:05) – Supervisor Giomi thanked everyone for their comments and believed that it was the Board’s job “to balance overregulation with taking care of the health, safety, and welfare of this community.” He indicated that he liked competition; however, he wished to find a balance between making cannabis legal and “all-out openness.” Supervisor Giomi explained that he had opposed cannabis lounges because protections were not yet in place to ensure someone would not drive while high and because the long-term effects of marijuana were still unknown. Supervisor Giomi also applauded the 2017 Board of Supervisors because they had allowed the medical marijuana dispensaries even after the majority of the community had voted against it and later had limited the number of dispensaries to two. He preferred not to change the ordinance for those reasons.

(12:40:28) – Supervisor White stated his opposition to cannabis lounges and expressed concern about recreational marijuana due to the lack of a reliable field sobriety test. He indicated that his decision would be based on information from Staff that The Sheriff’s Office had no objections to an additional retail marijuana store since they had not experienced any marked challenges with the existing regulations or existing operations in Carson City. Supervisor White also stated that he had researched the studies for and against marijuana and had found that the neutral studies indicated cannabis was the most frequently consumed drug in the world; however, an association between cannabis consumption and suicide had not been established. He stated that should the proposed ordinance be adopted, a board similar to the Liquor and Entertainment Board should be established.

(12:50:12) – Supervisor Jones stated that he believed in the free enterprise system; therefore, he did not wish to worry whether the existing dispensaries were profitable or not. He also noted that he would support the proposed ordinance.

(12:51:06) – Supervisor Schuette did not believe that Carson City’s residents would be better served by changing the ordinance and indicated she would vote against the proposed ordinance.

(12:51:32) – Mayor Bagwell acknowledged that her vote would break the tie and claimed there wasn’t an easy answer. She clarified the actions taken by the Board of Supervisors five years ago, despite the public’s majority vote not to have marijuana dispensaries. She stated that the old Board had considered one component of the legislation which would allow individuals to grow their own cannabis if a dispensary was not present within 25 miles, which would cause “black market proliferation and neighbor-on-neighbor impact.” Mayor Bagwell stated that she was opposed to marijuana; however, five years ago the zoning was established for the marijuana retailers. She also believed that the particular property discussion and the zoning would take place at the Planning Commission level. Mayor Bagwell reviewed the findings and stated that she could make all of them. No zoning changes had been requested, and land uses would be compatible and consistent with the CCMC. She also said she had observed no added crime, lines, or vagrants in front of the dispensaries. Mayor Bagwell announced that she will follow the rule of law and did not wish to get into legal discussions about allowing one or two additional licenses.

(1:04:30) – Supervisor Giomi believed that the ordinance language before the Board was not enough as he wished to discuss issues such as oversight and distance from residential properties. Mayor Bagwell received confirmation from Mr. Yu that the published agenda and supporting materials were properly noticed. Supervisor Giomi wished

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to take action and determine whether the marijuana stores should be increased to three or four establishments. Mayor Bagwell entertained a motion to introduce the ordinance on first reading and to determine whether three or four total stores would be allowed in Carson City.

(1:08:55) – Supervisor Jones moved to introduce, on first reading, Bill No. 118 and to increase the number of dispensaries from 2 to 4. The motion was seconded by Supervisor White.

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

(1:09:48) – Mayor Bagwell entertained another motion to amend the ordinance that had just been approved.

(1:10:35) – Supervisor Giomi objected to co-locating a marijuana dispensary with a portion of food or another establishment. He also wished to establish an oversight Board similar to the Liquor and Entertainment Board. Supervisor Schuette wished to ensure that the marijuana shops were not the first thing visitor would see when entering the City. Supervisor Jones stated that the City did not have any concerns about where the bars are. Supervisor Giomi noted that the liquor regulations were old, but he wanted to start the marijuana ordinance on the right foot. Mayor Bagwell clarified that the liquor Board had a compliance component through the Sheriff's Office. Discussion ensued about the parameters of the ordinance and Mr. Yu noted that a major change would require some research. Supervisor White stated that he was looking for training and oversight components for the marijuana Board to consider. Supervisor Giomi recommended rescinding the earlier motion and having a new one directing Staff to bring back the discussed components.

(1:25:15) – Supervisor Giomi moved to rescind the motion made by Supervisor Jones to approve Bill No. 118. The motion was seconded by Supervisor White.

(1:25:30) – Mayor Bagwell clarified that the Board wished to go back to the first reading to allow the District Attorney's Office to "put some teeth" into the ordinance with the formation of the Cannabis and Entertainment Board. Mayor Bagwell wished to have a return date for the ordinance. Supervisor Giomi recommended modifying his motion to state that no licenses would be issued until a Cannabis and Entertainment Board is established. District Attorney Jason Woodbury offered to return with the modified bill in the first week of October 2022. Mr. Yu expressed concern that the revision of the new ordinance might impact the comprehensive revision delivery date of Title 18 by December 2022. Discussion ensued regarding making the Title 18 revisions retroactive for all the license holders. Mr. Yu clarified that "what is in law today will apply to an existing entity whether or not that entity is grandfathered or otherwise being exempted from prospective application of new laws and regulations is a completely separate issue." **Supervisor Giomi withdrew his motion.** However, he was still concerned about oversight. Mayor Bagwell clarified that noted that the earlier action stands, and that Bill No. 118 has been introduced.

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18. FOR POSSIBLE ACTION: TO RECESS AS THE BOARD OF SUPERVISORS

(1:40:31) – Mayor Bagwell recessed the Board of Supervisors meeting.

BOARD OF HEALTH

19. CALL TO ORDER & ROLL CALL - BOARD OF HEALTH

(10:34:30) – Chairperson Lyons called the meeting to order. Roll was called and a quorum was present comprising Chairperson Colleen Lyons, Vice Chairperson Stacey Giomi, Member Lori Bagwell, Member Ken Furlong, Member Stan Jones, Member Lisa Schuette, and Member Maurice White.

20. PUBLIC COMMENT

(2:34:51) – Chairperson Lyons entertained public comments. Member Bagwell announce the first “Move with the Mayor” activity on September 12, 2022 at the Western Nevada College’s flagpole for the “Wildcat Walk” (in honor of the college’s mascot.

(2:36:18) – Karen Stephens introduced herself and expressed disappointment that during the Board of Supervisors meeting earlier the public’s voice was not heard. She believed they were “abused and not listened to” and believed that “you people do not care what the people want.”

21. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - MARCH 3, 2022

(2:37:20) – Chairperson Lyons introduced the item and entertained comments, corrections, or a motion.

(2:37:25) – Vice Chair Giomi moved to approve the March 3, 2022 Board of Health minutes as presented. The motion was seconded by Member Jones and carried 7-0-0.

22. HEALTH AND HUMAN SERVICES

22.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED ACCEPTANCE OF A REPORT OF THE CARSON CITY HEALTH OFFICER.

(2:37:40) – Chairperson Lyons introduced the item and presented her report which is incorporated into the record. She encouraged receiving the second COVID-19 booster, especially for high-risk individuals or those who live with high-risk individuals. Chairperson Lyons also encouraged receiving a flu vaccination as flu had been more severe as observed in Australia. She also responded to clarifying questions and entertained public comments.

(2:49:07) – Marinka Willig inquired whether Monkeypox was only present in the gay communities. Chairperson Lyons clarified that it was not unique to that community and gave the example of the AIDS virus, noting that she hoped that “if we jump on this strong and fast, we can limit it or shut it down.”

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(2:50:00) – Joy Trushenski inquired why the Health Department was “pushing the jab instead of therapeutics.” She provided personal information on how she had fought COVID with therapeutics. Dr. Lyons cited the example of how Polio had been eradicated because of the vaccine.

(2:51:25) – Ms. Stephens objected to “pushing an experimental inoculation on people.” Health and Human Services Director Nicki Aaker provided an update on the COVID-19 vaccines noting that all three manufacturers: Johnson and Johnson, Moderna, and Pfizer had all been approved for adults. Chairperson Lyons added that with millions of participants in the vaccine program, it had been proven safe. She also entertained a motion.

(2:56:07) – Member Bagwell moved to accept the report as presented. The motion was seconded by Vice Chair Giomi.

RESULT:	APPROVED (7-0-0)
MOVER:	Member Bagwell
SECONDER:	Vice Chair Giomi
AYES:	Members Bagwell, Furlong, Jones, Schuette, White, Giomi, and Chair Lyons
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

22.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE FIRST BIENNIAL 2022 REPORT FROM VITALITY UNLIMITED AS REQUIRED BY CONTRACT #1718-118 BETWEEN CARSON CITY AND VITALITY UNLIMITED.

(2:56:20) – Chairperson Lyons introduced the item. Judith Richards of Vitality Unlimited introduced herself and presented her report which was provided as late material. She explained that the lower numbers were due to the COVID-19 pandemic. Vice Chair Giomi inquired about the lack of civil protective custody (CPC) admissions and Ms. Richards noted that they could dedicate a storage room without widows for that use. Vice Chair Giomi wished to see that happen and requested an update during the next Board of Health meeting. Member Furlong received confirmation that individuals that test positive for narcotics would be admitted; however, alcohol and drug detox might require hospitalization. There were no public comments.

(3:04:16) – Vice Chair Giomi moved to accept the report as presented and requested that Staff return with an update at the next Board of Health meeting on re-allowing CPC patients. The motion was seconded by Member Schuette.

RESULT:	APPROVED (7-0-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member Schuette
AYES:	Members Bagwell, Furlong, Giomi, Jones, Schuette, White, and Chair Lyons
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

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22.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED ACCEPTANCE OF THE REPORT OF THE CARSON CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES (“CCHHS”) DIRECTOR, NICKI AAKER.

(3:05:16) – Chairperson Lyons introduced the item. Ms. Aaker announced the appointment of former Public Health Preparedness Manager Jeanne Freeman as Deputy Director of Carson City Health and Human Services as of September 9, 2022. She also presented the Director’s Report, incorporated into the record, and responded to clarifying questions. Discussion ensued regarding Monkeypox, and Chairperson Lyons encouraged everyone with a fever and a rash to seek medical help immediately. Supervisor White was informed that the vaccine was not recommended for people with active Monkeypox. Discussion also ensued regarding the 988 hotline and Chairperson Lyons noted a statewide increase in the number of calls. Member Furlong encouraged anyone in crisis to call the hotline to speak with a crisis manager or a crisis-trained officer. Chairperson Lyons entertained public comments.

(3:35:16) – Mr. French inquired about the Health and Human Services calendar of events and Ms. Aaker provided several ways Mr. French would be able to access it from the City’s website.

(3:36:15) – Vice Chair Giomi moved to accept the report as presented with the feedback provided on the record. The motion was seconded by Member White.

RESULT:	APPROVED (7-0-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member White
AYES:	Members Bagwell, Furlong, Giomi, Jones, Schuette, White, and Chair Lyons
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

22.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RECOMMENDATION TO THE BOARD OF SUPERVISORS TO RECOGNIZE THAT BOTH UNSHELTERED INDIVIDUALS AND EMERGENCY HOUSING ARE CRITICAL ISSUES IN CARSON CITY AND THAT THE AMERICAN RESCUE PLAN ACT (“ARPA”) FUNDING BE AWARDED FOR PROGRAMS THAT SUPPORT UNSHELTERED INDIVIDUALS AND EMERGENCY HOUSING, AS WELL AS THE CARSON CITY HOUSING PLAN (“HOUSING PLAN”).

(3:36:26) – Chairperson Lyons introduced the item. Mary Jane Ostrander, Human Services Division Manager, presented the Staff Report with the accompanying Carson City Housing Plan and responded to clarifying questions. Vice Chair Giomi stressed the importance of helping homeless persons recover their identification documents to begin receiving services. Member Bagwell clarified that modular pods would not preclude multiple-unit housing. She also believed that many members of the community would be willing to “step up” and offer housing assistance. Member Jones commended Ms. Ostrander and her team for an excellent report and believed that the objections she would encounter would be those who do not wish to see homeless housing in their

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neighborhoods. Member Bagwell explained that based on her observations, the rules are being followed by the current residents who have been provided housing.

(4:14:22) – Member Giomi recommended receiving assistance from adjoining counties whose populations have been served by Carson City. Ms. Ostrander clarified that when an adjoining county resident receives services, that county is billed for the expense. Chairperson Lyons cited several reasons why congregate care fails sometimes and noted that the plan in Carson City is to have supervised and wrap-around care and prohibit criminal activity. Member Bagwell clarified that American Rescue Plan Act (ARPA) funding is not only for those who have lost their job due to COVID and assured the community that “this Board is complying with the rules of the ARPA funding.” Member Bagwell cited the successful example of Richards Crossing which provided housing for veterans. She also thanked Staff and the “developers who are online and listening.”

(4:33:29) – Chairperson Lyons recessed the meeting.

(4:41:33) – Chairperson Lyons reconvened the meeting and entertained public comments.

(4:42:05) – Sam Burchill introduced himself as a Carson City resident since 1995 and a law enforcement officer for 31 years. Mr. Burchill believed that 90 percent of the homeless population were drug and/or alcohol abusers. He anticipated 10 people out of 70 in Carson City to benefit from the programs, calling it a waste of money and time. He believed that providing the pods would not help but it would attract many more people to “get freebies.”

(4:43:48) – Jenny Scanland introduced herself as a deacon in the First Presbyterian Church of Carson City and a board member of Night off the Streets (NOTS) and spoke in support of the plan presented by Ms. Ostrander. She believed that their church provided the survival aspect (keeping the homeless out of the cold) and believed that the Human Services plan would provide the other services.

(4:46:25) – Betsy Strasbourg noted that no feedback opportunity was provided for this plan. She inquired whether the \$1.1 million funding was solely from ARPA or whether Indigent Accident Fund would be used. Ms. Strasbourg also inquired about the length of short-term housing and the funding sources of the program once ARPA funding is gone. She also wished to have seen the other county representatives at this meeting.

(4:49:36) – Rich Boyle introduced himself as a resident of Carson City. Mr. Boyle agreed that “we have to do something, but the devil is in the details.” He also wanted to find out the locations of the modular units.

(4:51:10) – Richard Nagel introduced himself as a “refugee from California” and stated that 90 percent of the homeless individuals “are not nice people,” citing his experiences in San Francisco. He recommended “a good, tough love attitude” in the community and preferred help through the private sector which would do a better job than the government.

(4:54:12) – Heather Coe explained that three years ago her friend had lost her brother to a homeless person and believed that the taxpayers would foot the bills to support the homeless who would continue to come to Carson City. She believed that drugs were an issue and stated that non-profits like FISH take care of that.

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(4:57:22) – Spirit of Hope Founder and Executive Director Ellen Jackson introduced herself and gave background on the organization which currently houses around 50 individuals. Ms. Jackson highlighted the organizations that she works with to provide services to her clients who range between 18 and 96 years of age. She encouraged the Board to support the homeless in Carson City.

(5:00:28) – Ms. Trushenski questioned why cities such as San Francisco have a homeless problem and attributed the problem to free needles, money, and handouts. She recommended not making shelters available to those with drug addictions and recommended having nonprofits that specialize in addictions and other social issues. She believed hard work, education, and spirituality are key to combat addiction.

(5:04:06) – Marinka Willig introduced herself as a former resident of the Santa Cruz mountains and had witnessed the growth of the homeless population because of the availability of free services. She noted that many have chosen to take advantage of what they are given for free. She recommended using existing vacant buildings to house the homeless and have them help build their living space. Ms. Willig recommended using the funds for COVID issues and was concerned that the money would run out.

(5:07:21) – Harry Koch introduced himself as a Carson City resident for 47 years prior to which he had lived on the Las Vegas Strip. Mr. Koch, the owner of Bonanza Plumbing, noted that he had contributed to the community and believed that the homelessness problem would not go away. He believed that some of the homeless have chosen not to follow their families' rules and "live the way they want to." Mr. Koch offered to donate his time and funds to turn the Children's Home into a living space for the homeless, should the State donate it. He also was against providing pods for housing.

(5:11:01) – Robyn Jones introduced herself as a Cal Ranch employee and agreed with many of the issues presented to the Board regarding the homeless population. She believed that some of the discussions to help the homeless would instead enable them.

(5:11:50) – Ms. Stephens believed that there were more than 69 homeless persons in Carson City. She stated that she had been the federal grant coordinator for homeless children for 12 years in the State's Department of Education. Ms. Stephens explained that the numbers tend to increase year-over-year and encouraged the Board and Staff to think about how many homeless can Carson City care for.

(5:13:56) – Jim Peckham, Executive Director of Friends In Services Helping (FISH) clarified that the new construction by FISH on North Carson Street was not a homeless shelter but student housing for those wishing to receive technical degrees at Western Nevada College to start a new life. Mr. Peckham also stated that almost all funding for FISH comes from non-government entities and highlighted the need to address mental illness issues and have facilities. He believed that "somehow across the country we're making it very easy for people not to go to work."

(5:17:09) – Carol Toohey introduced herself as a Carson Street business owner and had noticed people lingering on the streets prior to the COVID-19 pandemic. She believed that providing free services and housing would attract more of them and they would become a burden.

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(5:19:08) – Dee Dee Foremaster, Executive Director of the Rural Center for Independent Living (RCIL) and Do Drop In, explained that they provide services for persons with disabilities, veterans, and “people on the street.” She cited the example of an employee who had been living in her car after the passing of her husband. She stated that many circumstances cause homelessness and stated that they need more services “to prop someone up until they can walk on their own.”

(5:22:31) – Mr. French thanked Chairperson Lyons and the Carson City Sheriff’s Office. He also offered to become “an outreach person” as he becomes acquainted with many people on his walks. Ms. Ostrander encouraged everyone to stay in touch with the providers who apply for funding, to incorporate some of their ideas. She stated that the “point in time count” is required for receiving Housing and Urban Development (HUD) funding and it occurs in every community on the same day. She also believed that housing followed by sobriety was key because addiction could not be treated when living on the streets. She clarified that HUD grants come with restrictions, adding that they work with landlords to prevent evictions by using grant funds. Ms. Ostrander also noted that they are limited to paying fair market rents which are nonexistent at this time. Ms. Aaker clarified that they are working closely with other counties; however, they did not collaborate on the plan. She also confirmed for Chairperson Lyons that Carson City had experienced an increase in its homeless population after “Reno cleaned up the River and people did not wish to go to the shelters.” Member White noted that many Caldor Fire evacuees had also not returned and had remained in Carson City. Member Bagwell responded to the question of time limits in group homes and noted that each case was different and thanked the many benevolent landlords who had accepted the fair market rent vouchers. Vice Chair Giomi reiterated his request to “not let the adjoining counties off the hook” when it comes to their participation. Member White encouraged the public to take part in a “ride along” with the Sheriff’s Office and Alternative Sentencing to witness hope. He explained that he was “not willing to obligate north of a million dollars for something we can’t pin down with policies and a specific direction” and encouraged to have a more solid plan and not just an idea. He also opposed using the Indigent Accident Fund for this plan.

