

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 20, 2023 Meeting

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A regular meeting of the Carson City Board of Supervisors and Board of Health was scheduled for 8:30 a.m. on Thursday, April 20, 2023, 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 Curtis Horton, Ward 3
Supervisor Lisa Schuette, Ward 4

STAFF:

Nancy Paulson, City Manager
Scott Hoen, Clerk-Recorder
Dan Yu, Assistant District Attorney
Stephanie Hicks, Deputy City Manager
Tamar Warren, Senior Deputy Clerk

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

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

(8:31:54) – Mayor Bagwell called the meeting to order at 8:30 a.m. Mr. Hoen called roll and noted the presence of a quorum. Pat Propster, Senior Pastor of Calvary Chapel Carson City, provided the invocation. At Mayor Bagwell’s request, Carson City Chief of Juvenile Services Ali Banister led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:33:54) – Mayor Bagwell entertained public comments. Pastor Propster encouraged the Board to “stretch the budget.” Garrett Lepire introduced himself as the president of the Downtown Neighborhood Improvement District (DNID) and requested that the Board remove the proposed resolution in item 31.A from the agenda. Mr. Lepire believed that “the assessments are fine;” however, he noted that the DNID members have not had time to review the revised proposed resolution which had been received the day prior to this meeting. Mr. Lepire also believed that “the [proposed] funding formula will leave us insolvent within two to two-and-a-half years.” He also suggested working with Staff to amend both the Ordinance and the Co-op Agreement at the same time.

(8:36:20) – Parks and Recreation Commission Chair Lee Ann Keever spoke in support of the Parks and Recreation budget which she believed was one “that will benefit the citizens of Carson City who use the parks and open spaces.” Mariann Humphrey spoke against an increase in the City’s property taxes, as she had heard during the State’s Legislative Session, and recommended a tightening of the budget instead. Richard Nagel recommended

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against the additional headcount proposed in the budget because “we’re headed into a recession, and I don’t think it’s wise to add extra staffing that we may have to lay off later.”

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – MARCH 16, 2023.

(8:39:53) – Mayor Bagwell introduced the item and entertained comments, corrections, or a motion.

(8:40:02) – Supervisor Giomi moved to approve the minutes of the March 16, 2023 Board of Supervisors meeting as presented. The motion was seconded by Supervisor White and carried 5-0-0.

7. SPECIAL PRESENTATIONS

7.A PRESENTATION OF A PROCLAMATION RECOGNIZING APRIL AS "VOLUNTEER APPRECIATION MONTH."

(8:40:22) – Mayor Bagwell invited the Board to join her as she read into the record a proclamation, incorporated into the record, recognizing April 2023 as Volunteer Appreciation Month. Parks, Recreation, and Open Space Volunteer Coordinator Chelsea Kincheloe acknowledged the work of all volunteers and stated that she planned on more community outreach. She also highlighted several upcoming volunteer activities. Mayor Bagwell thanked all the volunteers noting “we couldn’t exist without you” and invited all the volunteers and their families to join her and the Supervisors for a commemorative photograph.

7.B PROCLAMATION AND PRESENTATION OF THE EMPLOYEE-OF-THE-QUARTER AWARD TO HOUSTON BERNTSON,

(8:46:10) – Mayor Bagwell introduced the item and read into the record a proclamation, incorporated into the record, recognizing Firefighter/Paramedic Houston Berntson as Employee of the Quarter. She also invited Mr. Bernston’s family and colleagues to join her and the Board for a commemorative photograph.

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

(8:49:39) – Mayor Bagwell introduced the item. Each department director and elected official read the accomplishments and presented a Length of Service Certificate to their employee. The following employees were recognized for their service.

- Faith Barber, Workforce Program Case Manager: 5 years – Presented by Carson City Health and Human Services Director Nicki Aaker.
- Casey Peterson, Youth Advisor: 5 years – Presented by Chief of Juvenile Services Ali Banister and Detention Manager Frank Mournighan.

The recipients joined the Mayor, the Board, their colleagues, and their families for a commemorative photograph.

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CONSENT AGENDA

(8:58:11) – Mayor Bagwell introduced the item and inquired whether the Board or the public wished to pull any items from the Consent Agenda. Supervisor White wished to have item 14.A pulled. Mayor Bagwell entertained a motion.

(8:58:46) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.A, 8.B, 9.A, 9.B, 10.A, 10.B, 10.C, 11.A, 12.A, 12.B, 13.A, 14.B, 14.C, 14.D, 14.E, 14.F, and 15.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, Horton, Schuette, White, and Mayor Bagwell |
| NAYS: | None |
| ABSTENTIONS: | None |
| ABSENT: | None |

8. CITY MANAGER

8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF MARCH 4, 2023 THROUGH APRIL 7, 2023.

8.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) THE PROPOSED EXECUTION OF AN ACKNOWLEDGEMENT OF SATISFACTION OF PROMISSORY NOTE ACKNOWLEDGING THAT, AS OF MARCH 31, 2023, THEO PROPERTIES LLC AND JODA LIMITED PARTNERSHIP (“BORROWERS”) HAVE FULLY SATISFIED ALL AMOUNTS OWED UNDER THE JANUARY 1, 2012 CONSOLIDATED PROMISSORY NOTE ("NOTE"); AND (2) THE PROPOSED EXECUTION AND RECORDATION OF SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE DOCUMENTS TO RELEASE THE DEEDS OF TRUST SECURING THE NOTE THAT ARE RECORDED AGAINST REAL PROPERTY CURRENTLY DESIGNATED AS ASSESSOR PARCEL NUMBERS (“APN”) 009-153-19, 009-111-41 AND 009-111-42.

9. DISTRICT ATTORNEY

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED SETTLEMENT OF CLAIMS BY THE STATE OF NEVADA AND ITS POLITICAL SUBDIVISIONS, INCLUDING CARSON CITY, AGAINST ALLERGAN FINANCE, LLC, ALLERGAN LIMITED, ALLERGAN USA, INC. AND ALLERGAN, INC. ("ALLERGAN") CONCERNING OPIOID-RELATED CLAIMS AND THE PROPOSED EXECUTION OF THE "SUBDIVISION AND SPECIAL DISTRICT SETTLEMENT PARTICIPATION FORM" TO BE INCLUDED IN THE WRITTEN SETTLEMENT AGREEMENT WHICH WILL RESULT IN CARSON CITY RECEIVING 7 ANNUAL

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DISBURSEMENTS IN THE AMOUNT OF \$33,773.12 BEGINNING IN 2023, RESULTING IN A TOTAL SETTLEMENT AMOUNT OF \$236,411.83 IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT AGREEMENT AND THE ONE NEVADA AGREEMENT PREVIOUSLY AGREED UPON AMONG THE STATE OF NEVADA AND PARTICIPATING POLITICAL SUBDIVISIONS.