(5:45:08) – Member Jones did not believe that the Board had enough information to make a decision at this time and recommended to “do some more studying.” Member Bagwell explained that the objective was “to understand what the vendors, the non-profit [organizations], and the public can bring back together for an overall option to meet this plan with some ARPA dollars that are available...if we never start, we’re never going to move.” Vice Chair Giomi suggested recommending the concept to the Board of Supervisors.

(5:51:36) – Vice Chair Giomi moved to recommend to the Board of Supervisors to proceed with the project broadly based on this discussion. The motion was seconded by Member Schuette.

RESULT:	APPROVED (6-1-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member Schuette
AYES:	Members Bagwell, Furlong, Giomi, Jones, Schuette, and Chair Lyons
NAYS:	White
ABSTENTIONS:	None
ABSENT:	None

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23. PUBLIC COMMENT

(5:52:07) – Chairperson Lyons entertained public comments; however, none were forthcoming.

24. FOR POSSIBLE ACTION: TO ADJOURN AS THE BOARD OF HEALTH

(5:52:27) – Chairperson Lyons thanked Ms. Ostrander and adjourned the Board of Health meeting at 5:52 p.m.

25. RECONVENE AS THE BOARD OF SUPERVISORS

(5:53:15) – Mayor Bagwell reconvened the Board of Supervisors meeting. A quorum was still present.

26. FINANCE

26.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS FROM THE BOARD OF HEALTH TO RECOGNIZE THAT BOTH UNSHELTERED INDIVIDUALS AND EMERGENCY HOUSING ARE CRITICAL ISSUES IN CARSON CITY AND THAT THE AMERICAN RESCUE PLAN ACT (“ARPA”) FUNDING BE AWARDED FOR PROGRAMS THAT SUPPORT UNSHELTERED INDIVIDUALS AND EMERGENCY HOUSING, AS WELL AS THE CARSON CITY HOUSING PLAN (“HOUSING PLAN”).

(5:53:38) – Mayor Bagwell referenced the discussion during item 22.D and introduced the item. Grants Administrator Mirjana Gavric gave background and presented the Staff Report which is incorporated into the record. She also clarified that she would include the information from the earlier discussion in the RFP and agreed to bring the information to the Board prior to its issuance. Supervisor Giomi believed that the Board should provide direction to the agencies and Ms. Gavric agreed, adding that a letter of intent would initially be requested from them prior to their application. Supervisor Giomi suggested Ms. Gavric work on the goals and the topic with Ms. Paulson and Ms. Aaker prior to presenting the letter of intent to the Board for review. Supervisor White inquired whether the letter of intent (or notice of opportunity for funding) document could be “circulated independently” to Board members for input prior to its discussion during a future meeting. Mayor Bagwell entertained public comments and when none were forthcoming, a motion. She also clarified that the ARPA funding was not limited to non-profit organizations.

(6:01:08) – Supervisor Giomi moved to direct Staff to craft a notice of opportunity for funding to be released publicly with the specific goals that support the plan, as presented to the Board of Health, and delineating available funding sources and the authority to use those funding sources and return to this Board for approval. The motion was seconded by Supervisor Schuette.

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

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27. BOARD OF SUPERVISORS

NON-ACTION ITEMS:

FUTURE AGENDA ITEMS

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD

STAFF COMMENTS AND STATUS REPORT

(6:03:26) – Mayor Bagwell entertained Staff and Board comments. Ms. Paulson announced that the space needs assessment, the public art and memorial policies, and the Strategic Plan Annual Report would be agendaized for the September 1, 2022 meeting. Supervisor Giomi informed the Board that the Carson Water Subconservancy District had approached the State Legislature to approve the inclusion of Alpine County as a full member. He also announced that Stetina's Paydirt Gravel Bike Race committed to future races until 2027 with the goal of 880 participants by then. He noted that 500 room nights were booked for this year's race featuring 600 participants. Supervisor White recommended routing the race to Prison Hill and making the State Prison a final stop. Supervisor Giomi indicated that a disc golf tournament would be hosted by Carson City in October 2022 and plans were underway to bring to Carson City the USA versus Philippines rugby match on July 8, 2023, with the anticipation of hosting 5,000 visitors. Supervisor Schuette noted that the Board would hear the results of the joint Parks and Recreation Commission and the Open Space Advisory Committee meeting where decorative rock and dog leash policies were discussed.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

This item did not take place.

28. PUBLIC COMMENT

(6:11:07) – Mayor Bagwell entertained final public comments; however, none were forthcoming.

29. FOR POSSIBLE ACTION: TO ADJOURN

(6:11:19) – Mayor Bagwell adjourned the meeting at 6:11 p.m.

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The Minutes of August 18, 2022 Carson City Board of Supervisors meeting are so approved on this 15th day of September 2022.


LORI BAGWELL, Mayor

ATTEST:


AUBREY ROWLATT, Clerk-Recorder

Attachments: written public comments

From: [Heather Manzo](#)
To: [Alexis Philippi](#)
Cc: [Heather Ferris](#)
Subject: FW: Public comment
Date: Wednesday, August 17, 2022 2:53:57 PM

Late Material
Public Comment
(General)
08/18/2022

Hey Alexis,

This looks like a general public comment for tomorrow's Board meeting.

From: Robert Harris <rckharris@gmail.com>
Sent: Wednesday, August 17, 2022 2:41 PM
To: Heather Manzo <HManzo@carson.org>
Subject: Public comment

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

Public comment

Robert Harris

This week I see on the news that Nevada is going to start rationing water. I watched the governor give a speech along with a few other politicians. How is Carson city talking about building and growing if we already don't have enough water for it's current residents? I don't understand why our water is already expensive and yet the board of supervisors thinks the residents will just pay more and be alright with it. The majority of this community is fixed income and we can not afford to pay more for any services.

Robert Harris
(Me/Myself/I)

Late Material
Public Comment
Item # 17A (Andersen Ranch)
08/18/2022

From: [Heather Manzo](#)
To: [Alexis Philippi](#)
Subject: FW: 81533 Andersen Ranch Agenda Item for 8/18/22 Meeting Public Comment
Date: Monday, August 15, 2022 10:03:08 AM
Attachments: [image001.png](#)

Good Morning Alexis,

Please incorporate the email below into the record for Item 17.A (SUB-2021-0361 – Andersen Ranch) on the Board of Supervisor agenda for the 18th.

Thank you,

Heather Manzo

Associate Planner
108 E. Proctor Street
Carson City, NV 89701
(775) 283-7075
hmanzo@carson.org



From: lisa harris <l_turtle@yahoo.com>
Sent: Saturday, August 13, 2022 11:15 AM
To: Heather Manzo <HManzo@carson.org>
Subject: 81533 Andersen Ranch Agenda Item for 8/18/22 Meeting Public Comment

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

Please enter my comments to public record for consideration.

Extensions of Sunset Way to Mountain Street. Mountain Street is an arterial street and the location is too close the intersection of Fleishmann and Mountain.

Lot sizes are inconsistent with the Master Plan designation R6, minimum lot size 6000 SQFT. Did the developer pay money to change the rules?

Site layout is inconsistent with neighboring properties and is exclusive, meaning only people that live in the new development will drive on the new streets and they will drive through existing streets without allowing the same access on their own. Layout should be consistent with the grid pattern that exists in the area so not to create unequitable and inaccessible areas for existing residents. All streets and infrastructure appear to be laid out like they are private. Unless the HOA is paying for the maintenance of facilities including streets, they layout must be more inclusive to the surrounding neighborhood.

Under Fiscal Impact: Report states no fiscal impact. How is this true? The City is giving the Developer a Residential Tax Credit? Applying this credit takes away funding for other taxpayer services. So taxpayers are now funding this development? That is a fiscal impact. I move to deny the motion to approve the residential tax credit. Basically the City is bribing the developer by offering this credit. Where are the credit's for resident's wishing to improve their own properties or develop a lot?

Condition of approval #3. This did not happen with the first phase. The incompetency of the contractors with regard to human health and dust control has been demonstrated many times. The entire lot was cleared and an inadequate number of water trucks is on site. Additionally, soil stabilization methods have failed on multiple occasions. Two instances where we experienced high wind May 2, 2022 and June 12, 2022 resulted in damages to my property and health, yet there are zero consequences. This is simply unacceptable and a failure. There are really no repercussions to the contractor or developer. Please include in this condition language to protect residents against further damages resulting from the contractor's negligence. Additionally, this COA makes no sense. The site is already entirely disturbed. Prior to approval, the site needs to be stabilized against all types of erosion.

Condition of approval #19. Please consider adding: Open space shall be usable and accessible. The use of sloped drainage features like ditches and basins for required hydraulic purposes shall not be considered open space. With the number of families that will move to this area, more neighborhood parks are needed, not just a little basin area labeled "open space".

This is one of the worst site plans I have seen in my life and the City should not be approving it.

Lisa Harris

To: Carson City Board of Supervisors

From: Jason and Melissa Kuchnicki
1500 Valencia Ct, Carson City, NV 89703

Subject: Andersen Ranch Estates planned unit development

Date: August 17, 2022

Dear Carson City Supervisors,

My wife and I have been Carson City residents since 2001. Our home is located along the northern boundary of the proposed Andersen Ranch Estates (ARE) planned unit development (PUD). Construction of the development has already impacted our quality of life. These impacts are temporary during construction, but the way the development is constructed has the potential to result in permanent impacts to quality of life and our property values. We have two primary concerns we hope you will consider and address in finalizing the subdivision map.

The first is regarding Condition of Approval #43, specifically the location of the multi-use path along the north property boundary. We request that language be added to this condition specifying that the path will be located along the southern edge of the buffer. The reason for this request is that our house, like many located along the northern perimeter, only has a ten foot setback. Locating the pathway on the other side of the buffer (to the south of the recently constructed stormwater conveyance channel) alleviates privacy and security concerns that can also deleteriously impact property values.

The second concern is related to Condition of Approval #47. We are pleased that northern perimeter homes will be limited to single story which we believe was intended to preserve skyline views of surrounding homes. However, building standards have changed through the years, with many single-story homes being constructed to heights as high (or higher) than older single story homes. We therefore request this condition be amended to incorporate a specific height limitation of 20 feet from grade to roofline. This will better enable the original intent of this condition to be met: to preserve views and property values of homes adjacent to the development.

Finally, we would like to make a plug regarding sustainable development. Carson City has been on the receiving end of some of the worst impacts of climate change from forest fire smoke. Twelve of the California's largest 20 fires have occurred within the past 5 years. The 2021 summer was horrific, with half the summer lost to unhealthy air quality. Addressing climate change needs to occur at the local level. We therefore would encourage the incorporation of a condition of approval requiring the developer build according to green building standards, possibly securing certification through the Leadership in Environmental and Energy Design Program (usbqc.org).

Thank you for hearing and considering our comments.

Sincerely,

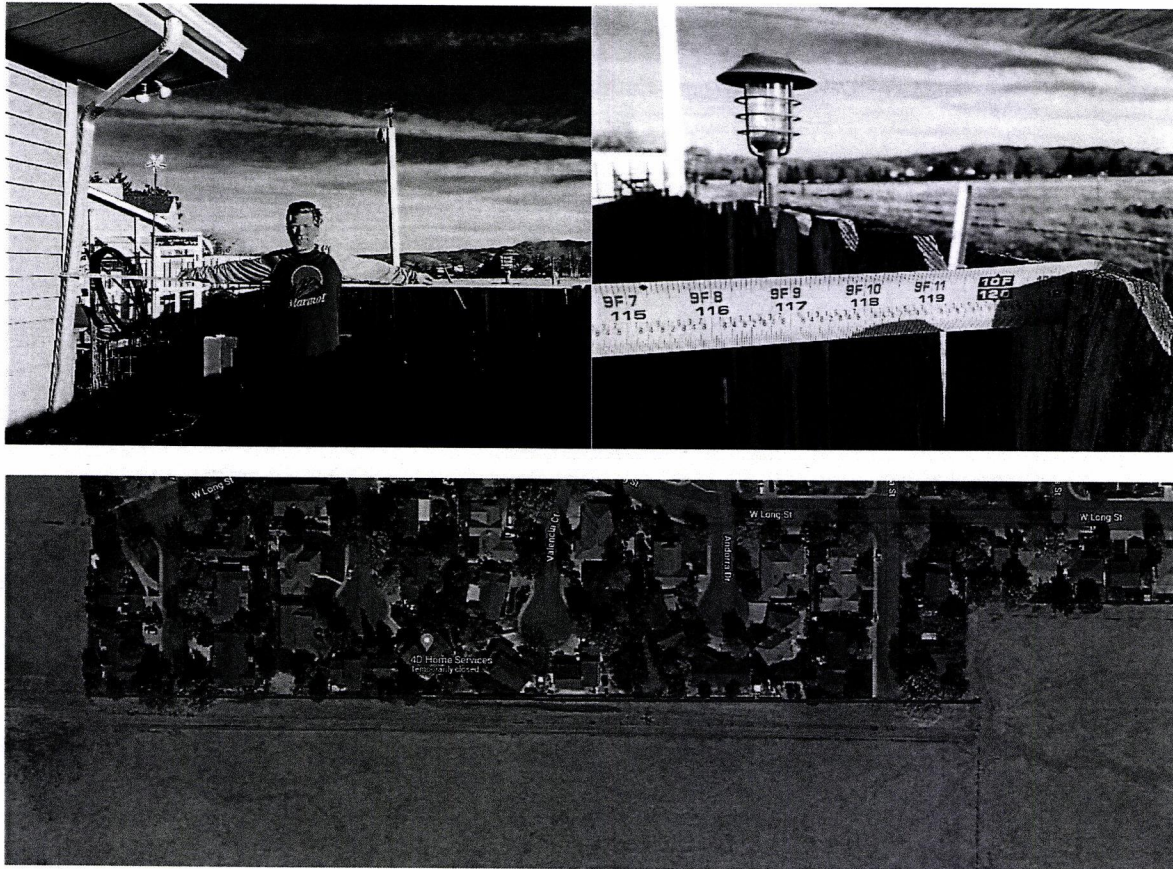
Jason Kuchnicki

Melissa Kuchnicki

FIGURES

Top right and left: Our house, like many others on the northern perimeter, has only a 10' setback.

Bottom: Green line shows suggested location of multi-use path along northern perimeter. Locating the path directly along northern perimeter (shown as red line) raises security and privacy concerns, resulting in lowering of property values.



Late Material

Item # 17a

8/18/2022

APN:

Recording requested by:
return to and mail tax
statements to:

Lennar Reno, LLC
9425 Double Diamond Parkway
Reno, NV 89521

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)

**AGREEMENT REGARDING NEIGHBORHOOD PARK CONSTRUCTION AND
RESIDENTIAL CONSTRUCTION TAX CREDITS FOR THE ANDERSEN
RANCH PROJECT**

Dated as of _____ (the "Effective Date")

Art. 1 PARTIES, RECITALS DEFINITIONS.

§1.01 Parties. This Neighborhood Park Construction and Residential Construction Tax Credit Agreement for the Andersen Ranch Project (the "Agreement") is by and between:

Developer	Lennar Reno, LLC a Nevada limited liability company 9425 Double Diamond Parkway Reno, Nevada 89521 ATTN: Dustin Barker
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City	Carson City, Nevada a consolidated municipality
-------------	--

Carson City, Nevada

§1.02 Recitals (capitalized terms are defined below)

A. Developer is developing the Andersen Ranch Project (the "Project"), which will, when fully built-out, include the construction of up to 203 single family residential units. The Developer shall construct neighborhood park improvements to include a

multi-use path system and certain trailhead improvements as described in that certain Notice of Decision – SUB-2019-0022 dated January 3, 2020, issued by the City with respect to the tentative map approval for the Project (the “NOD”). This Agreement is entered into to satisfy Condition 38 set forth in the NOD.

B. Under NRS 278.4983 the Carson City Board of Supervisors may, by ordinance, impose a residential construction tax, and the City enacted Ordinance 2002-20 Section 2 (the “Ordinance”) imposing such a tax on the privilege of constructing apartment houses and residential dwelling units and developing mobile home lots within the City. The purpose of the tax is to raise revenue to enable the City to provide neighborhood parks and facilities for parks which are required for the residents of the apartment houses, mobile homes and residences. Under NRS 278.4985 and the Ordinance, the residential construction tax applies to the Project.

C. Under Nevada Revised Statutes 278.4985 and Carson City Municipal Code 15.60.090, the City may allow a credit against the amount of the residential construction tax for the amount and value of neighborhood parks constructed by developers and dedicated to the City under conditions stated therein.

D. Developer desires to construct public recreational facilities consisting of a multi-use path system within the Project boundaries and trailhead improvements located on property owned by the City (each as indicated below), and City desires to provide credits against the Residential Construction Tax if the parks are built to the City’s satisfaction and dedicated.

E. The estimated Residential Construction Tax or tax credits to be generated from the Project are as follows: 203 single family residential dwelling units Development are as follows:

Number of Units	Zoning Classification	Residential Construction Tax	Total Est. Tax
203	SF-6 and SF-12	\$1,000/dwelling unit	\$203,000

NOW THEREFORE, the parties agree as follows.

§1.03 Definitions. The following definitions apply to this Agreement.

Board of Supervisors means the board of supervisors of the City.

Project means the Andersen Ranch residential subdivision.

Parks Director means the Director of Parks and Recreation for the City, or city official who has been appointed to administer the City’s parks, or their designee.

Residential Construction Tax means the Residential Construction Tax imposed by the Ordinance as authorized by NRS 278.4983 and 278.4985 as amended.

“tax credits” or “credits” means the credits issued to Developer under this Agreement to be applied against building permit fees related to the Residential Construction Tax.

Art. 2 PARKS TO BE DESIGNED AND CONSTRUCTED; TAX CREDITS AUTHORIZED.

§2.01 Design and Construction Schedule and Estimated Costs; amount of tax credits. Developer agrees, at its own expense and risk, to design and construct the multi-use path system and trailhead improvements in the approximate locations depicted on Exhibit “A” attached hereto (each, a “Park” and collectively, the “Parks”). Developer shall hire a third-party for all materials testing and provide reports to City inspector for review and approval.

§2.02 Credit Adjustments; provisional credits.

2.02.A Adjustments. Credits are subject to audit and change as mutually agreed to in writing between the City and Developer which may result in credits in excess of or less than the amounts set forth in the tables in Paragraphs 1.02 and 2.01. The applicable Civil Improvement Plans For Andersen Ranch Estates Dated February 08, 2022 Sheets L1 – L14 (the “Park Plans”) have been reviewed and approved by the Parks Director.

2.02.B Provisional Credits. So long as Developer is not in default under this Agreement, the City shall grant to Developer, on the Effective Date, provisional Residential Construction Tax credits in the amount of the total “Maximum Amount of Credits” set forth in the table in Paragraph 1.02, above. It being understood that such credits are provisional and may be revoked if Developer subsequently defaults under this Agreement. If provisional Residential Construction Tax credits are subsequently revoked, Developer must pay to the City in cash the amount of such provisional Residential Construction Tax credits. The City and Developer shall account for the issuance, assignment and application from time to time of provisional Residential Construction Tax credits.

2.02.C Transfer of credits. Provisional and final Residential Construction Tax credits are fully transferable but restricted to use only within the Project. City shall not be obligated to honor any provisional Residential Construction Tax credits during any time in which the Developer is in default under the terms of this Agreement.

§2.03 Construction requirements.

2.03.A Location and size. The Parks shall be built in the approximate locations specified in the Andersen Ranch Tentative Map and as depicted on Exhibit “A”

and shall be the size as specified above or as otherwise approved by the Parks Director and Developer and in accordance with the Park Plans.

2.03.B Prior approvals; changes and assignments. Developer has received approval from the City of the plans and specifications for the subject Park and any material changes thereto shall be submitted to the Parks Director, which shall be approved, approved with modification or disapproved within thirty (30) days of submission. In the event that the Parks Director does not communicate any such comments to the plans and specifications within the thirty (30) days, such plans and specifications shall be deemed approved.

2.03.C Completion and payment bonds. If provisional credits are used, or if progress payments are authorized, the Parks Director and Developer may agree upon the posting of completion bonds, payment bonds or other adequate security to assure performance mutually acceptable to the Parks Director and Developer.

2.03.D Pursuit of construction; change orders; risks.

1. Developer agrees to construct the Parks. Developer agrees to confer with the Parks Director from time to time regarding the progress being made so that the Parks Director may plan accordingly.

2. Developer assumes all risks associated with cost overruns and change orders to the final approved construction budget, neither of which need be approved by the Parks Director, it being understood that Developer shall construct each Park in accordance with the plans and specifications approved by the Parks Director. Provided, however, all costs, fees and expenses incurred by Developer related to any change orders requested by City or Parks Director after the approval of the applicable Park's plans and specifications, as provided in Paragraph 2.03B above, shall be paid for by City, in cash, upon completion of construction of the applicable Park and Developer providing to City such reasonable documentation to support any such costs, fees and expenses incurred in connection with any such change orders.

3. All risk of loss or destruction of work or facilities in progress shall be borne by Developer, except to the extent caused by City.

2.03.E Inspections; final inspection; final amounts of credits or reimbursement.

1. City agrees that it shall assign an inspector to continually monitor and inspect the construction of all improvements related to each Park for compliance with the approved plans and specifications in order to facilitate the timely and orderly completion, continuation of maintenance, acceptance, dedication and use by the public. Developer shall, at a minimum, notify the assigned inspector upon, and the inspector shall inspect, completion of final grade and installation of all irrigation valves prior to backfill.

2. Not later than five (5) days prior to completion of construction of each Park, Developer shall provide a written notice of completion to the City and City shall cause a final inspection within five (5) business days. Any items not in conformance with the approved plans and specifications shall be noted on a "punch list" and promptly completed by Developer. Developer shall issue a notice of completion of construction to City upon completion of any items on a punch-list or, if no items were noted, on the date set forth in the five (5) day notice provided for in the first sentence of this paragraph. The Park and related improvements shall be dedicated to the City within ninety (90) days following completion of construction.

3. Upon completion of construction or the "punch list," Developer shall submit proof of the actual costs of construction.

2.03.F Construction standards and practices.

1. Developer warrants, represents and agrees that all improvements constructed by Developer hereunder (i) shall be built in accordance with plans and specifications approved by the Parks Director, and in accordance with the standards and specifications in the Orange Book in effect at the time of construction, (ii) shall be built in compliance with Applicable Law, (iii) shall be constructed in a workmanlike manner, (iv) shall be built with new materials (unless otherwise agreed) which shall be free from faults and defects, and (v) shall be free from the release of hazardous substances as defined NRS 40.504 and 40.505. The "Orange Book" means the latest edition of the "Standard Specifications for Public Works Construction" sponsored and distributed by the City and other local government entities.

2. Trees shall be planted and maintained to the same standards applied and uniformly enforced by the City with respect to all parks in Carson City.

3. Park Equipment/Amenities shall be installed in accordance with the manufacturers' instructions and Consumer Product Safety Guidelines applicable to the equipment and amenities, if any.

4. Signage shall comply with the Carson City Parks, Recreation and Open Space Department Signage Master Plan (adopted March 30, 2018).

2.03.G No agency, partnership or joint venture. It is specifically understood and agreed to by and between the parties that (i) any improvements made hereunder (except for the Trailhead Improvements located on land owned by the City) are private and the City has no interest in or responsibilities for, or due to, third parties concerning any improvements, and with respect to the Trailhead Improvements upon acceptance thereof by the City, the Developer shall have no further responsibility with respect thereto, (ii) Developer shall have full power over and exclusive control over them, and (iii) City and Developer hereby renounce the existence of any form of agency relationship, joint venture, partnership or other co-relationship and agree that nothing

contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between City and Developer.

§2.04 Appeals of decisions of Parks Director.

2.04.A [Intentionally Deleted]

2.04.B [Intentionally Deleted]

2.04.C Appeals to Board of Supervisors. All decisions of the Park Director are subject to appeal by Developer to the Board of Supervisors, however, that a notice of appeal must be filed with the Carson City Clerk-Recorder within 30 calendar days from the date that the decision was made.

2.04.D Judicial Review. Decisions of the Board of Supervisors are considered to be final on the date of the meeting at which the decision was made, and are subject to judicial review in accordance with procedures set by the City, or if no procedures are set, then in accordance with the procedures similar to those set forth in NRS Chapter 233B.

Art 3. TERM, DEFAULT, NOTICE AND REMEDIES.

§3.01 Expiration of this Agreement. This Agreement expires and automatically terminates on the twentieth (20th) anniversary of the Effective Date, unless otherwise extended, in writing, by mutual agreement of the Developer and City.

§3.02 Obligations on expiration or termination.

3.02.A. Upon termination of this Agreement by City upon an uncured default by Developer, Developer shall reimburse City in cash within thirty (30) days for all provisional credits issued hereunder and applied by the City to building permit fees in the Development regarding any Park which has not been completed as of the date of such termination, unless otherwise agreed.

§3.03 Excuse due to force majeure.

3.03.A. Except as provided elsewhere herein, if a "force majeure" makes performance of an obligation or cure of a breach or default impossible, such performance or cure is excused for the duration of the force majeure provided that the obligated party (i) within a reasonable time after the commencement of the force majeure notifies the other party of the nature of the force majeure, when it commenced, why it makes performance or cure impossible, and the expected duration (if known), and (ii) agrees to and does in fact diligently pursue remediation of the effects of the force majeure, and (iii) agrees to notify the other party immediately when it becomes possible to commence efforts to cure the default.

3.03.B A "force majeure" is defined as (i) without the fault of and beyond the

reasonable control of the obligated party, a war; insurrection; riot; flood; earthquake; fire; casualty; act of God; act of a public enemy; quarantine restriction or other effect of epidemic, pandemic or disease; inability to reasonably obtain materials, supplies and/or equipment, freight embargo; weather-caused delay; lack of transportation attributable to any of these; or a lawsuit challenging the validity or approval of this agreement if an order is entered prohibiting performance by the obligated party, and so long as the obligated party defends such lawsuit with reasonable diligence; or (ii) labor strikes, boycotts or picketing; (iii) provided, however, that if the breach or default is the failure to pay money, the force majeure must actually prevent access to or payment from a bank account or payment mechanism, such as during a banking holiday, moratorium, or sabotage of wire or automated transfer systems. A force majeure does not include general economic or market conditions, or the financial condition of a party even if they are influenced by any of the foregoing.

3.03.C. A force majeure is deemed to cease for purposes of this Agreement and a party is deemed to be in breach of an obligation or cure when it becomes possible for the obligated party to commence to perform the obligation or cure.

§3.04 Default, notice and right to cure.

3.04.A. Default. Subject to §3.03, a default occurs when (i) any party repudiates, breaches or fails to perform any covenant, material term or provision in this Agreement; (ii) an event required to occur does not occur by the time required; or (iii) any party misrepresents a material fact, or omits to state a material fact, for the purpose of inducing another party to act or which is relied on by another party in deciding a course of action during the administration of this agreement.

3.04.B. Notice and right to cure. In the event of the default, the non-defaulting party shall provide written notice and the defaulting party shall have thirty (30) days or such other time frame agreed upon between the parties from the date that the notice is deemed given to cure the default.

§3.05 Remedies.

3.05.A. Remedies by City. In the event of a default by Developer, City may (i) terminate this Agreement and demand repayment of all provisional credits issued hereunder and applied by the City to building permit fees in the Development for the Parks which have not been completed as of the date of the termination; (ii) suspend any counter-performance due hereunder; and/or (iii) bring an action for damages or injunctive relief; or (iv) pursue any other remedy specifically provided in this Agreement or afforded by law.

3.05.B Remedies by Developer. In the event of a default by City which is not cured within the time specified, Developer may (i) suspend any counter performance; (ii) terminate this Agreement; (iii) bring an action for damages or injunctive relief; or (iv) pursue any other remedy specifically provided in this Agreement or by law. Any election

by Developer under this Paragraph 3.05B shall not affect the validity of provisional credits transferred by Developer to third parties or the right of Developer to recover funds expended on Park improvements.

3.05.C. Remedies cumulative. All remedies stated in this Agreement are cumulative with each other and with any remedy afforded in law or equity. The election of any remedy does not constitute a waiver of any other remedy.

§3.06 Waivers. Any forbearance, inaction, or failure to promptly pursue any remedy (whether intentional or negligent) shall not be deemed a waiver of any default or remedy. Waivers must be expressed in writing signed by the waiving party, and a waiver of a default is limited to the specific default identified in the written waiver and does not constitute a course of dealing or implication that similar defaults will be waived in the future.

Art. 4. GENERAL TERMS

§4.01 Assignment and Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and any assignees or delegates if the assignment or delegation is permitted and the assignee assumes all obligations under this Agreement as to the property transferred to the assignee. Unless otherwise specifically identified in this Agreement, there are no third party beneficiaries intended by this Agreement and no third parties have any standing to enforce any of the provisions of this Agreement.

§4.02 Discretion of City. The Board of Supervisors is a public body and their decisions are legislative, administrative or quasi-judicial and are subject to public hearings and input, and the Board of Supervisors, except as otherwise provided herein, shall have sole and absolute discretion to approve or disapprove any matter submitted to it for any reason.

§4.03 Notices; when deemed sufficiently given

4.03.A. Formal notices, demands and communications between the parties must be in writing and must be sent to the addresses or facsimile numbers stated in Article 1 above, or to any address or number subsequently communicated to the sending party in writing, and copies must also be delivered to:

For notices to City:

Carson City, Nevada
Attn: Jennifer Budge, Parks and Recreation Director
3303 Butti Way #9
Carson City, NV 89701
(775) 887-2262

With copy to:
Carson City Purchasing and Contracts Department
Carol Akers, Purchasing and Contracts Administrator
201 North Carson Street, Suite 2
Carson City, NV 89701
Fax: 775-887-2286

For notices to Developer:

Lennar Reno, LLC
9425 Double Diamond Parkway
Reno, Nevada 89521

With copy to:

Woodburn and Wedge
6100 Neil Road, Suite 500
Reno, Nevada 89511
Attn: Gregg P. Barnard
Fax: (775) 688-3088

4.03.B Notices to successors shall be made either to the addresses on file with City or to the resident agents on record with the Nevada Secretary of State.

4.03.C. If notice is sent by regular mail to the correct address, it will be deemed sufficiently given only when actually received by the correct addressee.

4.03.D. If notice is sent by registered or certified mail to the correct address, postage prepaid, it will be deemed sufficiently given when actually received by the addressee or three business days after it is received by the U.S. Post Office as indicated on the receipt, whichever is earlier.

4.03.E If notice is sent by courier, or overnight delivery service (Federal Express, UPS Overnight, U.S. Postal Priority Mail), it will be deemed sufficiently given when delivered to the address as indicated in the records of the courier or service.

4.03.F. If notice is sent by facsimile, properly addressed to the addressee specified in 4.03A and is actually sent to the correct facsimile number, it will be deemed sufficiently given when receipt is confirmed by either the receiving or sending facsimile machine, provided that the confirmation is in writing and sufficiently identifies the document, and indicates the time and date that the document was received by the receiving facsimile machine. Any facsimile received on a weekend, holiday or after 5:00 p.m. on a business day shall be deemed to have been received on the next business day.

§4.04 Further documents Each party agrees to honor any reasonable requests by the other party to complete, execute and deliver any document necessary to accomplish the purposes hereof at the expense of the requesting party.

§4.05 Approvals not to be unreasonably withheld Unless otherwise specified (such as with the words "sole discretion") wherever this Agreement requires the approval of a party, or any of a party's officers, agents or employees, such approval shall not be unreasonably withheld, conditioned or delayed.

§4.06 Attorney's fees & costs

4.06.A Appeals and Judicial Review. In the event of an appeal or petition for judicial review under Paragraph 2.04, each party shall bear its own attorneys fees regardless of the outcome of the proceeding. Costs, however, may be awarded as determined by the presiding judge.

4.06.B All other matters. Except as provided in Paragraph 4.06.A above, if any party hereto institutes any action or proceeding (including arbitration, if authorized, or litigation) against the other or others arising out of or relating to this Agreement, reasonable attorney's fees and costs may be awarded to the prevailing party, as determined by or otherwise allocated at the discretion of the Court.

§4.07 Timing provisions. Time is of the essence in the performance of this Agreement. Unless otherwise specified, the term "days" means calendar days. If a deadline falls on a weekend, holiday or day when the recipient of performance is not open for business, then performance is due on the first business day of the recipient thereafter. Unless otherwise specified, performance is due by the later of 5 p.m. local time or close of business of the recipient on the day it is due.

§4.08 Applicable law; jurisdiction and venue. The laws of the State of Nevada, without regard to conflicts of law principles, shall govern the interpretation and enforcement of this Agreement. All actions brought to enforce this Agreement shall be brought in either the United States District Court for the District of Nevada located in Reno, Nevada, or the First Judicial District Court for the State of Nevada in and for Carson City, Nevada.

§4.09 Severability

4.09.A. Each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law, taking into account permissible waivers or provisions which may be upon agreement of the parties. If any term or provision of this Agreement or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this Agreement and the remainder of this Agreement, or the application of such term or provision to circumstances other than those

to which it is invalid or unenforceable, shall not be affected.

4.09.B To prevent windfall or unintended consideration, if any term or provision of this Agreement is deemed invalid or unenforceable or enforceable only to a limited extent, the parties agree to negotiate in good faith to adjust any counter-performance, condition, or corresponding consideration.

§4.10 Construction of Agreement.

4.10.A Titles and headlines of this Agreement are intended for editorial convenience and are not to be construed as a part of this Agreement.

4.10.B The word "include" or "including" is not intended as a limitation and shall be construed to include the words "but not limited to."

4.10.C. Any reference to the masculine genders includes, where appropriate in the context, the feminine gender. Any term in the singular includes, where appropriate in the context, the plural.

4.10.D. The parties hereto were each advised by counsel in drafting and negotiating this Agreement, and both parties contributed to its contents. No presumptions against or in favor of either party are appropriate based on who drafted this agreement or any provision herein.

§4.11 Modifications and Amendments. This Agreement may be modified or amended only by a writing signed by an authorized agent of the party to be bound by the modification or amendment. All modifications and amendments must be approved by the Parks Director or Board of Supervisors following the procedures established by law.

§4.12 Authority to execute. Each person who signs this Agreement below warrants and represents that he or she has the legal capacity to enter into this agreement and if signing in a representative capacity, has the actual authority to bind the principal for which he or she signs and that his or her signature has the effect of binding the principal.

§4.13 Entire Agreement; Attachments; recording

4.13.A This Agreement (together with attachments and documents incorporated by reference) integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

4.13.B. All attachments hereto and/or referred to in this Agreement are incorporated herein as though set forth in full.

4.13.C This Agreement shall be recorded in its entirety together with the

ordinance approving it.

City

By _____, Mayor

Date _____

Attest

By _____, City Clerk

Date _____

Approved

_____, Deputy District Attorney

Date _____

Developer

By Dustin Barker, Vice President

Date _____

State of Nevada)
)
County of _____)

Acknowledgement in representative capacity
(NRS 240.1665)

This instrument was acknowledged before me on _____
by _____ as _____
of _____.