9.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED APPROVAL OF A SETTLEMENT OF CLAIMS BY THE STATE OF NEVADA AND ITS POLITICAL SUBDIVISIONS, INCLUDING CARSON CITY, AGAINST CVS CONCERNING OPIOID-RELATED CLAIMS AND THE PROPOSED EXECUTION OF THE "SUBDIVISION PARTICIPATION FORM" TO BE INCLUDED IN THE WRITTEN SETTLEMENT AGREEMENT WHICH WILL RESULT IN CARSON CITY RECEIVING 10 ANNUAL DISBURSEMENTS IN THE AMOUNT OF \$146,955.01 BEGINNING IN 2023, RESULTING IN A TOTAL SETTLEMENT AMOUNT OF \$1,469,550.12 IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT AGREEMENT AND THE ONE NEVADA AGREEMENT PREVIOUSLY AGREED UPON AMONG THE STATE OF NEVADA AND PARTICIPATING POLITICAL SUBDIVISIONS.

10. FINANCE

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH APRIL 7, 2023, PER NRS 251.030 AND NRS 354.290.

10.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE DESIGNATION OF HINTONBURDICK CPAS AND ADVISORS ("HINTONBURDICK") AS THE AUDITING FIRM FOR FISCAL YEAR 2022-2023, TO PROVIDE AUDITING SERVICES IN AN AMOUNT NOT TO EXCEED \$96,250 AND AN ANNUAL CONTINGENCY AMOUNT NOT TO EXCEED \$3,000 IF NEEDED FOR AUDITING ADDITIONAL MAJOR FEDERAL GRANT PROGRAMS.

10.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO CERTIFY CHARGES, LEVY AND DIRECT THE TREASURER TO COLLECT SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023-2024 AS REQUESTED BY THE STATE ENGINEER OF THE STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, FOR THE EAGLE VALLEY GROUNDWATER BASIN (\$35,000) AND THE DAYTON VALLEY GROUNDWATER BASIN (\$2,400) AND TO FURTHER DIRECT THE CARSON CITY CHIEF FINANCIAL OFFICER TO REMIT THE SPECIAL ASSESSMENT COLLECTIONS TO THE STATE.

11. HUMAN RESOURCES

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED HEALTH AND VISION INSURANCE CONTRACTS FOR CARSON CITY TO PROVIDE BENEFITS COVERAGE TO CITY EMPLOYEES AND RETIREES WITH THE FOLLOWING PROVIDERS: (1) HEALTH INSURANCE BENEFITS THROUGH ANTHEM AS A ONE-YEAR CONTRACT RENEWAL WITH A 2.0% RATE INCREASE FOR THE PPO PLAN AND A 2.0% RATE

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INCREASE FOR THE HIGH DEDUCTIBLE PLAN, WITH MONTHLY CONTRIBUTIONS TO HEALTH SAVINGS ACCOUNTS FOR EMPLOYEES IN THE AMOUNTS OF \$199.20 (EMPLOYEE ONLY), \$303.81 (EMPLOYEE PLUS SPOUSE), \$290.70 (EMPLOYEE PLUS CHILDREN) AND \$411.70 (EMPLOYEE PLUS FAMILY); AND (2) VISION INSURANCE BENEFITS THROUGH KANSAS CITY LIFE AS A TWO-YEAR CONTRACT WITH NO RATE INCREASE OVER THE RATES PRESENTLY CHARGED BY KANSAS CITY LIFE AS THE CITY'S CURRENT PROVIDER.

12. PARKS, RECREATION & OPEN SPACE

12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE CULTURAL COMMISSION 2022/2023 ANNUAL REPORT AND 2023/2024 WORK PLAN.

12.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED REQUEST FOR QUALIFICATIONS ("RFQ") FOR THE SOUTH CARSON STREET/SOUTH STEWART STREET ROUNDABOUT PUBLIC ART PROJECT, INCLUDING THE REALLOCATION OF \$25,000 FROM THE FACADE IMPROVEMENT PROGRAM IN FISCAL YEAR ("FY") 2023 AND \$25,000 FROM FY 2024 REDEVELOPMENT DISCRETIONARY FUNDS FOR A TOTAL BUDGET OF \$200,000.

13. PUBLIC WORKS

13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED INTERLOCAL CONTRACT NO. 2023-3 ("CONTRACT") BETWEEN THE CARSON WATER SUBCONSERVANCY DISTRICT ("CWSD") AND CARSON CITY FOR CWSD TO CONTRIBUTE \$23,000 TO THE MORGAN MILL HIGH WATER MARK PROJECT ("PROJECT"), WHICH HAS AN ESTIMATED OVERALL COST OF \$33,000.

14. PURCHASING AND CONTRACTS

14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED INTERLOCAL AGREEMENT WITH REFERENCE NUMBER 3717-27-BEN ("AGREEMENT") BETWEEN CARSON CITY AND THE REHABILITATION DIVISION OF THE STATE OF NEVADA'S DEPARTMENT OF EMPLOYMENT, TRAINING AND REHABILITATION ("DIVISION") FOR VENDING MACHINES AND RELATED SERVICES AT NO COST, EFFECTIVE JULY 1, 2023, THROUGH JUNE 30, 2027

(8:59:44) – Mayor Bagwell introduced the item. Purchasing and Contracts Administrator Carol Akers presented the Staff Report and highlighted that the proposed Interlocal Agreement with the State provides three no-cost vending machines and restocking services at City Hall and the Courthouse. She also responded to clarifying questions. Supervisor White urged the Board to vote against the item which he believed gave control of the city's facilities to a third-party entity. He cited the Nevada Revised Statute (NRS) 426, noting that the Agreement established "a caste society" and a monopoly by providing business opportunities to a specific class of people. Supervisor Schuette received clarification that the intent of the vending machine operations was to provide

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vocational training. Supervisor White noted that he had no issues with training and education; however, he objected to “license prioritization.” Richard Eberley of the Nevada Employment Training and Rehabilitation provided additional clarification, noting that the City’s vending machines were operated by contractors, on behalf of the blind operators. Mayor Bagwell received confirmation that the Agreement was to renew the existing number of vending machines and not to add new ones. Supervisor Horton acknowledged Supervisor White’s concern; however, he explained that the program has been in place for over forty years. Deputy District Attorney Adam Tully noted that NRS 426 had been in place since the 1930s and he was not aware of any federal statutes prohibiting it. There were no public comments.

(9:12:26) – Supervisor White moved to “not approve or authorize the City Manager to execute, the Agreement as presented.” The motion died for lack of a second.

(9:12:46) – Supervisor Schuette moved to approve, and authorize the City Manager to execute, the Agreement as presented. The motion was seconded by Supervisor Giomi.