Notary Public

State of Nevada)
)
County of _____)

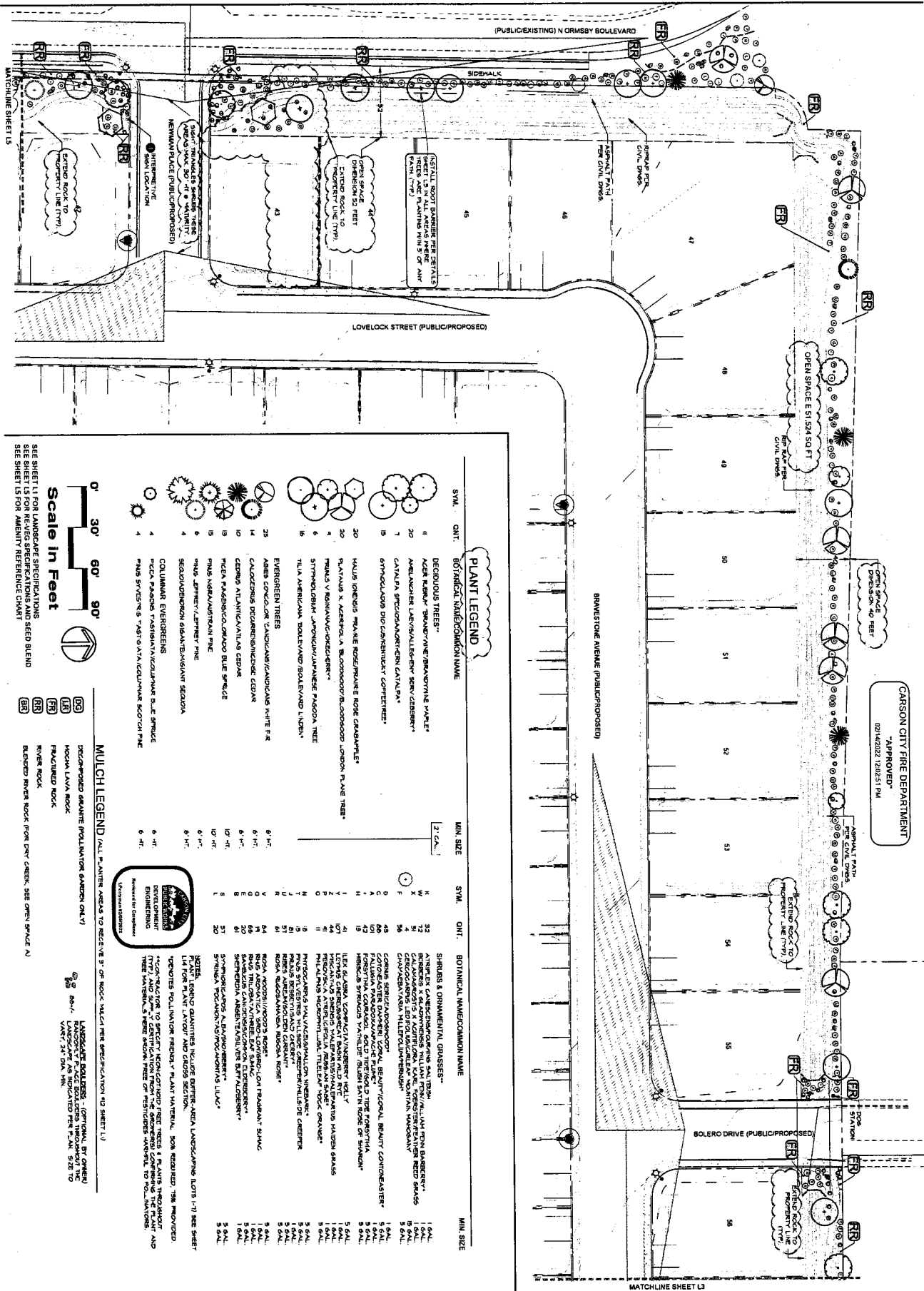
Acknowledgement in representative capacity
(NRS 240.1665)

This instrument was acknowledged before me on _____
by _____ as _____
of _____.

Notary Public

EXHIBIT "A"

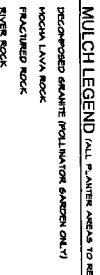
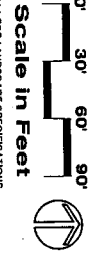
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PLANT LEGEND

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE
11	20	DESIDUOUS TREES	2' CAL.	32	32	SHRUBS & ORNAMENTAL GRASSES	MIN. SIZE
12	20	ACER RUBRA 'BRUNNEN' BRANOVINE WHITE		33	32	ARCTICUM	1' CAL.
13	20	AMALANIER LATE/VALLEY-BAY BERRY/CEBERRY		34	32	ARCTICUM	1' CAL.
14	20	CATALPA BICOLOR/COMMON CATALPA		35	32	ARCTICUM	1' CAL.
15	20	GYNOCLADUS DIOICANT/WHITE CORNETREE		36	32	ARCTICUM	1' CAL.
16	20	HALUS DIOICANT WHITE ROSE/WHITE ROSE		37	32	ARCTICUM	1' CAL.
17	20	PLATANUS X AZEROLA BLOODWOOD/BLACKWOOD LONDON PLANE TREE		38	32	ARCTICUM	1' CAL.
18	20	PRUNUS V. BERNARDI/ROSE-LEAF		39	32	ARCTICUM	1' CAL.
19	20	SYMPLOCARPA JAPONICA/JAPANESE PADDOA TREE		40	32	ARCTICUM	1' CAL.
20	20	TILIA AMERICANA BOULEVARD BOULEVARD LINDEN		41	32	ARCTICUM	1' CAL.
21	20	EVERGREEN TREES		42	32	ARCTICUM	1' CAL.
22	20	ABIES CONCOLOR/UNDULG/UNDULG WHITE F.R.		43	32	ARCTICUM	1' CAL.
23	20	CALOCARPUS DECORATIVE/DECORATIVE CEDAR		44	32	ARCTICUM	1' CAL.
24	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		45	32	ARCTICUM	1' CAL.
25	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		46	32	ARCTICUM	1' CAL.
26	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		47	32	ARCTICUM	1' CAL.
27	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		48	32	ARCTICUM	1' CAL.
28	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		49	32	ARCTICUM	1' CAL.
29	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		50	32	ARCTICUM	1' CAL.
30	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		51	32	ARCTICUM	1' CAL.
31	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		52	32	ARCTICUM	1' CAL.
32	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		53	32	ARCTICUM	1' CAL.
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35	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		56	32	ARCTICUM	1' CAL.
36	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		57	32	ARCTICUM	1' CAL.
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45	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		66	32	ARCTICUM	1' CAL.
46	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		67	32	ARCTICUM	1' CAL.
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78	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		99	32	ARCTICUM	1' CAL.
79	20	CEPHEA ATLANTICA/ATLANTIC CEPHEA		100	32	ARCTICUM	1' CAL.



MULTI LEGEND (ALL PLANTING AREAS TO RECEIVE 3" OF ROCK MULCH PER SPECIFICATION NO. SHEET 1)

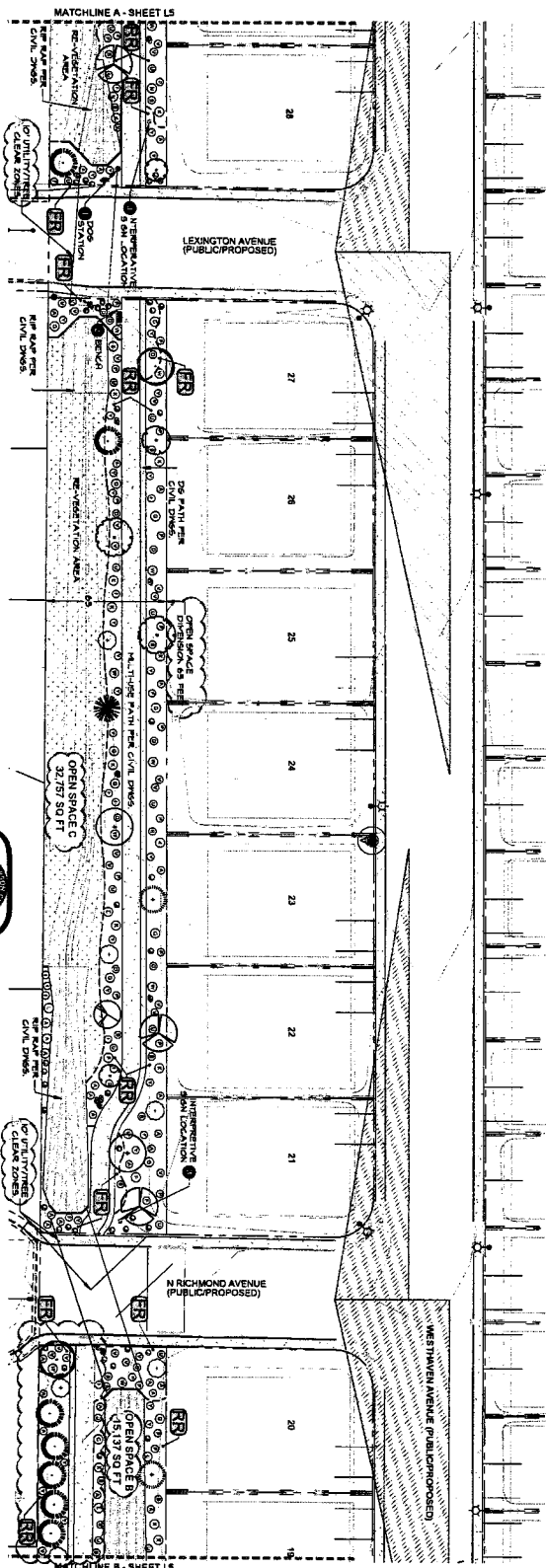
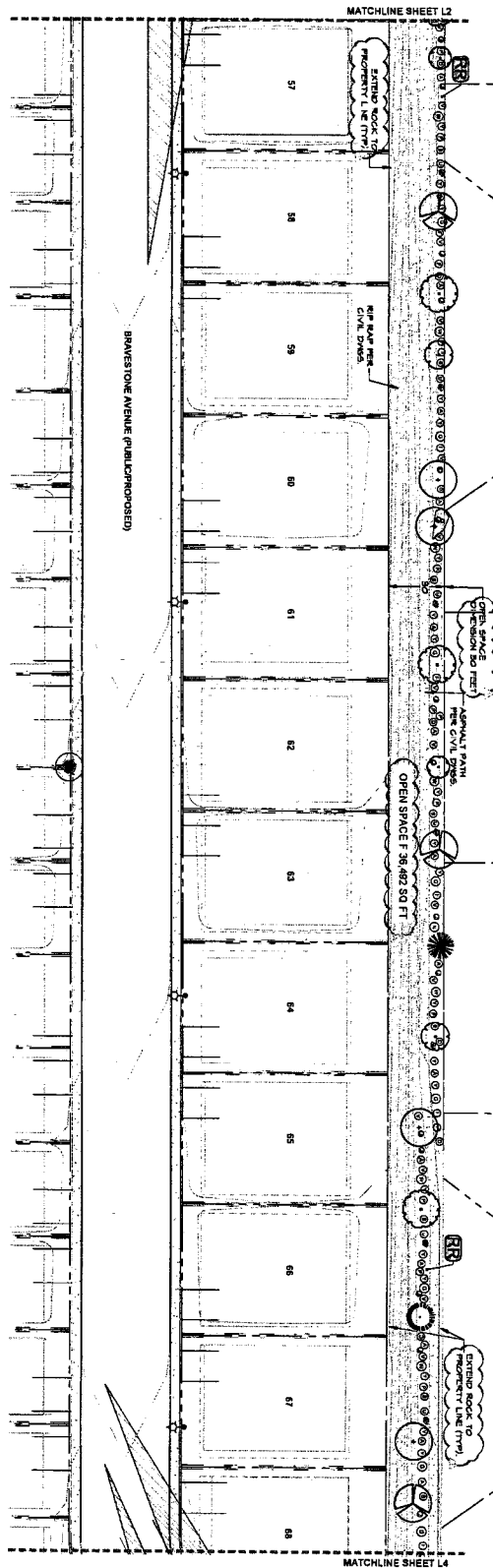
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Landscape Plan
ANDERSEN RANCH ESTATES
Christy Corporation, LTD
Carson City



L.A. Studio Nevada
the landscape architecture studio
1552 C Street Sparks, NV 89431 (775) 322-2223 NV RLA 6440
www.la-studio.com



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SEE SHEET L1 FOR LANDSCAPE SPECIFICATIONS
SEE SHEET L2 FOR PLANTING SPECIFICATIONS
SEE SHEET L3 FOR PLANTING SPECIFICATIONS
SEE SHEET L4 FOR PLANTING SPECIFICATIONS
SEE SHEET L5 FOR PLANTING SPECIFICATIONS

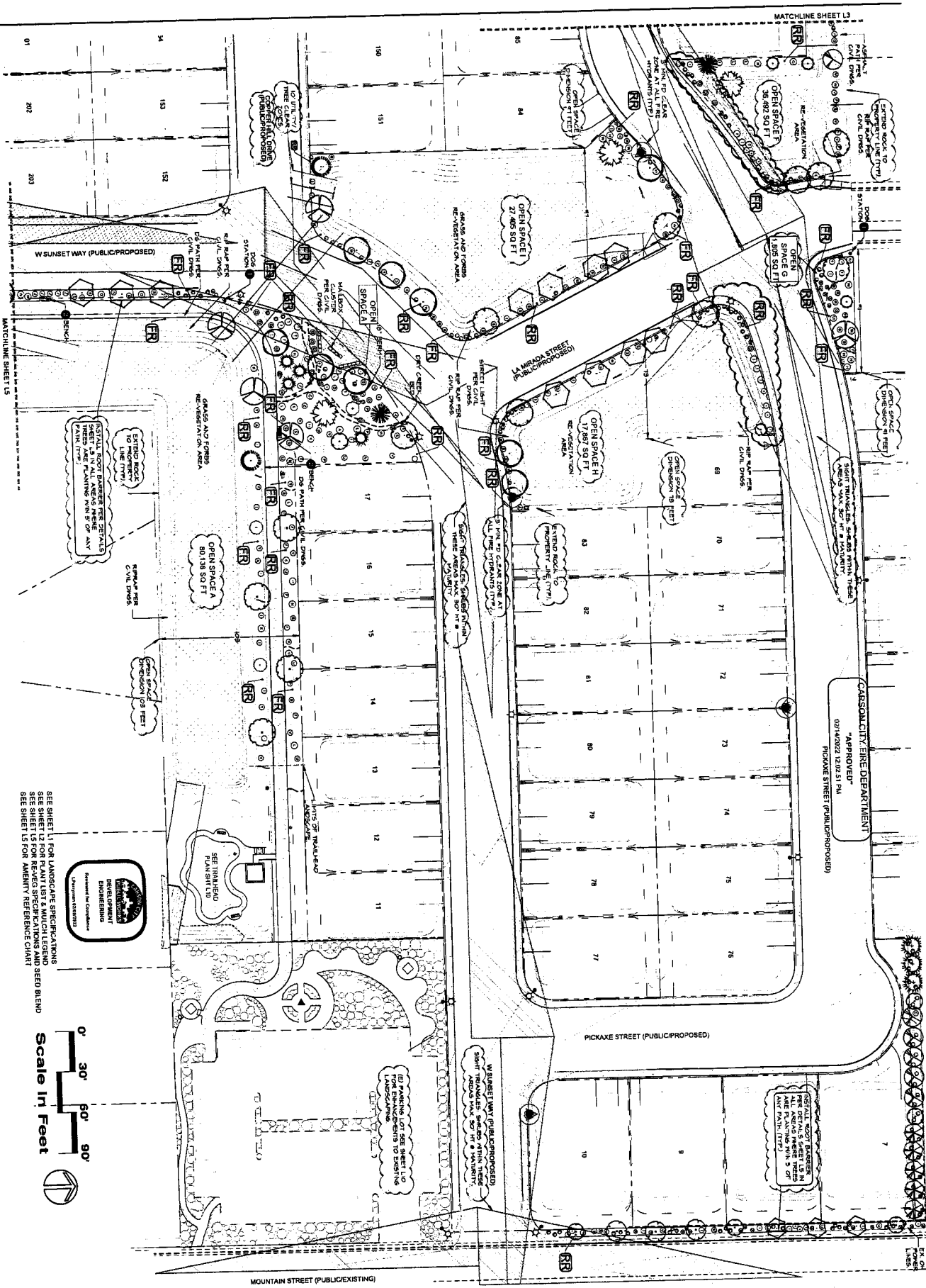


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Project	ANDERSEN RANCH ESTATES		
Client	Christy Corporation, LTD		
Location	Carson City		
Scale	1" = 30'		
Drawn by	L.A. Studio Nevada, LLC		
Checked by	L.A. Studio Nevada, LLC		
Approved by	L.A. Studio Nevada, LLC		
Date	02/14/2022		
Project No.	ANDERSEN RANCH ESTATES		
Drawn by	L.A. Studio Nevada, LLC		
Checked by	L.A. Studio Nevada, LLC		
Approved by	L.A. Studio Nevada, LLC		
Date	02/14/2022		
Project No.	ANDERSEN RANCH ESTATES		
Drawn by	L.A. Studio Nevada, LLC		
Checked by	L.A. Studio Nevada, LLC		
Approved by	L.A. Studio Nevada, LLC		
Date	02/14/2022		

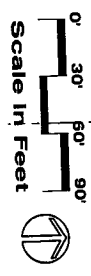
Landscape Plan
ANDERSEN RANCH ESTATES
Christy Corporation, LTD



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L.A. Studio Nevada
the landscape architecture studio
1552 C Street Sparks, NV 89431 (775) 323-2223 NV RLA #440
www.la-studionevada.com



SEE SHEET L1 FOR LANDSCAPE SPECIFICATIONS
SEE SHEET L2 FOR PLANT LIST & MUCH LEGEND
SEE SHEET L5 FOR AMENITY REFERENCE CHART