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

14.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED APPROVAL AND AWARD OF CONTRACT NO. 23300236 TO PRECISION DOCUMENT IMAGING (“PDI”) AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES (“NRS”) CHAPTER 332, TO ASSIST WITH CONVERTING MICROFICHE AND FILM TO ELECTRONIC IMAGES IN WEBEX IMAGING SOFTWARE FOR THE COURTS, FOR A NOT TO EXCEED AMOUNT OF \$140,690 TO BE FUNDED THROUGH THE ALLOCATION AGREEMENT FOR FISCAL RECOVERY FUNDS FROM THE NEVADA SUPREME COURT TO THE FIRST JUDICIAL DISTRICT COURT.

14.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 23300241 (“CONTRACT”) FOR SPENCER MOTORWORKS, LLC DBA TSA CUSTOM CAR AND TRUCK (“TSA”) TO PROVIDE AS-NEEDED UPFIT SERVICES FOR CARSON CITY VEHICLES USED BY THE SHERIFF’S OFFICE, FIRE DEPARTMENT AND PUBLIC WORKS DEPARTMENT, FOR AN ANNUAL NOT TO EXCEED AMOUNT OF \$300,000 THROUGH JUNE 30, 2024, WITH FOUR ONE-YEAR RENEWAL OPTIONS.

14.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT POWERCOMM SOLUTIONS, INC. (“POWERCOMM”) IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES (“NRS”) CHAPTER 338, AND WHETHER TO AWARD CONTRACT NO. 23300290 FOR THE PUBLIC

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WORKS CORPORATION YARD VIDEO ENHANCEMENT PROJECT (“PROJECT”) TO POWERCOMM FOR A TOTAL AMOUNT NOT TO EXCEED \$226,294.20.

14.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT WEST COAST PAVING, INC. (“WCP”) IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES (“NRS”) CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 23300305 TO WCP FOR THE FIRE STATION 51 PAVEMENT REPLACEMENT PROJECT (“PROJECT”) FOR A TOTAL AMOUNT NOT TO EXCEED \$328,751.50. (CAROL AKERS,

14.F FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT SPECIALIZED ELEVATOR SERVICES HOLDING, LLC DBA KOCH ELEVATOR (“KOCH”) IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES (“NRS”) CHAPTER 338, AND WHETHER TO AWARD CONTRACT NO. 23300228 FOR THE PUBLIC SAFETY COMPLEX ELEVATOR UPGRADES PROJECT (“PROJECT”) TO KOCH FOR A TOTAL AMOUNT NOT TO EXCEED \$357,681.50.

15. TREASURER

15.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 MARCH 2023 SUBMITTED PER NEVADA REVISED STATUTES (“NRS”) 354.280.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

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

Please see the minutes for item 14.A.

17. COMMUNITY DEVELOPMENT – PLANNING

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPEAL FILED BY CATHERINE BORDE (“APPELLANT”) CONCERNING THE PLANNING COMMISSION’S APPROVAL OF AN APPLICATION FROM CARSON LUXURY HOUSING, LLC (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO CONSTRUCT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON A PROPERTY ZONED NEIGHBORHOOD BUSINESS (“NB-P”) LOCATED ON THE SOUTHEAST CORNER OF STAFFORD WAY AND SILVER SAGE DRIVE, ASSESSOR’S PARCEL NUMBER (“APN”) 009-563-07.

(9:13:24) – Mayor Bagwell introduced the item and noted the receipt of a public comment which is incorporated into the record. Associate Planner Heather Manzo gave background, introduced the subject property, and

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presented the Staff Report and accompanying documentation, all of which are incorporated into the record. Ms. Manzo highlighted the responses to the appellant's points, both of which are also incorporated in the Staff Report, and recommended denial of the appeal. She reviewed the findings, incorporated into the record as part of the Planning Commission meeting Staff Report, and noted that the Commission had been able to make all the findings, adding that the only reason the project had been agendaized for the Planning Commission meeting was that any residential use located within the Neighborhood Business (NB) or any other non-residential zone may be approved by a Special Use Permit (SUP) as long as the findings can all be made. Ms. Manzo also responded to clarifying questions by the Board. Mayor Bagwell invited the appellant to present her appeal and reminded everyone that she is not subject to the three-minute public comment rules.

(9:18:55) – Applicant Catherine Borde first noted that she had “a very strong impression that you have all made up your minds already.” She proceeded to present her appeal, incorporated into the record along with her written statements to the Planning Commission. Ms. Borde explained that she was representing 37 people who could not attend due to work obligations. She highlighted portions of her appeal that she believed were NRS violations.

(9:24:53) – Applicant Representative Christopher Moltz, Senior Project Manager at Westex Consulting Engineers, addressed the following concerns by Ms. Borde:

- A solid wood fence would be constructed as a Condition of Approval to prevent shortcuts to the public open area, toward Heaton Way.
- Parking violations should be addressed by having vehicles towed since Heaton Way is private and signs indicate vehicles will be towed.
- In the NB zoning, aside from a real estate office and two other businesses all other properties are residential, noting an “established pattern.”
- Many of the properties around the project are duplexes and multi-family residences, except west of Silver Sage Drive which is zoned as Single Family 6,000 (SF6).
- The allowable maximum height is 26 feet; therefore, not an issue.
- Two-story duplexes currently exist a block to the east of Heaton Way.
- The master plan calls for high-density residential units at this location – a buffer between existing commercial and residential units.

(9:28:50) – Applicant Jeff Stieber noted that two separate Planning Commissions had approved the project.

(9:29:07) – Supervisor Schuette was informed by Ms. Manzo that the project height was 23.5 feet and “even at the peak, it meets code.” Mr. Reese stated that the applicant had standing to appeal pursuant to an amendment enacted by the Board of Supervisors a year ago. He also addressed Ms. Borde's written comments regarding NRS, Zoning, and Building code violations, noting that NRS 278.250 applied to the Board's consideration of zoning regulations and was not applicable to SUPs. Mr. Reese cited the Nevada Supreme Court which had not acknowledged views as recognizable property rights. He also indicated that “there's no maximum residential density listed and within non-residential zoning districts, subject to meeting the height, setback, parking, and open space requirements of this chapter.” Mr. Reese noted the additional fencing requirements mentioned earlier by Mr. Moltz and believed that the Planning Commission had found that the project “did not disturb the peaceful enjoyment of the surrounding neighborhood” and was compatible with the character of the neighborhood which was generally residential and housed multifamily structures.

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(9:40:50) – Mayor Bagwell informed Ms. Borde that she had visited the project site, which the appellant believed to be important, and had seen many two-story buildings equivalent in size to the proposed project. Supervisor Giomi inquired about the public easement and Ms. Manzo clarified that Heaton Way was a private street; however, a public access easement allows the public to access that roadway with posted signs preventing parking due to the road not being wide enough to support parking. She also believed that the homeowners' association would be responsible for the towing arrangements. Ms. Manzo informed Supervisor Giomi that the garages would count as parking spaces. Mr. Moltz explained that Condition of Approval No. 5 specified that garages should be left open for vehicle parking and Mr. Stieber noted that a lease agreement would prevent tenants from using garages as storage spaces. Supervisor Schuette received confirmation that a left turn was allowed on Stafford Way which was the "all-access driveway." Mayor Bagwell entertained public comments and reminded the speakers of the three-minute comment rule.