Landscape Plan
ANDERSEN RANCH ESTATES
Christy Corporation, LTD

Carson City



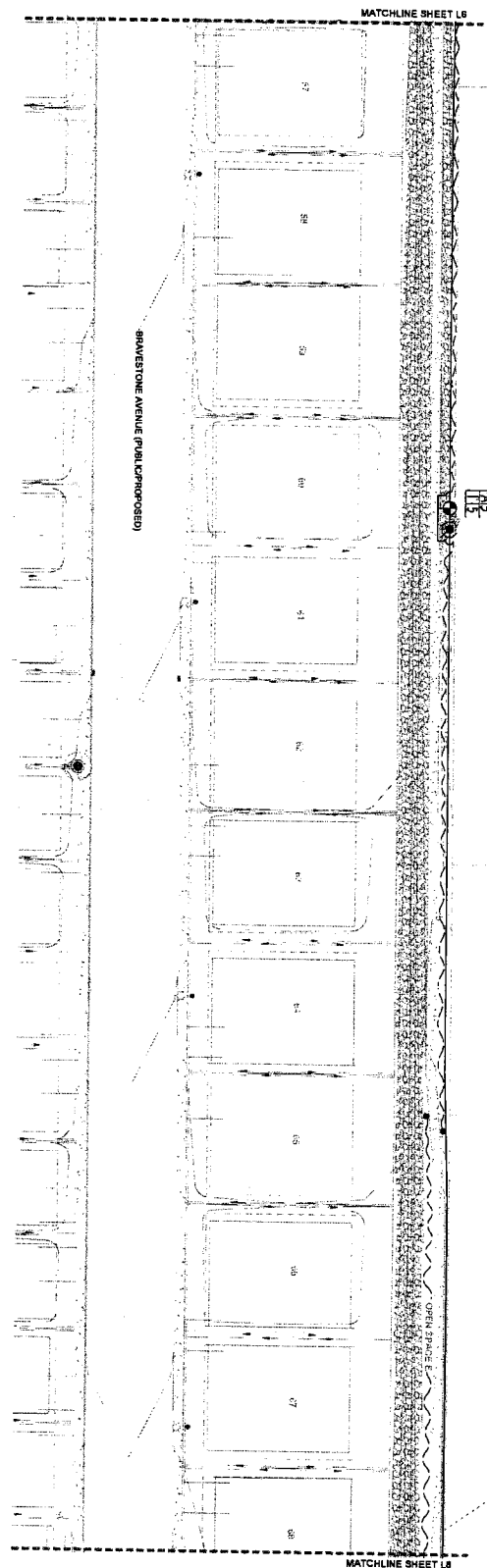
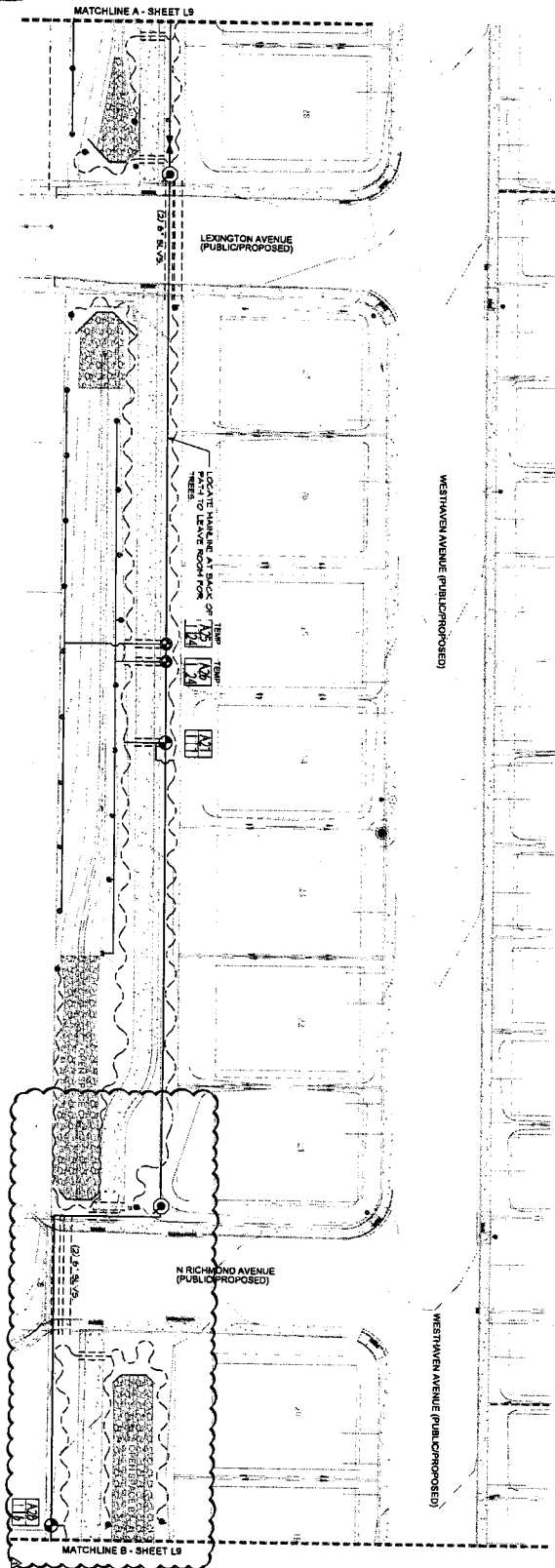
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Sheet	L4	of	14
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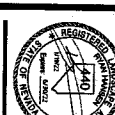


SEE SHEET L1 FOR IRRIGATION SPECIFICATIONS
SEE SHEET L2 FOR METER & IRRIGATION LEGEND

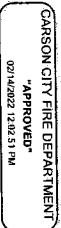
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No.	Revision	Date
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Irriation Plan
ANDERSEN RANCH ESTATES
Christy Corporation, LTD
Carson City



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the landscape architecture studio
1502 C Street Sparks, NV 89431 (775) 323-2223 NV RLA #440
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CARSON CITY FIRE DEPARTMENT

"APPROVED"

2/14/2022 12:05:51 PM

1000

WEST HAVEN AGENCIE (PUBLIC/PROPOSED)



METER "B" - IRRIGATION LEGEND

MOUNTAIN STREET ONLY)

8 IRRIGATION CONTROL CLOCK, CLOCK 'B' -- RAIN BIRD ESP LX-BASIC CONTROLLER IN PEDESTAL CABINET. INSTALL CLOCK AND CABINET PER MFG'S SPECIFICATIONS.

ITEM "D" 3/4" WATER METERS. VERIFY SIZE AND LOCATION PER CIVIL DWGS.

1" REDUCED PRESSURE TYPE BACKFLOW PREVENTER, WILKINS 4730L (OAE). INSTALL PER DETAIL(S).

F FLOW SENSOR, RAIN BIRD FS-SERIES FLOW SENSOR AND VM-SEN. \$ 22 AND INSTALLATION PER 1/2" 45° ANGLE FITTINGS.

MANUAL DRAIN VALVE, 3/4" BRASS GATE VALVE. (GR. NELL OR OAE) METAL. A-

AL LOW POINTS ALONG HANDLINE

BRASS GATE VALVE, GRINNELL (GAF) FOR MAIN LINE 100' AT ON GATE SIZE AS

MAINE.

RAIN BOND ACZ-100-PRO-BOND COMMERCIAL MADE FLOOR
 DRAIN KIT (0.3-20 GPM).

QUICK COUPLER, RAIN BIRD 44-LPG. PROVIDE OWNER WITH TWO VALVE KEYS (RAIN BIRD 44-R).

VALVE ID, STATION #, VALVE SIZE, AND APPROX. G.P.M.

B = WATER P. DRIP VALVE

MINIMUM DEPTH, SIZE PER PLY.

COLE DISTRIBUTION TRADING, 3/4, SAN BLAS STREET, 406500, THIS WAS WITH SAN BLAS

NO DECAP REMOVABLE FLUSH CAP

- ALL SLEEVES UNDER STREETS AND PARKING LOTS SHALL BE 6" SCH. 40 MIN.
- SLEEVES FOR DRIP TUBING UNDER SIDEWALKS MAY BE 2" SCH. 40 MIN.

- PROVIDE ONE SLEEVE PER PIPE AND ONE SLEEVE FOR WELDS.
- GLUE ALL SLEEVE JOINTS.
- SLEEVES ARE SHOWN ON AN IT SHOW RATHER THAN A CONTRASTION SILL

- FIELD LOCATE SLEEVES AS REQUIRED AT ALL HANDS/CAVING CROSSINGS. SLEEVES ARE TO BE MARKED AND TAPED AND BURIED A MINIMUM OF 24" DEEP.

FOR FROST DEPTH.

VALVE BOXES (NOT SHOWN) ALL VALVES SHALL BE LOCATED IN RAIN SHED FOR

PROFESSIONAL SERIES VALVE BOXES PER DE-AIL 5.

SEE SHEET L1 FOR IRRIG

SEE SHEET L1 FOR IRRIGATION SPECIFICATIONS

Scale in Feet



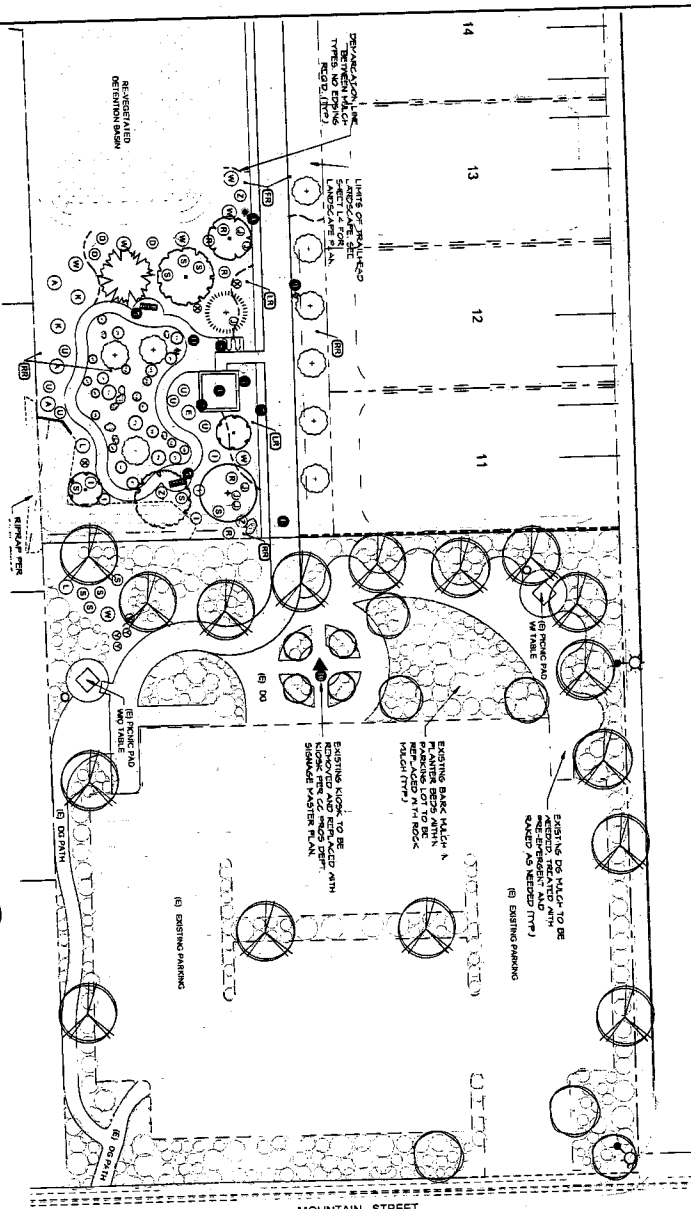
Irrigation Plan
ANDERSEN RANCH ESTATES
Christy Corporation, LTD



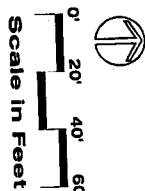
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[illegible]



SYMBOL	QTY	DESCRIPTION	MEASURE NUMBER	COLOR
1	1	48 IN ADA ACCESSIBLE PEXIC TABLE	ADONA STEEL 3 SEAT TABLE SURFACE MOUNT D199	TOP AND SEATS SANDSTONE FRAME PINE
2	1	PEXIC SHELTER	POLYCON WESTERN STEEL 14 X 14 SHELTER WITH ALUMINUM FINISHES RECONSTRUCT MODEL BRUSH (QNG)	FRAME SUMMER BEIGE ROOF PAVIA GREEN SLATS SANDSTONE GREEN
3	1	DOG STATION	THE EXISTING DOG WASTE STATION SHELTER AND SYSTEM MODEL LAMONA FROM DEPARTMENT OF LAND AND NATURAL RESOURCES	SLATS SANDSTONE CAD PANE SANDSTONE
4	2	6 BENCH WITHOUT BACK	PER CARSON CITY PAVIC WORKS DETAILS	NA
5	2	MULTI USE CONCRETE PATH PER CONL DINGS	PER CARSON CITY PAVIC WORKS DETAILS	NA
6	2	DO WITH PER CONL DINGS	PER CARSON CITY PAVIC WORKS DETAILS	NA
7	2	MOUNTAIN MOUNT BINE BUCKS	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE
8	1	PEXIC BENCH	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE
9	1	ENTRY WOOD PANEL	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE
10	1	ENTRY WOOD PANEL	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE
11	1	BUTTERFLY GARDEN MOUND PANEL	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE	CONSTRUCT PER PER CC DINGS DEPARTMENT STORAGE



CARSON CITY FIRE DEPARTMENT
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TRAILHEAD PLANT LIST (INCLUDES POLLINATOR FRIENDLY)

SYM	QTY	COMMON NAME/BOTANICAL NAME	MIN. SIZE
1	1	DECIDUOUS TREES	7' CAL
2	2	ACER RUBY BRADY/NE/BRADY/NE/NE/NE	
3	2	MEADOWS LARK/SALIC/NE/NE/NE/NE	
4	2	CATALPA SPECIOSA/NORTHERN CATALPA	
5	2	PLAINS VIBURNUM/DECEMBER	
6	2	DECEMBER ROSE/NE/NE/NE/NE	
7	2	EVERGREEN TREES	6' HT
8	2	PIUS JEROME/NE/NE/NE/NE	
9	2	SECOND ACACIA/NE/NE/NE/NE	
10	2	SHRUBS	
11	2	SHRUBS	
12	2	SHRUBS	
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BUTTERFLY GARDEN PLANT LIST

SYM	QTY	COMMON NAME/BOTANICAL NAME	MIN. SIZE
1	1	PERENNIALS/PERENNIALS	1' CAL
2	2	PERENNIALS/PERENNIALS	
3	2	PERENNIALS/PERENNIALS	
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100	2	PERENNIALS/PERENNIALS	

EXISTING PARKING LOT TREES (DO NOT REMOVE)

SYM	QTY	COMMON NAME/BOTANICAL NAME	MIN. SIZE
1	1	EXISTING TREES	
2	2	EXISTING TREES	
3	2	EXISTING TREES	
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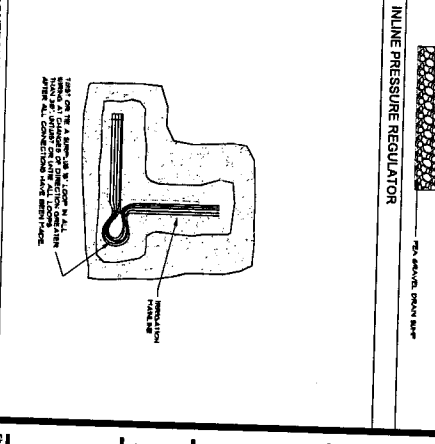
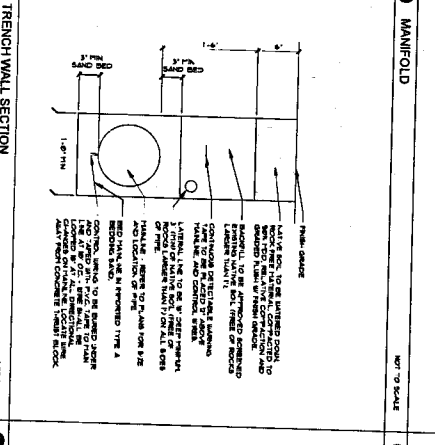
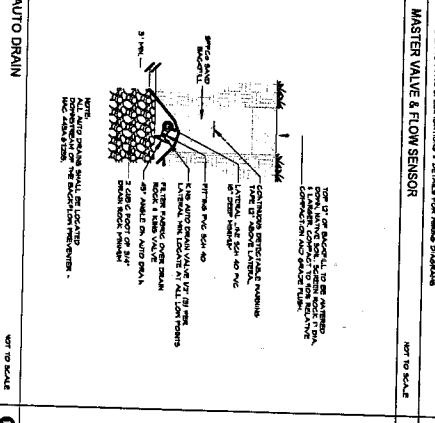
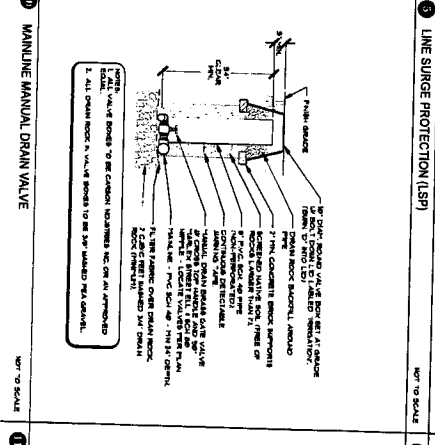
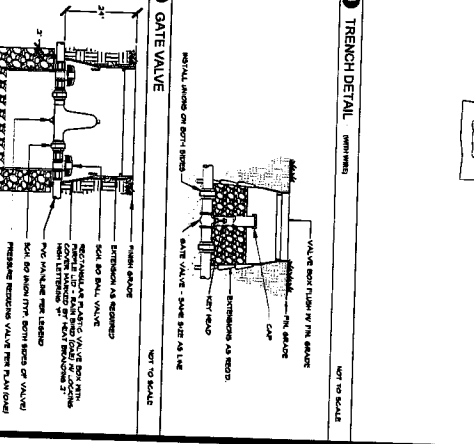
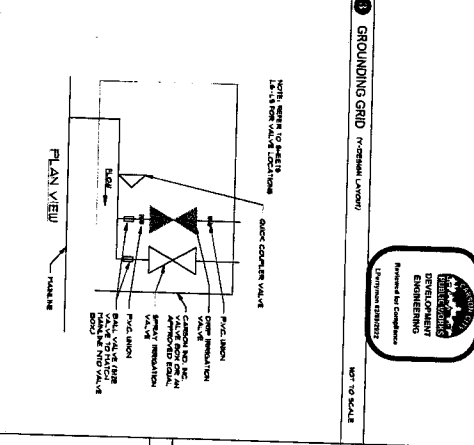
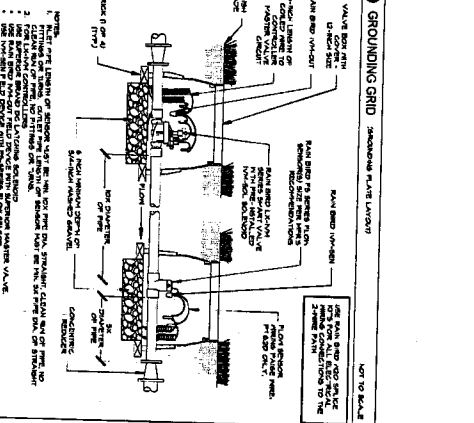
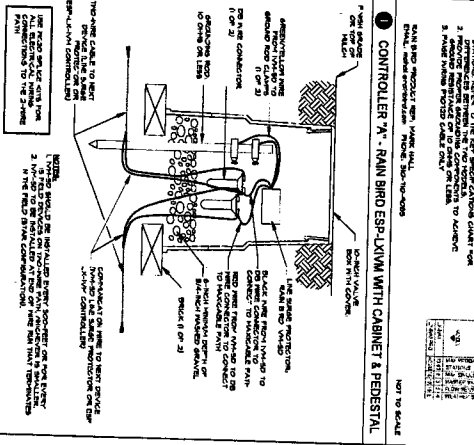
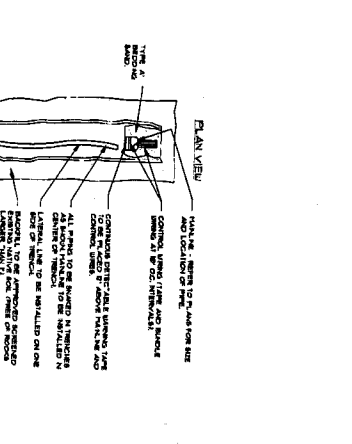
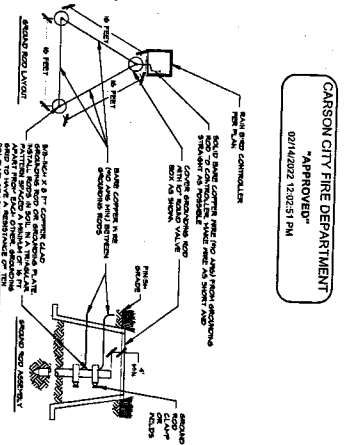
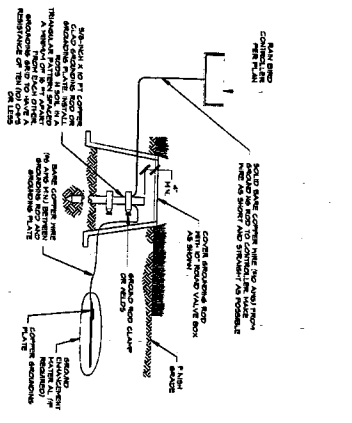
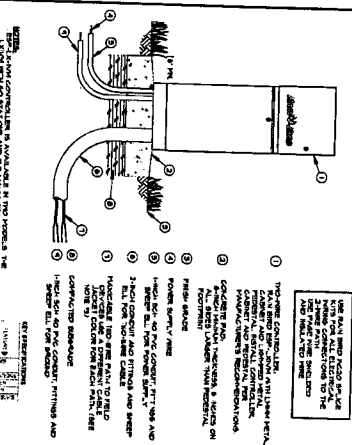
Mountain Street Trailhead Plan
ANDERSEN RANCH ESTATES
Christy Corporation, LTD



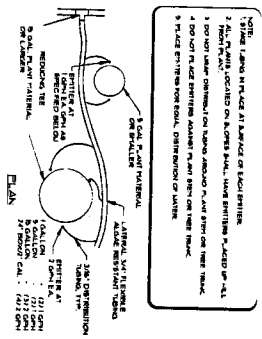
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SEE SHEET 14 FOR MOUNTAIN STREET TRAILHEAD IRRIGATION

CARSON CITY FIRE DEPARTMENT
 "APPROVED"
 02/14/2022 12:02:51 PM



No.	Revision	Date
1	Revise	02/14/2022
2	Revise	02/14/2022
3	Revise	02/14/2022
4	Revise	02/14/2022
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6	Revise	02/14/2022
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91	Revise	02/14/2022
92	Revise	02/14/2022
93	Revise	02/14/2022
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98	Revise	02/14/2022
99	Revise	02/14/2022
100	Revise	02/14/2022

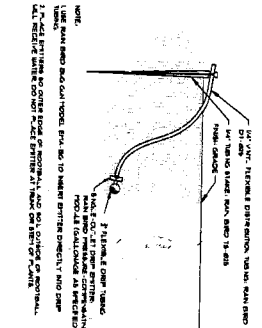


DRIP EMITTER LAYOUT

NOT TO SCALE

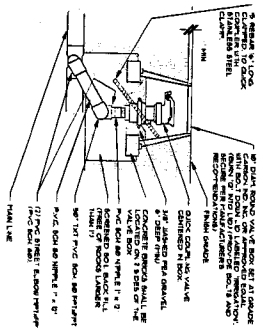
DRIP EMITTER STAKING

NOT TO SCALE



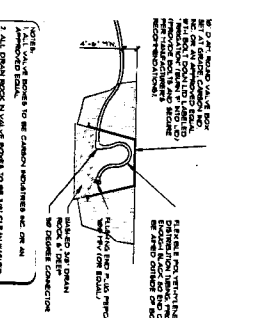
QUICK COUPLER

NOT TO SCALE

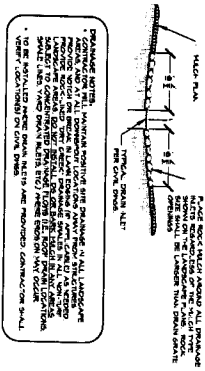


FLUSHING END CAP

NOT TO SCALE

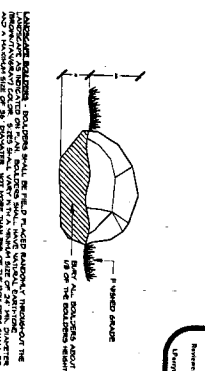


CARSON CITY FIRE DEPARTMENT
APPROVED
02/14/2023 12:02:51 PM



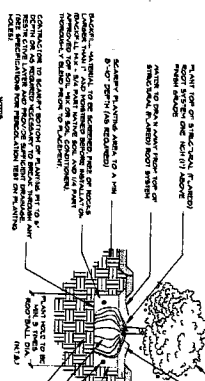
TYPICAL YARD DRAIN MULCH TREATMENT

NOT TO SCALE



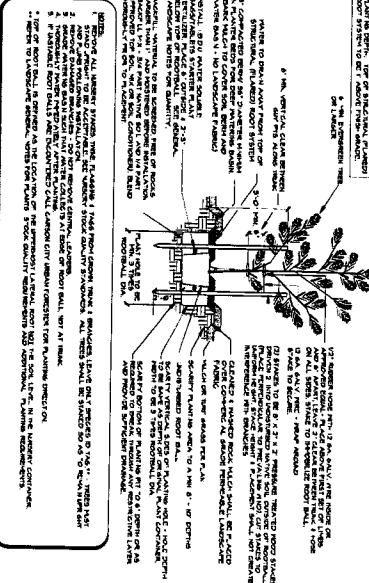
LANDSCAPE BOLDER

NOT TO SCALE



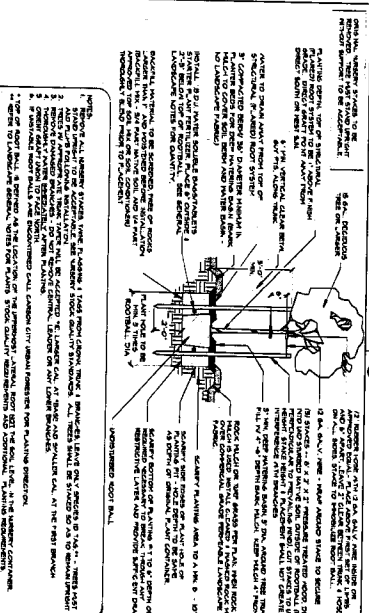
SHRUB INSTALLATION DETAIL

NOT TO SCALE



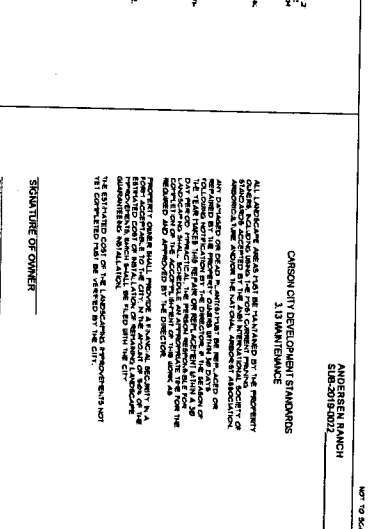
EVERGREEN TREE PLANTING

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB INSTALLATION DETAIL

NOT TO SCALE

CARSON CITY DEVELOPMENT STANDARDS

1.1.1 MAINTENANCE

ANDERSEN RANCH
618-2018-002

NOT TO SCALE

Carson City

Landscaping and Irrigation Details
ANDERSEN RANCH ESTATES
Christy Corporation, LTD



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the landscape architecture studio
1552 C Street Sparks, NV 89431 (775) 322-2223 NV RLA #440
www.la-studionevada.com

2022

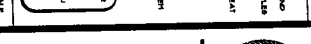
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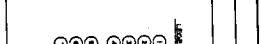
10



- 11



- TO SPECIFICALLY IDENTIFY THE
NON-FLUORINATED POLYMER
VALVE PLATE



- APPEARANCE

7

From: Matt Morgeson
To: Public Comment
Subject: Marijuana Stores
Date: Friday, August 12, 2022 4:36:04 PM

Late Material
Public Comment
Items #17d & 17e
(Dispensaries)
08/18/2022

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

Supervisors,

I am writing to have my voice heard regarding the addition of marijuana stores in Carson City. I believe we should not have any marijuana stores in Carson City let alone any more than we already have. Let people that choose to smoke the drug go get it somewhere else. I don't want the crime and trouble those places bring in our city. I moved here because I thought Carson City was a nice places to live. It was a cut above the rest of Nevada. Let's keep it that way.

Matt Morgeson

Sent from my iPhone

From: [sharon_roach](#)
To: [Public Comment](#)
Subject: Marijuana dispensaries
Date: Friday, August 12, 2022 4:36:48 PM

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

I think this is total bull crap. Too many people are complaining about not having enough money for rent, utilities and food but yet where are they getting the money for all of this other marijuana crap. People need to get their priorities in order, marijuana is not one of them

Sharon Roach

Sent from Yahoo Mail on Android

From: Jarlath Hendee
To: Public Comment
Subject: NO MORE Dispensaries!
Date: Friday, August 12, 2022 4:37:10 PM

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

PLEASE NO MORE DISPENSARIES!!!!

There is plenty of options here, no need for more.
Thank you
JS Hendee

From: Terri Domitrovich
To: Public Comment
Subject: No more dispensaries
Date: Friday, August 12, 2022 4:41:41 PM

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

This is a public comment to Vehemently OPPOSE ANY MORE MARIJUANA DISPENSARIES IN CARSON CITY, NV.

Submitted With Respect ,
Theresa Domitrovich
2045 Hawthorne Court
Carson City, NV. 89703
tochersd@gmail.com

From: Robert Maynick
To: Public Comment
Subject: Dispensaries
Date: Friday, August 12, 2022 4:43:33 PM

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

I would think that two dispensaries in a city/county of 55000 would be more than enough. This new proposed one is only about two minutes from the current south Carson City dispensary. Robert Maynick

Sent from my iPhone

From: Dawn Dates
To: Public Comment
Subject: Additionally Dispensaries
Date: Friday, August 12, 2022 4:47:52 PM

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

I do not believe Carson City should support the increase in Marijuana Dispensaries. For the population 3 to include Mound House is plenty. If there is a complaint about waiting they should try a line at one of the 8 pharmacies. Dawn Dates

From: Mary Griffith
To: Public Comment
Subject: Doubling the number of marijuana dispensaries
Date: Friday, August 12, 2022 5:12:54 PM

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

As a avid voter and long term resident of Carson City I oppose doubling the number of marijuana dispensaries. Do we really need more people driving around under the influence of drugs in this town? Driving in town had become more and more dangerous. The sheriffs can't keep up with all the dangerous impaired drivers. You can talk about more tax money for Carson city with more dispensaries but what about the costs of sheriffs, court staff, mental health costs, etc. I say more dispensaries mean more impaired drivers. I don't want our town to turn into something like Parhump. Thank you for your time.
Mary Griffith.

Sent from my iPhone

From: [Bob Jiron](#)
To: [Public Comment](#)
Subject: Dispensaries
Date: Friday, August 12, 2022 6:17:25 PM

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

I can not think of a reason there should be more dispensaries in Carson City. Are the current ones swamped with business. I can't believe they are. Let's keep it at the current number. Bob Jiron

Sent from my iPhone

From: Danny Couste
To: Public Comment
Subject: Marijuana stores
Date: Friday, August 12, 2022 6:34:12 PM

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

Concerned citizen.

My name is Danny Couste. I have been in this area since 1971. I own a construction company and am based in Carson City. I speak with other business owners in our community on a daily basis. The same conversation about not being able to find employees always comes up. I'm sure it is deeper than a none motivated, stoned work force. I don't think this small town needs more legal drugs. The product that these companies are allowed to sell is not the pot from 15 years ago. I think passing the law to allow more drugs will only make the issue worse.

So since marijuana was legalized in 2016 the morals of this city has gone down hill. The tax income from this business is huge but it only funds the state to govern it. The city was supposed to see that money and all I see is a diminishing work force, deteriorating streets, schools, increased property tax, water and sewer tax, I'm sure income tax is on Sisolaks mind.

Anyways someone is getting rich from drugs and that is wrong!

Please consider making the city work with only 2 marijuana stores before adding 2 more. Pot is good for government but bad for business.

Get back on track and make are community great again.

Thanks for your time.

Do your job!

Danny Couste

Sent from Yahoo Mail for iPhone

From: Mary DeFelice
To: Public Comment
Subject: Pot
Date: Friday, August 12, 2022 6:41:37 PM

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

No more pot dispensaries! What r u folks thinking! Would more dispensaries add to Carson City's quality of life?!?
NO!

Mary DeFelice, 40+ year resident!

Sent from my iPhone

From: Tracy Turner
To: Public Comment
Subject: More dispensary
Date: Friday, August 12, 2022 6:43:04 PM

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

Hi,

If we have already legalized cannabis dispensaries, I don't see a problem having more. I am ok with it.

Tracy Turner

Sent from my iPhone

From: Mark Paloolian
To: Public Comment
Subject: Additional "Pot" stores.....
Date: Friday, August 12, 2022 7:39:24 PM

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

CC Supervisors:

Please reconsider any plan to approve additional pot/CBD dispensaries in Carson City. If this trend continues, we will soon have as many dispensaries as car washes.

Sincerely, Mark.....

Sent from my iPhone

From: Michelle Kelly
To: Public Comment
Subject: No need for additional dispensaries in Carson City
Date: Friday, August 12, 2022 8:28:46 PM

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

Please make note that my public comment regarding additional marijuana/cannabis dispensaries in Carson City is that the number we have is sufficient. Let's keep the facilities limited here in Carson City.
Thank you for noting my public comment: NO on more dispensaries!
M. Kelly

From: Catherine Cuccaro
To: Public Comment
Subject: Marijuana dispensaries
Date: Friday, August 12, 2022 10:36:10 PM

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

I am 100 percent for adding more
Marijuana dispensaries in Carson City. I don't use it. But I'm for it.
Let's not waste tax payer dollars prohibiting something that hurts no one.

Catherine Cuccaro

From: Sharon Burnett
To: Public Comment
Subject: More drug outlets
Date: Saturday, August 13, 2022 9:48:35 AM

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

I am a registered voter as well as my husband and we do not support more of these stores in our community. We are long time residents and property owners. Thank you.

Sharon Burnett

Sent from my iPhone

From: [jennifer amrhein](#)
To: [Public Comment](#)
Subject: No more marijuana
Date: Saturday, August 13, 2022 11:45:09 AM

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

Think we have way more than enough marijuana establishments in Carson City! Let's have more stores that cater to local and tourist trade. Also time to have discussions on these long stay shabby motels. You don't see them lining the streets in Minden.

We have too much invested in Carson City to let the drugs and homeless dictate how the rest of us live.

Jennifer Amrhein
Sent from my iPhone

From: Joan Tearney
To: Public Comment
Subject: Cannabis dispensaries
Date: Saturday, August 13, 2022 1:39:04 PM

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

I cannot make it to the Board of supervisors meeting but I Vote NO on any more Marijuana Dispensaries in Carson City. We have way too many as it is. We don't need to subject our young kids to any more drugs.

Joan Tearney
Sent from my iPhone

From: Catherine Cuccaro
To: Public Comment
Subject: Marijuana dispensaries
Date: Saturday, August 13, 2022 3:24:51 PM

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

I am 100 percent for adding more
Marijuana dispensaries in Carson City.

If the location is zoned for a business, we should be encouraging businesses that have predominantly happy employees and happy customers. Like flower shops and garden nurseries, marijuana dispensaries tend to have both happy employees and happy customers.

And more dispensaries, means more money (in taxes) coming in to help pay for our city's needs.

The more dispensaries, the more Carson City benefits.

Respectfully,

Catherine Cuccaro
Carson City Resident

From: akaspuds@charter.net
To: [Public Comment](#)
Subject: New Cannabis Locations
Date: Sunday, August 14, 2022 6:52:11 AM

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

BOS

I am against allowing additional retail locations to sell cannabis. I do not think it offers any type of improvement to Carson City. I hope this is not the direction the Board is going to take us in. Please reject this idea to add more locations.

Glenn Conant
Carson City Resident

From: Tasha Couste
To: Public Comment
Subject: August 18th Board of Supervisors Meeting items 17D and 17E
Date: Sunday, August 14, 2022 1:42:17 PM
Attachments: EBC3EEED8C0C433EA5D8101E2DAC0A32.png

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

08/13/22

Dear Carson City Board of Supervisors,

Please add my letter to the record under public comments in relation to the August 18th, 2022, meeting regarding agenda items 17d and 17e.

Carson City is still considered rural Nevada and there is a reason why our residents have chosen to live in this small city instead of Las Vegas or Reno. When marijuana was legalized, more than half of Carson City voters, voted No on Ballot Question No. 2. In fact, most rural counties had majority votes against the legalization of marijuana. The passage of the law was largely due to big city numbers coming out of Clark County and Washoe County.

NRS 453D.210(5)(e) was proposed by an initiative petition that was approved by the voters in the 2016 General Election which provided that the Department of Taxation (the issuing state agency) would not approve an application for a marijuana license establishment if the locality affirmed that the location is in violation of zoning or land use rules adopted by the locality. This statute was not subject to legislative amendment or repeal until after November 22, 2019. The statute itself afforded many localities additional protection against the State issuing these coveted and very expensive licenses to special interest companies that desired to set up shop in opposing rural locations.