(9:49:25) – Sandy Stephen provided photographs, incorporated into the record as late material, stating that the two-story structures were a block away from their residences. She objected to the additional "cars, children, animals" and believed that "the neighborhood will be destroyed, especially by a two-story." Lisa Partee was in agreement with the appellant that "the apartments are not compatible with our neighborhood" the character of which would change. She highlighted the parking issues and believed "we are a single-family neighborhood" and recommended townhomes instead. Ms. Partee objected to the "six yards facing Heaton Way." Betsy Strasburg stated that she had visited the area and believed that the neighborhood was not compatible with a two-story apartment complex. She noted that the guest parking would have to be on Stafford Way and did not convey compatibility and stated that she "could not come up with the 12-unit density that is being approved." Carrie Ingbar clarified that she was not an area resident; however, she was not in favor of "another high-density complex going in." She preferred duplexes and believed that home values would go down near apartment complexes. She questioned the notification process which, according to Ms. Borda, had not been received by 90 people. Ms. Ingbar wanted to see the minutes posted sooner. Sandie Arnn stated that she had worked in the building housing the real estate office on Silver Sage Drive and noted that it was a "busy strip mall" the employees of which park on Stafford Way and near the empty field. Ms. Arnn highlighted the density issue.

(9:58:19) – Paula Rudolph introduced herself as an Austin Lane resident and believed that people would not be kept away from Heaton Way and Stafford Way. Shellie Shannon believed that "if a developer wants to build something but the zoning is not zoned for what they want to build, they use a Special Use Permit." She cited the findings that are required by Carson City Municipal Code (CCMC) 18.02.080 and urged the Board to grant the appeal. Karen Stephens also objected to the multi-family unit "placed in this beautiful neighborhood." Ms. Stephens believed that the objections of the public were "disregarded." Richard Nagel expressed concern regarding parking and cited two couples, neighbors, who have four cars, stating it would put "undue burden on the neighborhood. Alex Echo introduced himself as the owner of one of the units on Stafford Way. He also objected to the density of the project and believed that the parking situation would get worse. Mary Jo Brummer introduced herself as an area property owner and explained that the homes on the project site were sold as separate Assessor's Parcel Numbers (APNs) and not duplexes or fourplexes. She believed that the area was a single-family area. Carl Bolton introduced himself as a representative of the Stafford Greens HOA and noted that they "are not objecting to the development, we are objecting to the height." He noted that the project would be completely surrounded by single-story homes. Tom Evans, a Heaton Way resident, did not object to the multi-family homes, but he expressed concern about insufficient parking. Maxine Nietz stated that the managing partners of Carson Luxury Housing, LLC are not Carson City residents and "don't know us...they don't care

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about us.” She cited other multi-story projects and suggested that apartments be built in Douglas County. Ms. Nietz questioned, “Why are we catering to [the homeless people] at the expense of everybody else?” She believed that the City lacked fire, school, and police infrastructure to support the new multi-family residences. Mayor Bagwell entertained Board discussion.

(10:12:17) – Supervisor Schuette noted her appreciation for the concerns and comments. She explained that she was born and raised in Carson City and noted that the developments that many lived in did not exist when she was growing up. She also addressed the assumptions that “the people moving in will be bad people...or will bring all these problems, because that would have been many of you who weren’t here when I was growing up.” Supervisor Schuette explained that as a former police officer, she resided in the King Street Apartments and called her experience delightful. She noted “the immediate jump that a higher density than what you currently live in somehow brings in the riffraff” was not a fair comparison. Supervisor Schuette clarified that she did not take her decision lightly and was mindful of the community and children, as a former police officer and teacher.

(10:17:47) – Supervisor Horton cited a personal experience on how his view had been blocked by a home constructed after 30 years of living in his home and understood the concern of the residents. Supervisor White explained that the Board’s role at the meeting was to determine whether the Planning Commission had erred, adding that after viewing the Planning Commission meeting video, it was apparent that the public’s concerns were not ignored and were addressed by imposing two additional Conditions of Approval and did not believe the Commission had acted arbitrarily and capriciously. Supervisor White highlighted the fact that there were 10 two-story buildings in the project’s noticing area. He also referenced Mr. Reese’s conclusion that he had found no violations and said “Mr. Reese found no violations, neither did I.” Supervisor Giomi objected to the comments that “the Planning Commission is somehow swayed by gifts/bribes, or that we are in some way. I only have my integrity. That’s the only thing I have. I’m a citizen [and] we’re required by law to follow an ethics code...it’s managed by the State of Nevada. The Planning Commission who we appoint and who serve as volunteers on what is arguably one of the most difficult boards to sit on, do so as volunteers. They can’t take gifts and if there is any hint or thought that anyone either on this Board or that Board has done that, then someone should file an ethics complaint. It will be investigated by the State.”

(10:23:31) – Mayor Bagwell pointed out that the public believes the Board does not listen. She noted that “listening and agreeing with you are two different things...if I smiled at you to make you feel at ease, because most people that come before us to testify are very nervous...if I smiled at you and made you feel it was condescending, it was not. It was to make you feel at ease, so that you could comment.” She agreed with most of the commenters that they would not enjoy their homes the same way; however, she clarified “I’m not required to keep that you get to enjoy it the same [way] for 40 years or 50 years. I got to look out at a meadow for 15 years and they built a two-story [home] and blocked the entire meadow.” Mayor Bagwell explained that she could not find that the Planning Commission had erred or had been inconsistent with CCMC or with City policy, adding that they had not treated this particular area differently than other areas. At Supervisor Schuette’s request, Mayor Bagwell clarified that a Special Use Permit did not mean “they’re doing something they’re not allowed to do. They are entitled to build this and all a Special Use Permit does is provide an opportunity for the neighborhood and the Planning Commission to determine if additional conditions or requirements” are needed. She cited the example of the two additional Conditions of Approval that had been added to this project. There was no additional Board discussion; therefore, Mayor Bagwell entertained a motion.

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(10:30:34) – Supervisor Horton moved to deny the appeal and uphold the Planning Commission's decision. The motion was seconded by Supervisor White.

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

(10:31:05) – Mayor Bagwell recessed the meeting.

(10:44:24) – Mayor Bagwell reconvened the meeting. A quorum was still present.