Unfortunately, the NRS that helped to protect localities from State preemption was repealed and replaced in 2019. The new NRS removed the localities' ability to object to proposed licensing applications based on existing zoning or land use rules established by the locality. As a result, the State can issue licenses for marijuana dispensaries in localities where the citizens and their representatives object to the existence of marijuana dispensaries.

The marijuana industry itself is well funded and riddled with lawsuits against governing agencies that are expensive and time consuming for local authorities to address. In the case of Qualcan, LLC (the company seeking to change our rules), the license they are in possession of was issued to Nevada Organic Remedies (The Source) during the time that NRS 453D.210e was in place. The very fact that a 3rd license existed prior to the

changed law is questionable as our existing municipal codes only allow for 2 dispensaries to operate in Carson City. The transfer of the third license to Qualcan LLC was a result of a lawsuit settlement against the State of Nevada Department of Taxation. The lawsuit was expensive for our taxpayers, lasted two years, and had to be moved to the Las Vegas Convention Center due to the size of the participants involved to allow for social distancing during the pandemic. This is a perfect example of the type of legal battles that Nevada faces in relation to regulation of the marijuana industry itself. Even a quick Google search reveals many lawsuits that are occurring all over the State of Nevada related to marijuana industries suing state and local governments for opposing them.

The State's ability to destabilize county interests in both Carson City and other rural counties is concerning. Even with the law in place, the State disregarded Carson City's established municipal codes by issuing the original third license. Our local governments do not have the manpower or allocated tax revenue to effectively fight well-funded marijuana lawyers or campaign efforts that work against the citizens in our rural communities. Our citizens will likely be up against this company that intertwines itself with local lobbyists, uses public relations campaigns, and well-paid lawyers; all working to lobby against our existing laws.

Please work with our citizens that oppose the additional dispensaries that do not have the time or money to go up against well-funded special interest companies like Qualcan, LLC. Send a message that Carson City will not be bullied by Clark and Washoe County interests or State preemptions that work against our local values.

Keep the cap in place on the number of dispensaries allowed in Carson City and vote No on items 17D and 17E on the August 18th, 2022, agenda. Do not make it easier for these companies to push their unwanted agendas into our communities.

Voters approved Question 2 — Legalize Marijuana — in Nevada on Tuesday. The initiative calls for legalizing the recreational use of one ounce or less of marijuana by adults 21 and over. Medical marijuana was legalized in Nevada in 2000.



Vote by county

Yes

No

Clark	422,425	328,629
Washoe	111,249	95,308
Douglas	11,702	15,766
Carson City	11,965	12,741
Lyon	10,920	12,531
Nye	9,738	9,558
Elko	8,545	9,841
Churchill	4,358	6,499
Humboldt	2,811	3,552
White Pine	1,598	2,132
Storey	1,299	1,220
Lander	951	1,442
Lincoln	695	1,420
Mineral	922	1,061
Pershing	773	1,185
Eureka	314	535
Esmeralda	198	224

Respectfully,

Tasha Couste
Carson City Resident

Sent from Mail for Windows

From: Fallyn Couste
To: Public Comment
Subject: Additional Marijuana Dispensaries
Date: Sunday, August 14, 2022 3:42:47 PM

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

Board of Supervisors,

Please keep the Las Vegas standards concerning marijuana out of Carson City. Vote no on increasing the number of dispensaries in town, allowing for curb side pickup, and removing the requirement that retail is co located with medical dispensaries. Two dispensaries are enough for our small city and curb side pickup for marijuana does not send a good message our kids. The medical uses for marijuana are the only arguments that are good. Keep the medical requirement in place.

Also, please add my comments to the other public comments, my previous comments on the July meeting were not attached to the history.

Sincerely,

Fallyn Couste
Carson City Born, Raised, and Current Resident

Sent from my iPhone

From: Gladyce Jesse
To: Public Comment
Subject: Marijuana stores
Date: Monday, August 15, 2022 1:11:41 PM

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

I am against any further Marijuana stores in Carson City. It is a known fact that this drug with prolonged use can cause mental illness such as cognitive decline and paranoia and psychosis. Also, we do not have enough medical doctors who are trained in prescribing this drug for patients. So most of the purchasers would be people who use it for their own personal enjoyment. It's use is a terrible path for our young people.

Thank you,
Gladyce Jesse
Carson City Resident
775-720-1471

Sent from my iPhone

From: [Neil Crowley](#)
To: [Public Comment](#)
Subject: Marijuana stores in Carson City
Date: Monday, August 15, 2022 2:32:10 PM

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

The following is an extract from an article in the Royal College of Psychiatrists publication RC PSYCH:

How does cannabis affect mental health?

There is lots of different research into the affects that cannabis can have on mental health.

Some research has shown that young people who use cannabis have an increased risk of psychosis. How strong the cannabis is you use, and how often you use it, can increase the risk of developing psychosis.

Using cannabis can also increase the risk of other mental health problems like depression and suicidal feelings.

Research suggests that people who are already at risk of developing mental health problems might be at an increased risk of showing symptoms if they use cannabis regularly. There is also evidence that if you already have a mental health problem cannabis can, in some cases, make these problems worse.

The younger you are when you start using cannabis, the more at risk of these problems you are. This is because your brain is still developing and can be more easily damaged by the chemicals in cannabis.

Stopping using cannabis can help reduce symptoms of mental health problems such as depression and psychosis. However, some people may need additional support for their mental health problems and help to stop using cannabis safely.

The entire article can be seen at
[Cannabis and mental health - for young people | Royal College of Psychiatrists \(rcpsych.ac.uk\)](#)

Every day we read in the paper where people, particularly young people, commit the worst crimes imaginable. We have gone past the point of not being surprised by mass school shootings.

Here, we have documented research that shows a connection between cannabis and psychosis. Why would we want to make access to such a drug easier for the young people of Carson City? I think there is ample evidence that we not only don't need any more marijuana stores in our city, but we can and should do away with the ones we already have. Please vote NO on any additional dispensaries.

We owe it to our young citizens.

Respectfully,

Neil Crowley
1773 Fair Way
Carson City, NV 89701

From: Laurie Whitehead
To: Public Comment
Subject: Cannabis
Date: Monday, August 15, 2022 4:50:47 PM

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

No we do not need more stores.
Laurie Whitehead

Sent from my iPhone

From: Kathy Floyd
To: Public Comment
Subject: Additional Cannabis Locations
Date: Tuesday, August 16, 2022 10:33:41 AM

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

Since I cannot be at the meeting in person, I wanted to submit a statement for the meeting. Please do not allow any additional cannabis locations in Carson City! Our city is having enough trouble with crime and drug use, we do not need to make it more prevalent by adding additional cannabis locations. This city needs legitimate, viable businesses, not additional cannabis locations. It's disheartening to even be thinking about this.

As for the individual that is requesting these new locations in Carson City, he needs to be told he missed his opportunity. He should have opened one of the two locations himself when the opportunity arose originally. Just because he claims to be a Nevada based business, and is trying to wave money in the city's face and claiming he'll reinvest back into the community, shouldn't be a reason to violate the muni code and open Carson City up to more drugs. We all know these promises are empty and never happen. Tell him to take his business back to Las Vegas and stay there. By the way, I think its interesting that the website for his company, qualcan.com, doesn't even come up.

We don't need any more of this garbage in Carson City. Concentrate instead on bringing legitimate business such as retail stores and restaurants into town. These stores should never have happened in the first place.

Thank you,

Kathy Floyd

From: mdsherlock@charter.net
To: [Public Comment](#)
Subject: Marijuana stores Agenda item 17E
Date: Tuesday, August 16, 2022 11:12:18 AM

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

Dear Supervisors,

Please accept this email as my public comments on agenda item 17E (Thursday August 18). As a long time Carson City resident, with many family members here, I would like to ask what benefit to the community, to the public, to crime reduction, to impaired driving would the addition of more marijuana stores have? Obviously, none. Though I have certain expertise in this area, you do not have to be an expert to understand the issues. Nearly every study has shown the serious consequences of prolific marijuana sales. Even the City of San Francisco sued to allow the reduction and removal of marijuana stores. Frankly the last thing my children need to see here is more opportunity to purchase marijuana. And if it is about money, the ethics are even more clear. You would exchange the reduction in safety and family oriented culture for money? Clearly unethical. But even more, I would find it hard to believe none of you have read the extensive studies from Colorado and Washington. These studies have concluded that the perceived financial benefit is false. the cost of regulation, criminal enforcement, loss of productivity, increase in health care needs all cost the community far more than any revenue gained.

I hope the supervisors place value in our family oriented community. Adding marijuana stores does absolutely nothing to advance the family culture and in fact is the exact opposite. If Carson City loses its perception as family friendly, they will lose far more than any revenue derived from the addition of more marijuana stores regardless of whether the "company" is based in Nevada or not.

For our families, for our kids, for those of us hard working residence, do what is right. We do not need a single additional marijuana distribution location or business. My family and hard working friends and co workers are watching this issue and hope yu vote for a better Carson City, not more marijuana.

Thank for your time,

Mike Sherlock
South Carson City resident

From: [Fawn Lamb](#)
To: [Public Comment](#)
Cc: [Fawn Lamb](#); [James Lamb](#)
Subject: Marijuana store License increase, Special use permit for location at 5100 S Carson St.
Date: Wednesday, August 17, 2022 10:01:32 AM

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

8/17/22

Carson City Board of Supervisors

James & Fawn Lamb
640 W Roland St
Carson City,
Nv. 89703

RE: Additional Licenses for Marijuana Dispensaries in Carson City and Special Use Permit for 5100 S Carson St.

Dear Sirs/Madam,

We are writing today on a few topics:

1. Additional Medical/Recreational Dispensaries in Carson City.
2. Special Use Permit for 5100 S Carson St.
3. Drive Thru Dispensaries

First, we respectfully request you to DENY any additional licenses for Medical/Recreation Marijuana Dispensaries in Carson City.

We do not believe there is a sufficient demand for additional Dispensaries in our area. Currently there are 12 locations in the area within 40 miles. Most of them are well UNDER 40 miles. I have driven by many of them & have NOT seen large crowds of people waiting for services.

The following is a list of Dispensaries in our area:

1. Sierra Well
2765 US 50 E Ste A
Carson City, NV
89701
2. Rise Recreational Dispensary Carson City
131 Clearview Dr. Ste 119
Carson City, NV
89701
3. Sol Cannabis
275 Old US 395
New Washoe City, NV
89704

The other 9 Locations are:

Dispensary NV
NuLeaf Lake Tahoe Dispensary
REEF Dispensaries (2 Locations)
Mynt Cannabis Marketplace
Silver State Relief
Sierra Well
Thrive Cannabis Marketplace
The Source & Reno Dispensary

We Love Carson City & have lived & worked here for well over 25 years.
One of the reasons that we Love Carson City is because it has always had a "small town" feeling.

I am very sad to say that we are losing that feeling.
The growth in our area has been Staggering!
We are NOT Las Vegas NOR are we California.
PLEASE, do NOT go down that path.
The quality of life in our beloved area is going downhill.
PLEASE, apply the brakes.....

Now, I understand that some growth is a good thing.
But we strongly believe that we need to pull the reins in on this growth, especially for new Dispensaries.

We also request that the Special Use Permit, for 5100 S Carson St, to open a 4000 sq foot Marijuana Dispensary, Bar & Restaurant be DENIED as well.
Not only is it way to close to our residential area, that combination of business, in that location is a DISASTER just waiting to happen.
I have personally witnessed some very bad auto accidents at the intersection of Hwy 50 & 580.
Adding alcohol & marijuana to the mix is bound to increase the number & severity of auto accidents as well as the risk of Lawsuits.
I have read the restrictions that state that no consumption of Marijuana is allowed on the property.
Do you really think that is going to stop the consumption?
If they are asked to leave, they will just drive-up W Roland St. to get high & check out the view.
That puts them right in front of our home as well as our neighbors.
That, then brings the involvement of our local Sheriff's Department.
Doesn't our Sheriff have enough to deal with now?
The potential for conflict with Trespassers is increased exponentially.
We have had NO Control over the mass numbers of people moving into our community, good or bad.
I will tell you for a fact that there has been a large increase of "Unsavory" people who are hanging around our city.
PLEASE, DO NOT give them a reason to come closer to our homes!

And finally, we respectfully request that you DO NOT ALLOW DRIVE THRU SALES OF MARIJUANA.
This concept has been tried with Alcohol with a very bad outcome.

Thank you for your time. I hope our opinions on this matter make sense to you & you vote NO on all the above issues.

If you have any questions, feel free to contact us at the following numbers.

Jim Lamb 775-671-2771

Fawn Lamb 775-721-1425

Respectfully,

James Lamb
Fawn Lamb

Carson City Board of Supervisors August 18, 2022 meeting
Public Comment by Maxine Bradshaw on Agenda Items 17d and 17e.

I am requesting that this letter be placed on the record in it's entirety.

In the 2016 election a majority vote of 'NO' by Carson City voters was verified against the Question of marijuana dispensaries in Nevada. Most of the rural counties voted the same way. The two largest counties, Washoe and Clark supported this Question. To uphold the individual counties decision, NRS 453D.210(5)(e) was established to protect the citizens. Shockingly, this law was overturned by Qualcan LLC and other special interest groups with an endless supply of money and lawyers, ending the people's protection on November 22, 2019.

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I am among those who voted against ANY marijuana dispensaries in Nevada and yet we ended up with two, regardless of the 2016 majority vote, due to the repeal of NRS 453d.210 (5)(e). The fact that this action conflicted with the unconsolidated municipality of Carson City's existing zoning/land use codes is also unconscionable. The marijuana industry has resulted in 11 lawsuits filed by Cannabis businesses in Nevada against state and local governments. Who is paying for these lawsuits? WE ARE! Once again the majority voice of the people has been suppressed. Based on my comments presented, I strongly urge the Board to vote 'No' on agenda items 17d and 17e. Thank you.

/s/ Maxine Bradshaw

From: Mariann Humphrey
To: Public Comment
Subject: Fwd: Dispensary
Date: Wednesday, August 17, 2022 3:00:01 PM

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

Sent from my iPad

Begin forwarded message:

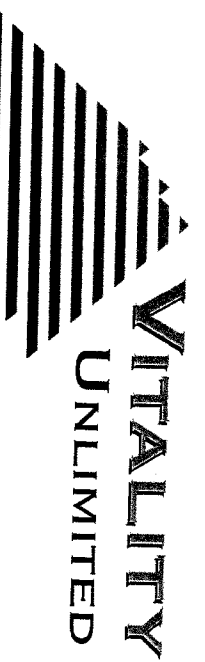
From: Mariann Humphrey <paintedcreations@att.net>
Date: August 17, 2022 at 1:54:56 PM PDT

Subject: Dispensary

My name is MariannHumphrey....I am a resident of Carson City and Carson City County.

I oppose putting any Marijuana Stores/Dispensories in this city at any cost. We have two in the city which is plentiful to meet the needs of our population. We also have two others in a very short distance one in Mound House off Hiway 50 and the other in Washoe Valley. We currently have a limit on just having two in the city and the planning commission denied Qualcom LLC to put in a dispenser in Carson city. We will become a gateway for people coming from Lake Tahoe to buy, smoke, etc it causes health/brain issues, check out what Dr. Daniel Amen has to say. We live in Carson because we don't want to live in Reno or Las Vegas which allows this. The people don't want this, and you will be destroying our quality of life in which is why we live here. Remember by the people for the people and of the people.....you work for us not the other way around we can vote you out next election. Don't let Sisalak ruin Carson City!!!

Sent from my iPad



Late Material
Item # 22B
08/18/2022

CARSON CITY BOARD OF HEALTH

AUGUST 2022
CARSON CITY RESIDENTS - AUGUST 1, 2021 TO JULY 31, 2022

MONTH	DETOX MALE	DETOX WOMEN	RESIDENTIAL MEN	RESIDENTIAL WOMEN	CPC ADMITS	RESIDENTIAL IN CARSON CITY	RESIDENTIAL IN ELKO
AUG-21	17	24	17	24	0	16	25
SEPT-21	14	29	14	29	0	15	28
OCT-21	19	27	19	27	0	12	34
NOV-21	20	31	20	31	0	19	32
DEC-21	14	27	14	27	0	21	20
JAN-22	19	31	19	31	0	15	35
FEB-22	16	17	16	17	0	12	21
MAR-22	10	20	10	20	0	16	14
APR-22	9	20	9	20	0	13	16
MAY-22	10	29	10	29	0	19	20
JUNE-22	20	12	20	12	0	22	10
JULY-22	19	16	19	16	0	21	14
TOTAL	187	283	187	283	0	201	269

Data is pulled from the electronic health record.
 Clients may be in multiple levels of care in a month. Numbers are not a unique client count.
 Clients placed in the facility based upon the referral request, bed availability and appropriate treatment needs.
 100% of all residential referrals from Carson City were placed in the Vitality system as requested by referral.
 Civil Protective Custody (CPC) referrals are closely monitored with Carson City Sheriff's Office for compliance. With the advent of the
 Covid-19 Crisis our CPC program was placed on hold to ensure the safety of Vitality clients and staff.

PROGRAM OVERVIEW

1. Vitality Unlimited's Medical Director is Dr. Michael Thompson.
2. Vitality Unlimited Carson City is a state certified and licensed facility and uses the American Society of Addiction Medicine (ASAM) for treatment guidelines.
3. Vitality Unlimited has the following levels of care:
 - a. Civil Protective Custody (CPC) a person cannot be held for more than 48 hours per NRS/NAC.
 - b. Withdrawal Management (Detox) – the average length of stay is 2.20 days
 - c. Residential Services – an average length of stay is 27.60 days
 - d. Intensive Outpatient Care – Up to 9 hours of treatment three days a week
 - e. Outpatient services – Up to 6 hours of treatment a week
 - f. Referral to and treatment services at Vitality Unlimited's Certified Community Behavioral Health Center (CCBHC) in Carson City
4. Vitality Unlimited screens with consent and is in compliance with state and federal HIPAA regulations for TB and HIV/AIDS for clients entering the residential program. Results are communicated to the State Compliance Coordinator.
5. Vitality Unlimited residential treatment facilities have remained open throughout the pandemic.

From: Jeff Denton
To: Public Comment
Subject: COMMENT ON ITEM 22D & 26
Date: Tuesday, August 16, 2022 2:02:35 PM

Late Material
Public Comment
Item # 22d & 26A (Homeless)
08/18/2022

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

Planning Commission ,

Item 22D and 26: Homeless buildings and minipods.

INstead of catering to the homeless because of staff shortages in the prisons, Hire more Staff !