18. PUBLIC WORKS

18.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION PERMITTING CARSON CITY TO SUBORDINATE ITS INTERESTS— ARISING FROM A DEVELOPMENT AGREEMENT ADOPTED AS ORDINANCE NO. 2023-6 (“DEVELOPMENT AGREEMENT”) FOR THE SECOND PHASE OF AN AFFORDABLE HOUSING PROJECT (“PHASE 2 PROJECT”) PLANNED ON 3.41 ACRES OF LAND ALONG BUTTI WAY WITH ASSESSOR’S PARCEL NUMBER (“APN”) 010-037-06 (“PHASE 2 PROPERTY”)—IN THE PHASE 2 PROPERTY TO ZIONS BANCORPORATION, NATIONAL ASSOCIATION (“ZIONS”) AND ALLIANZ LIFE INSURANCE COMPANY OF NORTH AMERICA (“ALLIANZ”) THROUGH A SUBORDINATION AGREEMENT (“SUBORDINATION AGREEMENT”) BETWEEN THE CITY, ZIONS, ALLIANZ AND SIERRA FLATS FAMILY I LP (“SIERRA FLATS”).

(10:44:35) – Mayor Bagwell introduced the item. Deputy Public Works Director Dan Stucky gave background and reviewed the Staff Report and accompanying documents, all of which are incorporated into the record. He noted that the City had the right to subordinate its interest per NRS 244.287 in the Phase 2 Property to a mortgage holder on that Phase 2 Property “if the Board of Supervisors determines subordination is necessary to promote investment in the construction of the Phase 2 Project.” Mayor Bagwell entertained Board or public comments.

(10:46:01) – Ms. Nietz inquired about the rent to be charged versus earnings at low or medium-income jobs. She expressed concern about the “low-income housing” designation. Mayor Bagwell clarified that federal standards would apply to this project to ensure affordability and rents that are based on a sliding scale income. She added that 16 units would be rented at full price to help subsidize the project. Supervisor White noted that previous agenda items had “called out those specific values,” calling it well-defined. Mayor Bagwell entertained additional discussion, and when none were forthcoming, a motion.

(10:48:46) – Supervisor Schuette moved to adopt Resolution No. 2023-R-6. The motion was seconded by Supervisor Horton.

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

19. FINANCE

19.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION SETTING THE AD VALOREM TAX RATE FOR COUNTY COOPERATIVE EXTENSION FOR FISCAL YEAR ("FY") 2024 AT 1.28 CENTS PER \$100 OF ASSESSED VALUATION.

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

(10:49:17) – Mayor Bagwell introduced the item. Carson City Chief Financial Officer Sheri Russell-Benabou explained that there were no changes from prior years. Mayor Bagwell entertained Board/Public comments. Ms. Strasburg inquired about the vote, stating that “just because we’ve done this before, doesn’t mean that it should be a formality.” She believed that specific analysis should be done. Supervisor Giomi clarified that this law is required to be passed by the Board, adding that the vote was to set the Ad Valorem Tax Rate and not to pass or not pass the item. He also noted that the minimum rate requirement is one cent, and the maximum is five cents. The recommended approval was for a 1.3-cent increase, and Ms. Russell clarified that it had not changed for the 12 years she had been employed by the City. Mayor Bagwell entertained a motion.

(10:52:44) – Supervisor Giomi moved to adopt Resolution No. 2023-R-7. Supervisor Schuette seconded the motion

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

19.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON DIRECTION TO STAFF CONCERNING THE PROPOSED CARSON CITY FISCAL YEAR ("FY") 2024 TENTATIVE BUDGET AND SUPPLEMENTAL REQUESTS, WHICH INCLUDES THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS AND ALL OTHER BUDGETED FUNDS.

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(10:52:02) – Mayor Bagwell introduced the item. Supervisor Horton, Supervisor Schuette, and Mayor Bagwell read into the record prepared disclosure statements, advised of no disqualifying conflicts of interest, and stated that they would participate in discussion and action. Ms. Russell-Benabou presented an overview of the proposed Tentative 2024 Budget, which included only contractually allowed union-negotiated contract changes and some changes requested by the State. She clarified that all other increases would be approved during this agenda item and thanked the Finance Department Staff for being “completely engulfed in the budget.” Ms. Russell-Benabou indicated that the Tentative Budget had been filed with the State on April 15, 2023, therefore, today’s discussion would be focused on the Final 2024 Budget. She also highlighted several errors in the Board Packet which had been corrected and posted online for the public’s viewing. She also noted that an employee had been accidentally left out of the budget which meant \$65,800 would be added to the General Fund to reflect it.

(11:02:44) – Ms. Russell-Benabou reviewed a PowerPoint presentation titled *Carson City FY 2024 Budget Capital Improvement Program*, which is incorporated into the record, and responded to clarifying questions.

(11:45:14) – Mayor Bagwell recessed the meeting.

(11:52:40) – Mayor Bagwell reconvened the meeting. A quorum was still present.

(11:52:45) – Ms. Russell-Benabou provided background on the supplemental request process, noting that the 2024 requests totaled \$3.2 million; however, the City could not fund the entire amount. She stated that \$1.8 million was funded, \$1.6 million of it coming from the General Fund. Mayor Bagwell clarified the requests by departments are not automatically funded and are subject to an internal review process by the Internal Financial Committee (IFC). She also explained that the Board would review supplemental requests on a page-by-page basis. Supervisor White highlighted the 20 job reclassification and promotion requests and noted that they did not include job descriptions. Ms. Russell-Benabou offered to include them in the future and explained in the past only new jobs were accompanied by job descriptions. She also acknowledged the presence of department directors in case the Board had additional questions. Ms. Paulson indicated that the job descriptions were posted on the City’s website.

(11:58:11) – At Mayor Bagwell’s request, Chief Technology Officer Frank Abella reviewed the Information Technology (IT) needs. He believed that Microsoft licensing fee increases had been “a major increase in our budget.” Ms. Russell-Benabou explained that the software cost increase would be spread across all departments. He also stated that the servers must be replaced due to end-of-life while evaluating future needs, including different storage options. Mayor Bagwell recommended reserving five-year IT maintenance and replacement funds as part of the City’s asset management plan.

(12:10:40) – Discussion ensued regarding seasonal employees and Ms. Russell-Benabou informed Supervisor White that the recommended increase was higher than the NRS requirement to compensate for minimum wage increases and hiring challenges, Supervisor Schuette recommended increasing the seasonal hire line item for lifeguards to ensure all the facilities are fully staffed. Ms. Russell-Benabou responded to additional clarifying

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questions. Mr. Stucky addressed the cost of transit services and Mayor Bagwell recommended addressing the Jump Around Carson (JAC) services and preparing for increases in the general fund account for grant matches. Mr. Stucky noted that the increase was for operational costs such as increases in driver salaries. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(12:35:02) – Supervisor Schuette moved to approve the proposed Tentative Budget and direct Staff to implement the approved Supplemental Requests and any changes discussed today and to return to this Board with the Final Budget for adoption at a public hearing to be scheduled for May 18, 2023. The motion was seconded by Supervisor White.

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

19.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CARSON CITY CAPITAL IMPROVEMENT PROGRAM ("CIP") FOR FISCAL YEARS 2024-2028.

(12:36:23) – Mayor Bagwell introduced the item. Ms. Russell-Benabou reviewed a PowerPoint presentation titled *Carson City FY 2024 Budget Capital Improvement Program* and responded to clarifying questions. Mayor Bagwell recommended discussing the items one-page-at-a time and requested a nomenclature change from Capital List to Capital and One-Time Expenditure List to incorporate hiring contractors. Public Works Director Darren Schulz explained to Supervisor White that the quality of the boilers being purchased has decreased, and coupled with the increased minerals in the water, they would be replaced more frequently. He noted that Staff had performed the necessary cost/benefit analysis and had it as a 2023 break/fix item. Mayor Bagwell noted that the Assistant Sheriff Vehicle price should be increased from \$79,400 to \$85,000. Supervisor Schuette inquired about potential sponsorships of dog waste stations and signage. Parks, Recreation, and Open Space Director Jennifer Budge clarified that certain community groups and individuals had been helping with refilling the bags, adding that sponsorship opportunities were being explored as well. Supervisor Giomi received confirmation that all the vehicles that are being replaced have met the replacement criteria but were reprioritized. Discussion ensued regarding the replacement criteria and Mr. Schulz outlined the requirements which went beyond mileage. Usage type and need were also considered a factor. Mayor Bagwell commented that she would like to see vehicles outlast their useful lives. Supervisor White wished to see whether older vehicles could get reassigned.

(12:57:20) – Discussion ensued regarding the JAC bus sizes and ridership, and Supervisor Schutte stated that she had ridden the buses and had observed that an empty bus would fill up quickly at a later stop. Ms. Russell-Benabou explained that the undesignated funds had increased, especially in the road maintenance category, in anticipation of inflation-related cost increases. Mayor Bagwell encouraged “getting the tennis courts done.” Ms. Budge was in agreement and explained that two of the eight courts were funded through the American Rescue Plan Act (ARPA) funds; however, other federal grant sources could not be used as matching funds. Park

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Operations Superintendent Dave Navarro highlighted the importance of having a blade sharpening unit that would enable the operator to multitask by allowing the operator to do other things while the blades are being sharpened and have the capability of balancing as well. He offered to provide additional information on the equipment to Supervisor White. Mayor Bagwell wished to see options and costs for an ADA access door for the Bob Boldrick Theater in the Community Center. Ms. Russell-Benabou explained that this year \$825,000 had been transferred from the General Fund to the Extraordinary Maintenance Fund for replacing a boiler in the Sheriff's Office and for some roofing projects. Mayor Bagwell explained that the Redevelopment funds were included in the five-year CIP but would be discussed at later. She also entertained public comments and when none were forthcoming, a motion.

(1:16:56) – Supervisor Giomi moved to approve the proposed CIP as discussed and to direct Staff to return to this Board with the Fiscal Year 2024 Final Budget incorporating this CIP information as well as the specifically discussed items, for adoption at a public hearing to be scheduled for May 18, 2023. The motion was seconded by Supervisor White.

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

(3:38:16) – Mayor Bagwell reopened this item and entertained a motion.

(3:38:21) – Mayor Bagwell moved to amend “the Court’s PA system” to “video system.” The motion was seconded by Supervisor White.

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

20. RECESS AS THE BOARD OF SUPERVISORS

(1:18:01) – Mayor Bagwell recessed the Board of Supervisors meeting and announced that the Board would go into the closed session at this time.

REDEVELOPMENT AUTHORITY

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21. CALL TO ORDER – REDEVELOPMENT AUTHORITY

(2:38:15) – Chairperson Bagwell called the meeting to order at 2:38 p.m.

22. ROLL CALL

(2:38:50) – Mr. Hoen called roll and noted the presence of a quorum.

23. PUBLIC COMMENT

(2:39:22) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

24. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – FEBRUARY 2, 2023

(2:39:27) – Chairperson Bagwell introduced the item and entertained comments, corrections, and/or a motion.

(2:39:34) – Vice Chair Giomi moved to approve the minutes of the February 2, 2023 Redevelopment Authority meeting minutes. The motion was seconded by Member White and carried 5-0-0.

25. COMMUNITY DEVELOPMENT

25.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR (“FY”) 2024 REDEVELOPMENT DISCRETIONARY FUNDS TENTATIVE BUDGET ALLOCATIONS TO IMPLEMENT REDEVELOPMENT OBJECTIVES.

(2:40:02) – Chairperson Bagwell introduced the item. Community Development Director Hope Sullivan presented the Staff Report, incorporated into the record, which included the FY 2024 Redevelopment Discretionary Funds Tentative Budget Allocations based on recommendations from the Redevelopment Authority Citizens Committee (RACC) and amendments by the Board of Supervisors in its April 6, 2023 meeting. She specifically highlighted the V&T Engine House Arches project budgeted at \$676,996 (with the requested Redevelopment Funding for \$400,000) over four years. Ms. Sullivan stated that the RACC members had recommended a public-private partnership and wondered if it should be delayed to further explore that option. She highlighted a portion of the Staff Report that listed several unfunded projects and explained that they had not yet been reviewed by the RACC. Chairperson Bagwell invited the Authority members to discuss each page as necessary.

(2:48:10) – Vice Chair Giomi was in favor of proceeding with the V&T Engine House Arches Project and proposed a possible scaled-down project for expediency. Public Works Deputy Director Dan Stucky provided background on the Engine House sandstone that had been salvaged after the building had been torn down. He also explained that in order to maintain the integrity of the materials national experts had been involved which had increased the project cost. The most recent iteration of the project would require cutting the sandstone and utilizing it as a veneer to cover a robust steel-based structure. Mr. Stucky believed that reducing the project to one arch would also lower the cost. Vice Chair Giomi stressed the historic significance of the arches and the V&T Railroad, as evidenced by the thousands of visitors that attended the Railroad Museum event in 2022.

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(2:52:22) – Chairperson Bagwell was also concerned about the public-private venture because of the delays it would cause. She believed that benefactors could still come forward if they wished but was in favor of moving the project along. Member White recommended placing the arches at the South Carson Street roundabout, but Vice Chair Giomi believed it would be risky since people would want to take pictures. Chair Bagwell pointed out that historically the railroad had not been extended to that location. Member Schuette believed that it would be difficult to take a picture when the structure is 22 feet tall. She recommended keeping the two-arch concept but making it shorter. Mr. Stucky noted that the design was “ready to go” but the actual cost could not be determined until the final bids have been received. Vice Chair Giomi preferred to keep the arches historically accurate and not reduce the size which would diminish the impact. Member Horton echoed Vice Chair Giomi’s sentiments and wished to keep it as original as possible. Member White was also in favor of keeping the original design and it was agreed to solicit bids based on the original design.