My family and I do not want to see these shelter pods and this agenda to evaluate and train them to become good citizens is a Farce. The Majority of them have a drug use problem. Those with mental illness can already be treated. You say there is no impact, I strongly disagree, once you move them in they will be loitering at local businesses and eateries and I will stop using those vendors because of this.

Once you take them in you will only by default invite more in and then they will be an eyesore to our community. Use some common sense and vote NO on these issues

Does Carson City have the tax base to handle homelessness alone when There are "open borders" between Storey, Lyon, Douglas and Carson. Even if you have the tax base this is not a priority for our city, repaving some of the streets would be a good start.

None of these Counties have homeless shelters and MiniPods.
I strongly urge to vote NO



Jeff Denton
775-691-1857

From: Charlotte Stewart
To: Public Comment
Subject: Agenda item 26.A
Date: Tuesday, August 16, 2022 4:28:43 PM

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

Hi my name is Charlotte Stewart and I would like my comment to be on record. I think more research needs to be done before spending this money on temporary or housing for homeless. We need more affordable housing here also housing that accepts dogs, it's very hard for families and elderly to remain in their homes and more people are homeless now then I have ever saw.

That being said, what has happened in Washoe should be a lesson we don't need more homeless coming here because they think they can stay, drink do drugs etc. There needs to be oversight not rules that are based on capacity that get broken. The mess in Washoe, San Francisco, Seattle should not be encouraged here. How will the city get funding to maintain these facilities once the initial funds run out? What can be done to make sure we aren't signing up for another money pit? What kind of safe guards will be put in place to ensure violence won't happen? Has any thought been put into how to make sure long term housing will be available? Has anyone thought about giving the money to FISH because they have more experience at helping homeless?

Thank you,
Charlotte Stewart

From: Mariann Humphrey
To: Public Comment
Subject: Fwd: Public comment -Board of Supervisors
Date: Wednesday, August 17, 2022 2:45:15 PM

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

Sent from my iPad

Begin forwarded message:

Date: August 17, 2022 at 2:36:27 PM PDT

Subject: Public comment

Mariann Humphrey.....Resident of Carson City... I am very much opposed to putting in homeless pods, leasing buildings, etc. Have you not followed, San Francisco, Seattle, Oakland, Reno, so many cities...they are all failures. I resent using tax payer money for this...at least it should be voted on by the people.

They will get Medicare, psychological help, etc, which is already strained with all the illegals. The moneys you're getting, the tax payers are still paying for it.

FISH is building a housing project to help people get back on their feet, which is fantastic it is a wonderful organization. We will get a migration of homeless from who knows where. You are on a path of destroying this beautiful city. Crime will increase. We have seen it everywhere already when the government tries to step in. Please let the people vote on this too big of an issue for 6 or 7 people to decide the fate of the city.. Remember by the people for the people of the people.....You work for us, we shouldn't have to suffer for your hasty decisions. Just remember we can vote you out in the next elections.

Carson City Board of Supervisors August 18, 2022 meeting
Public Comment by Maxine Bradshaw on Agenda Items 17d and 17e.

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To: [Public Comment](#)
Subject: Fwd: Dispensary
Date: Wednesday, August 17, 2022 3:00:01 PM

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From: Mariann Humphrey <paintedcreations@att.net>
Date: August 17, 2022 at 1:54:56 PM PDT

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Sent from my iPad

In Room Distributed
material
8/18/2022

To: The Carson City Board
Date: August 17, 2022
From: Marinka Willig
RE: Agenda Item No: 22.D / Strategic Goal of: Quality of Life
Submitted by Nicki Aaker, Health & Human Services Director and
Mary Jane Ostrander, Human Services Division Manager

An (American Rescue Plan Act, passed by the Feds, post COVID), ARPA, of which approximately \$1.1million was given to Carson City, and is being reserved by the CC Board of Supervisors for allocation to non-profit organizations. The money was for *recovery from* the Government having shut down the state because of COVID.

The Board of Health's Request for this money

Background/Issues & Analysis

1. Committee has been working on the housing plan since Dec 2021. Takes into consideration *"individuals transitioning off the streets"* ~

Question 1: Are these folks who have lost their housing *because* of The Shut Down?
Hence, loss of jobs?

Question 2: Why are they not immediately prepared to "meet the criteria required" to live in permanent housing? Where were they living prior to and during the state shut-down?

2. What is "intensive case management"? Is this for 1 month, 2 months, a year, their lifetime? "with barriers and challenges to independent living"
How did The Shut Down cause this barrier/challenge?
What are the "barriers/challenges"?
Are you saying they were *not living independently* prior to COVID shut down?
People who suffered mentally **due to the shut-down**, job loss, home loss, *because of the COVID shut down*, DO deserve assistance! 100%!

It is my understanding this money is for recovery from COVID Government Shut Down of the State.

"This housing Plan will be funded by ARPA funds if the Board of Supervisors formally recognize that unsheltered individuals and emergency housing are a critical issue in Carson City."

Carson City Housing Plan Aug 18, 2022

As of February 24, 2022, there were 69 "Unsheltered Individuals"

Question: Were these "unsheltered individuals" unsheltered because of The COVID Shutdown?
Hence, loss of job & unable to pay rent.

Housing Committee Formed to Address Unsheltered Individuals

Were these committees formed *because* of COVID Shut Down?

Along with: Homeless Advocates

Housing Developers

Individuals who have experienced homelessness (from the shut-down and have recovered?)

Multi-Unit housing owners ~ (what was their input? That they can help? How?)

Goal / Street Outreach Program – Phase One / Survive / Potential Street Outreach Team / Housing Priorities - Phase Two / Stabilize / Group Living - Short Term Housing / Modular Shelter / Stabilize Modular Shelter / Phase Three: Thrive

Recommendation From Board of Health

Proposed recommendation to the Board of Supervisors to recognize that both unsheltered individuals and emergency housing are critical issues in Carson City and that the American Rescue Plan Act funding be awarded for programs that support unsheltered individuals and emergency housing, as well as the Carson City Plan (Housing Plan).

Comment: *I do not read this as a "COVID Government Shut Down of the State" Emergency. We have existing funding for the issues of existing homeless/unsheltered/mentally ill folk. They are already receiving the services needed for them.*

The ARPA funding is strictly for those seriously affected by the shutting down of businesses, causing these folks to lose their jobs! These are the folks this money is intended for. I would appreciate the Integrity of staying focused on these folks, as they have lost a huge part of their once normal lives, which was impeded upon by this government, and of which they most certainly did not deserve it! These are the people we need to bat for! These are the folks the Emergency Fund is intended for.

I am not saying that those who were in a tough spot prior to COVID should be ignored, but they are already receiving the services we have available for them! Now, if you need more funding for this issue, then a separate request needs to be submitted to the board.

I appreciate you wanting to work with the Housing Developers, I have already noticed a LOT of housing being built all around Carson City, as well as Reno. It scares me, because this happened in CA, they built housing like there was no tomorrow, and we were constantly being told to "watch our water usage" and some people were being punished for "using too much water" while they continued to build new structures requiring hook ups! CA has had a drought and water shortage for years, yet they continued to build structures requiring water hook ups! Now they have a problem with Power, the government turns their power off and on at his whim. Will he do this with water usage as well?

We are in a recession, so whether or not the current houses being built will be sold in a timely manner is a gamble. This had happened in CA as well, building like there was no tomorrow, then the crash, and home sales dropped. It took CA years to recover from that. As well, In Carson City, I see too many empty structures that need businesses to move into them. We could create jobs for our homeless, by having them revamp these buildings and properties, make them look great for businesses to want to move into. There is so much we can do here that is productive, rather than constantly looking for money, which is increasingly coming in short supply.

As you were also discussing building modular housing (page 8) this requires covering more land with structures. Land is beautiful! Please don't look at covering more land with concrete!

Attached, is a list of lots of existing housing (apartments) available for rent, that we could assist the homeless with getting into, without having to BUILD MORE. There are also LOTS of "help wanted" in many businesses. We should utilize existing structures for whatever our needs rather than slapping on the concrete on every bare piece of land. Plus, new structures require water and power hookups, garbage pick-ups, increased mail. For some strange reason, these are the details government fails to address until it becomes a problem. This part of Nevada is beautiful because of the beautiful landscapes! Let's not turn into CA. and cover every inch of land with concrete.


Last but not least (per attached), I wish to share our experiences in CA. with the homeless/ shelterless folks who, because of poor decisions made for them, ended up being such a disgrace and danger to the communities. Why don't we look for ways to make the "homeless" a positive part of society, help 'build' them up instead of....what they have done in CA? We can do better!

Thank you for your time,


Marinka Willig
5 Yorktown Dr.
Carson City, NV 89703
775-301-6840

August 17, 2022

Apartments for Rent in Carson City NV | Apartments.com / Carson Catalina Apartments 1-3 Beds, \$1,350 - 1,850 Villa at Dolphin Bay Apartments Studio - 3 Beds, \$1,450 - 2,675 Griffin House 1-3 Beds, \$1,195 - 1,680 Tanglewood Village 2-3 Beds, \$1,470 - 1,792 The Chaparral Apartments 1-2 Beds, \$1,095 - 1,495 Royal Apartments 1-2 Beds, \$1,095 - **1,399**
Nearby Home Carson City Apartments for Rent

 <https://www.apartmentlist.com/nv/carson-city> / 20 Best Apartments In Carson City, NV (with pictures)! / 4 days ago Check out / **243 verified apartments for rent in Carson City, NV.** Some apartments for rent in Carson City might offer rent specials. Look out for the rent special icon! 1 of 1 1 Unit Available 1765 Camille Dr 1765 Camille Drive, Carson City, NV 89706

<https://www.zillow.com/carson-city-nv/apartments/> Apartments For Rent in Carson City NV | Zillow / Carson City NV Apartments For Rent 4 results Sort by: Default Royal Vista, 3230 Imperial Way #0, Carson City, NV 89706 \$1,095/mo 1 bd 1 ba 595 sqft - Apartment for rent 5 days ago 3347 S Carson St #3, Carson City, NV 89701 \$1,550/mo 2 bds 1 ba 720 sqft

 <https://www.zumper.com/apartments-for-rent/carson-city-nv> / 3 days ago
Apartments for Rent In Carson City, NV - 28 Rentals Available | Zumper Create Alert Apts for Rent in Carson City, NV \$1,972+ 1 - 2 Beds • 1 - 2 Baths 12h ago Parkway Terraces (775) 420-3094 Carson City Apartment for Rent • Available May 7 + Balcony + Hardwood Floor + Furnished + Central Heat + Ceiling Fan + 15 more Request a tour


<https://hotpads.com/carson-city-nv/apartments-for-rent/> **Carson City, NV Apartments for Rent - 78 rentals | HotPads** / Check with your local Carson City utilities for estimates. How many Apartments are available now in Carson City, NV? There are currently 78 apartments for rent on the Zillow platform in Carson City, which fluctuated 5.59% over the past 30-days.

<https://www.rent.com/nevada/carson-city-apartments/> **Apartments For Rent in Carson City, NV - 190 Apartments Rentals | Rent.com®** / 4 days ago 603 College Pkwy, Carson City, NV, 89706 1-3 Beds • 1-2 Baths 2 Units Available Details ã 1 Bed, 1 Bath \$1,811-\$2,300 808+ Sqft 1 Floor Plan 2 Beds, 2 Baths \$2,003-\$2,433 920-1,054 Sqft 2 Floor Plans 3 Beds, 2 Baths Contact for Price 1,223+ Sqft 1 Floor Plan Top Amenities Washer & Dry

<https://www.apartmentlist.com/nv/carson-city/c/apartments-for-rent-with-garage>
198 Apartments for rent in Carson City, NV with Garages / Find top apartments for rent with garages in Carson City, NV! Apartment List's personalized search, up-to-date prices, and photos make your apartment search easy. Start your Carson City apartment search! Select how many bedrooms you want. S. Studio. 1. 1 Bed.

<https://www.superpages.com/carson-city-nv/apartments-available/> Apartments Available in Carson City, NV | superpages.com / **Find 1422 listings related to Apartments Available** in Carson City on YP.com. See reviews, photos, directions, phone numbers and more for Apartments Available locations in Carson City, NV.

<https://www.apartments.com/1848-alpine-st-carson-city-nv/hwyjse2>
1848 Alpine St, Carson City, NV 89703 - apartments.com / See all available apartments for rent at 1848 Alpine St in Carson City, NV. 1848 Alpine St has rental units starting at \$2600. Map. Menu. Add a Property ... Renters insurance required.

 <https://www.zumper.com/apartments-for-rent/carson-city-nv/1-beds>
1 Bedroom Apartments for Rent in Carson City, NV - Zumper / 1 Bed • 1 Bath. 1d ago. 1600 Airport Road. 1600 Airport Rd, Carson City, NV 89701. Carson City. 1 Beds Apartment for Rent • Available Aug 22.

More Results ~

Some Background ~ experiences of the Homeless Population in CA.

I wish to share some background of our experiences with the "Homeless." When you create a "Homeless System," people will perpetually fill it up...to a point the shelter becomes overwhelmed because people will perpetually come to collect the available services. Word, amazingly, DOES get around. Guaranteed.

Because the shelters became overwhelmed, people chose to camp out along San Lorenzo River, San Lorenzo Park, along the Railroad tracks, along Hwy 1. At the freeway off/on ramps. The parks became dangerous places because of the mentally ill and drug users. So they became off limits for the taxpaying citizens & their families.

What public bathrooms we did have, had to be removed because they became not only dangerous places, but were abused/destroyed as well! Some tried to utilize the bathrooms in coffee shops & restaurants, and that became a problem.

The homeless population began using the backsides of stores in the business district, to defecate and urinate. Store owners became upset having to step over feces in order to open up their stores. It perpetually smelled very bad.

Panhandlers became aggressive. I've seen panhandlers on Topsy Lane, but noticed they were eventually removed. That was a relief! People who hand out money, just don't get it that they are actually encouraging the behavior, not helping. Obviously, some people don't look beyond that one handout. Although each city has services, some homeless do not go there because they do not like rules or are anti-social.

In the mtns right outside of NW Santa Cruz, it got so bad that Santa Cruz had to hire extra park rangers, just to clear out an approximate 2-acre area that was infiltrated with trash, mattresses, belongings. They cleared it out (chopped down trees) and to this day, are continuing to clear this area out. Nearby, under the train bridge, same thing. Perpetual trash and drug paraphernalia. All this, just in the visible areas. The mtns/woods do go deeper.

There are people who advocate for the homeless population. The homeless population became so large it is difficult to decipher the real homeless vs the perpetual homelessness (i.e., homelessness being one's lifestyle choice.) The homeless advocates would disrupt Board meetings and it became difficult to conduct productive board meetings.

The infamous Salz Tannery (a historic area taxpayers hoped to keep as historic) was turned into an "Artsy Community" where only Artsy, low income could live (hmmm...just another liberal move of dividing the people). A 7- year- old girl was raped and murdered in this apt complex, by an 11-year-old boy. She was found in a trash bin in the parking area downstairs. The parents of both kids were away at work. Hmmm....not doing any art at home, supervising the kids?

CA does not believe in following the direction of existing laws for criminal or mental health, to *keep society safe*. Mentally ill people and criminal people, who have shown themselves to be a danger to themselves or others, are not safe to have wandering around society! This is most frustrating for the taxpayers. CA has a higher regard for allowing indigent people roam around freely, than to allow taxpayers to live freely and in safety.

Incidentally, Santa Cruz was the only city who allowed children to go to school without an address. Everything to embrace the homeless lifestyle, rather than the safety and freedoms of the taxpaying citizens.

The bottom line I am trying to share is, when you build a homeless shelter, it only invites more people whose *chosen lifestyle* is living freely, 'homeless', without rules. And word does get around and they will come to get the services to support their lifestyle. It continues to happen in CA.

The homeless, an emergency physician's perspective

By Dr. Richard Hencke / 04/29/18

At the end of December, I retired from the Dominican emergency room in my 44th year of emergency medicine. I had previously worked in San Jose, mostly in the trauma centers. This problem has been mine for over 45 years. We take care of the homeless, and often have nothing other than ER care to offer them. But, who are they?

When we ask, "Where are you from," it seems they are usually from out of town. I'm sure the out of towners are overrepresented, as being new, they are unfamiliar with Emeline Clinic, the excellent Homeless Peoples' Health Service, and other local resources. However, the nonlocal seem to arrive in great number, and usually have substance abuse and/or psychiatric issues.

Our homeless people seem to roughly divide into three groups: the mentally ill, the unfortunate and the voluntarily homeless. The first group is disabled. Cast out onto the streets about 30 years ago, these folks are truly disabled and can't be expected to do well on their own. Since one symptom of a mental illness is not realizing you have one, people often do not take their medication and/or self medicate with substance abuse. These people need housing, case management and a basic income.

The second group is the unfortunate. These have poor job skills and education, and are not the thieves that are currently running amok in Santa Cruz. These are often the locals who some of our local leaders seem to feel represent the majority of the homeless. In my opinion and that of most of my ER colleagues, this is the smallest of the three groups, but are a good prospect for housing, job retraining and social assistance.

It is a sad fact that Santa Cruz has a reputation for lax enforcement of laws, especially those regarding property crimes, and to a lesser degree personal violence. Word gets out. There are many people who like to live off the efforts of others, and steal from them to support their lifestyle, invariably involving substance abuse and crime. These are the voluntarily homeless people. When some of our local homeless people are repeatedly arrested for theft, and released repeatedly with no significant consequences, more individuals of the same ilk are encouraged to come share in our bounty. This is one way we let our problem get out of control. We can't change the fact that our weather is better than that in Fresno or New York, but we don't have to encourage their criminals to move to Santa Cruz County.

My son lives in the Morrissey neighborhood. He and his neighbors have been victimized by multiple thefts and damage to their property. He and others are considering moving out of town. Do we want our employed tax paying citizens run out of town by thieves who seem to steal with total impunity?

This group needs to be dealt with by strict enforcement of applicable laws. If word gets out that crime, even petty crime, does not pay here, those who wish to live that way will no longer come expecting to live that lifestyle. That will leave the neglected psychiatric patients and the truly unfortunate. Since social assistance dollars are quite limited, providing this assistance is a zero sum game. That means every dollar we spend supporting thieves is a dollar we cannot spend housing and helping those who deserve it most. Taking money needed for helpless mentally ill people and giving it to thieves is morally reprehensible on the most basic level.