(2:58:04) – Mr. Stucky updated the Authority on the Jump Around Carson (JAC) Transit Center feasibility study and noted that the different alternatives, along with a recommendation, would be presented to the Regional Transportation Commission (RTC) in June. Mr. Stucky believed that the Redevelopment funds could be used as a match for design costs. Chairperson Bagwell recommended having the funds as Undesignated until needed.

(3:02:24) – Supervisor White wished to prioritize the Foreman Robert’s House second-floor exterior door (and evaluate the entire building) above the V&T Engine House Arches Project and recommended adding the Façade Improvement funds to it. Mr. Stucky clarified that a Facility Condition Assessment Study had already been done which had resulted in identifying improvements that would be done there.

(3:10:08) – Chief Financial Officer Sheri Russell-Benabou informed Vice Chair Giomi that the undesignated funds, once approved, would be \$79,187 for FY 2023 and \$121,89 for FY 2024 with the option of unused FY 2023 funds moving to 2024 as well. Mr. Stucky noted that the ARPA funds allocated for HVAC projects would be used. Chairperson Bagwell did not wish to approve the Carson City Mural and Music Festival (\$10,000) funding request without RACC approval first. She also noted that the unused FY 2023 undesignated funds should be moved to FY 2024. Ms. Sullivan did not recommend the Community Center interior painting (\$163,185) until after the HVAC installation. Chairperson Bagwell entertained public comments and when none were forthcoming, a motion.

(3:16:11) – Vice Chair Giomi moved to incorporate the recommendations of RACC into the Fiscal Year 2024 Redevelopment budget with the following changes: \$70,000 for the Transit Center will be moved to the Undesignated Fund, \$12,000 for the Foreman Robert’s House fence replacement will be funded, \$55,000 for the Foreman Robert’s House second floor exterior door will be funded, and the Community Center HVAC will be funded. The motion was seconded by Member Schuette.

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

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26.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR ("FY") 2024 TENTATIVE BUDGET AND CAPITAL IMPROVEMENT PROGRAM ("CIP").

(3:18:03) – Chairperson Bagwell introduced the item. Ms. Russell-Benabou presented the *Carson City Redevelopment Authority FY 2024 Tentative Budget and Capital Improvement Program* which is incorporated into the record, and acknowledged the changes discussed during item 26.A would be incorporated into the Tentative Budget. Discussion ensued regarding the \$25,000 reduction in the Façade Improvement Program. Vice Chair Giomi recommended not moving the remaining \$25,000 to the Undesignated Fund should there be an application to rehabilitate a Redevelopment District. Ms. Sullivan was in agreement and believed that the Foreman Robert's House could be one of the Façade Improvement fund recipients. She also wished to provide RACC with the opportunity for input. Member White explained that he had not been in favor of the Façade Improvement Program in general because taxpayer money supported private property and wished to spend the money on the exterior of the Foreman Robert's House this year. Chair Bagwell believed RACC should be able to discuss and make a recommendation. Parks, Recreation and Open Space Director Jennifer Budge clarified that according to the deed, the Foreman Robert's House is a City park, the exterior of which would be taken care of by the Parks, Recreation, and Open Space Department. She believed that improvements such as the fence could take place; however, she cautioned that the State Historic Preservation Office (SHPO) covenants on that land could delay the SHPO approvals. Ms. Russell-Benabou offered to leave the budget as is for now and wait to change it during the first round of budget augmentations. Chairperson Bagwell entertained public comments; however, none were forthcoming. She also entertained a motion.

(3:34:59) – Vice Chair Giomi moved to approve the proposed Tentative Budget and CIP and direct staff to implement the changes discussed today and return to this Board with a final budget for adoption at the meeting scheduled for May 18, 2023. The motion was Seconded by Member White.

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

27. CITY MANAGER

27.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) THE PROPOSED EXECUTION OF AN ACKNOWLEDGEMENT OF SATISFACTION OF PROMISSORY NOTE ACKNOWLEDGING THAT, AS OF MARCH 31, 2023, THEO PROPERTIES LLC AND JODA LIMITED PARTNERSHIP ("BORROWERS") HAVE FULLY SATISFIED ALL AMOUNTS OWED UNDER THE JANUARY 1, 2012 CONSOLIDATED PROMISSORY NOTE ("NOTE"); AND (2) THE PROPOSED EXECUTION AND RECORDATION OF SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE DOCUMENTS TO RELEASE THE DEEDS OF TRUST

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SECURING THE NOTE THAT ARE RECORDED AGAINST REAL PROPERTY CURRENTLY DESIGNATED AS ASSESSOR PARCEL NUMBERS (“APN”) 009-153-19, 009-111-41 AND 009-111-42.

(3:35:35) – Chairperson Bagwell introduced the item and entertained member and/or public comments and when none were forthcoming, a motion.

(3:36:21) – Vice Chair Giomi moved to approve execution of the Acknowledgement of Satisfaction of Promissory Note and execution and recordation of the Substitution of Trustee and Full Reconveyance documents for the Deeds of Trust securing the Note. The motion was Seconded by Member Schuette.

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

28. PUBLIC COMMENT

(3:37:02) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

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

(3:37:14) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 3:37 p.m.

30. RECONVENE AS THE BOARD OF SUPERVISORS

(3:37:17) – Mayor Bagwell reconvened the Board of Supervisors meeting.

(3:37:30) – Ms. Russell-Benabou noted that she wished to correct an error in agenda item 19.C. Mayor Bagwell reopened the item. Please see the minutes of item 19.C.

31. COMMUNITY DEVELOPMENT

(3:38:19) – Mayor Bagwell introduced items 31.A and 31.B and noted that they would be heard concurrently but acted upon separately. Ms. Sullivan presented the Staff Report, incorporated into the record, and reviewed the timeline of upcoming actions in 2023 to implement the amendments and assessments. She also corrected the record for the total maintenance cost for the Downtown Neighborhood Improvement District Resolution (item 31.A) is estimated to be \$105,950. Ms. Sullivan addressed Mr. Lepire’s earlier public comment and noted that based on the timeline outlined in the Staff Report, today’s action was not to consider an Ordinance but to comment on the upcoming presentation by Senior Deputy District Attorney Todd Reese and to schedule the introduction for May 18 [2023].” She explained that the Downtown Neighborhood Improvement District (DNID) had agreed

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to return their comments to Staff on May 5, 2023. Mr. Reese gave background and reviewed the proposed changes to the Ordinances which are incorporated into the record and outlined the process which begins with the assessments and directs Staff to return with Ordinances on May 18, 2023. Mayor Bagwell pointed out an error in the late material for item 31.A and wished to correct the following budget line item: ~~Board Insurance Directors~~ should read *Liability Insurance Policy*. She also wished to assure the DNID Board cooperation “in meeting both needs” and adhering to their contractual agreement that if changes are made to the Ordinance, there may be corresponding changes that should be addressed. She wished to direct Staff to meet with the DNID Board before May 5, 2023 to ensure that “we’re both on the same page” and thanked the DNID Board. Supervisor White was informed by Ms. Sullivan that Staff had not heard from any other tenants downtown; however, she also noted that today was the initial kickoff after which all notification steps would be followed. Mayor Bagwell entertained public comments. Mr. Lepire reiterated his request that the “Ordinance and the Co-op Agreement live together.” Supervisor Schuette clarified that the upcoming motion would be “to adopt a resolution and direct Staff to work with DNID for any needed amendments to the Ordinance and their contract.”

31.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) A PROPOSED RESOLUTION: (a) ADOPTING A PROVISIONAL ORDER TO AMEND THE ORDINANCE ESTABLISHING THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT (“DNID”) UNDER NRS CHAPTER 271; (b) REPORTING THE CITY ENGINEER’S ESTIMATED FISCAL YEAR (“FY”) 2024 ASSESSMENT ROLL FOR THE DNID; (c) IDENTIFYING THE COST TO BE PAID BY THE DNID FOR THE PURPOSE OF PAYING FOR MAINTENANCE OF THE DOWNTOWN STREETScape ENHANCEMENT PROJECT; (d) DIRECTING CITY STAFF TO FILE THE ASSESSMENT ROLL WITH THE CLERK’S OFFICE; (e) FIXING THE TIME AND PLACE TO HEAR COMPLAINTS, PROTESTS AND OBJECTIONS REGARDING THE ASSESSMENT OR THE PROPRIETY AND ADVISABILITY OF AMENDING THE DNID ORDINANCE; AND (f) DIRECTING CITY STAFF TO PROVIDE NOTICE OF THE PUBLIC HEARINGS PURSUANT TO NRS CHAPTER 271; AND (2) DIRECTION TO STAFF REGARDING THE DNID ORDINANCE.

Based on the discussion above, Mayor Bagwell entertained a motion.

(3:52:47) – Supervisor Schuette moved to adopt Resolution 2023-R-8 and direct Staff to work with DNID for any needed amendments to the Ordinance and the Contract. The motion was seconded by Supervisor Giomi.

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

31.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) A PROPOSED RESOLUTION: (a) ADOPTING A PROVISIONAL ORDER TO AMEND THE ORDINANCE ESTABLISHING THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT

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DISTRICT (“SCNID”) UNDER NRS CHAPTER 271; (b) REPORTING THE CITY ENGINEER’S ESTIMATED FISCAL YEAR (“FY”) 2024 ASSESSMENT ROLL FOR THE SCNID; (c) IDENTIFYING THE COST TO BE PAID BY THE SCNID FOR THE PURPOSE OF PAYING FOR MAINTENANCE OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT; (d) DIRECTING CITY STAFF TO FILE THE ASSESSMENT ROLL WITH THE CLERK’S OFFICE; (e) FIXING THE TIME AND PLACE TO HEAR COMPLAINTS, PROTESTS AND OBJECTIONS REGARDING THE ASSESSMENT OR THE PROPRIETY AND ADVISABILITY OF AMENDING THE SCNID ORDINANCE; AND (f) DIRECTING CITY STAFF TO PROVIDE NOTICE OF THE PUBLIC HEARINGS PURSUANT TO NRS CHAPTER 271; AND (2) DIRECTION TO STAFF REGARDING THE SCNID ORDINANCE.

Based on the discussion above, Mayor Bagwell entertained a motion.

(3:53:20) – Supervisor Giomi moved to adopt Resolution 2023-R-9. The motion was seconded by Supervisor Schuette

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

32. CITY MANAGER

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

(3:53:40) – Mayor Bagwell introduced the item. Government Affairs Liaison Stephen Wood provided updates on the Bills concerning the Board, noting that 14 of those 17 Bills are still alive.

- The dead Bills are: AB240 (an amendment is being planned for the next legislative session), AB297, and SB51.

Mr. Wood also reviewed the following Bills:

- AB20 – Passed out of the Assembly
- AB60 – Passed out of the Assembly unanimously
- AB104 – Passed out of Committee with an amendment
- AB213 – Passed out of Committee with an amendment

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- AB235 – Passed out of Committee and out of Assembly on a party-line vote
- AB258 – Passed out of Committee without consideration of amendments
- AB429 – Re-referred to the Ways and Means Committee
- SB11 – Passed out of Committee with the suggested amendment and passed out of the Senate
- SB22 – Passed out of Committee with an amendment from NACO
- SB205 – Passed out of Committee with the proposed amendment
- SB226 – Amended by the sponsor and passed out of Committee with the amendment
- SB233 – Passed out of Senate Revenue and Economic Development and re-referred to Senate Finance
- SB338 – Passed out of Committee with an amendment

Mr. Wood also recommended that the Board reconsider its position on AB14 (originally opposed by the Board), noting that an amendment removing the integration requirement had passed out of Committee.

There were no public comments.

(4:05:50) – Mayor Bagwell moved to Support AB14 as amended. The motion was seconded by Supervisor Giomi and carried 5-0-0.

33. 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

(4:06:15) – Mayor Bagwell introduced the item. Supervisor Giomi reported that Friends of the Railroad was planning another event called Great Western Rail Car Roundup in September 2024. He also announced the upcoming Stetina's 2023 Paydirt Gravel Bike Race that will take place on May 20, 2023 at Fuji Park and is expecting over 700 participants. Supervisor Giomi announced a classic Ford Bronco event at Mills Park on October 4-6, 2023. He also reported that the Carson Water Subconservancy District had approved an \$80,000 emergency grant to the Carson Valley Conservation District/Carson City to rehabilitate Buzzy's Ranch Trail. Supervisor Giomi announced that the average precipitation for the year had increased to 291 percent and the snowpack had reached 320 percent.

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

(1:18:01) – Mayor Bagwell announced that this item would take place prior to item 21.

34. PUBLIC COMMENT

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(4:09:45) – Mayor Bagwell entertained final public comments; however, none were forthcoming.

35. FOR POSSIBLE ACTION: TO ADJOURN

(4:09:53) – Mayor Bagwell adjourned the Board of Supervisors meeting at 4:09 p.m.

The Minutes of the April 20, 2023 Carson City Board of Supervisors meeting are so approved on this 18th day of May, 2023.


LORI BAGWELL, Mayor

ATTEST:


SCOTT HOEN, Clerk-Recorder

LATE MATERIAL
Item #: Public Comment
Meeting Date: 4/20/23

From: [Beverly L Hall](#)
To: [Public Comment](#)
Subject: Proposed apartment at Stafford and Silver Sage
Date: Tuesday, April 18, 2023 1:52:48 PM

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

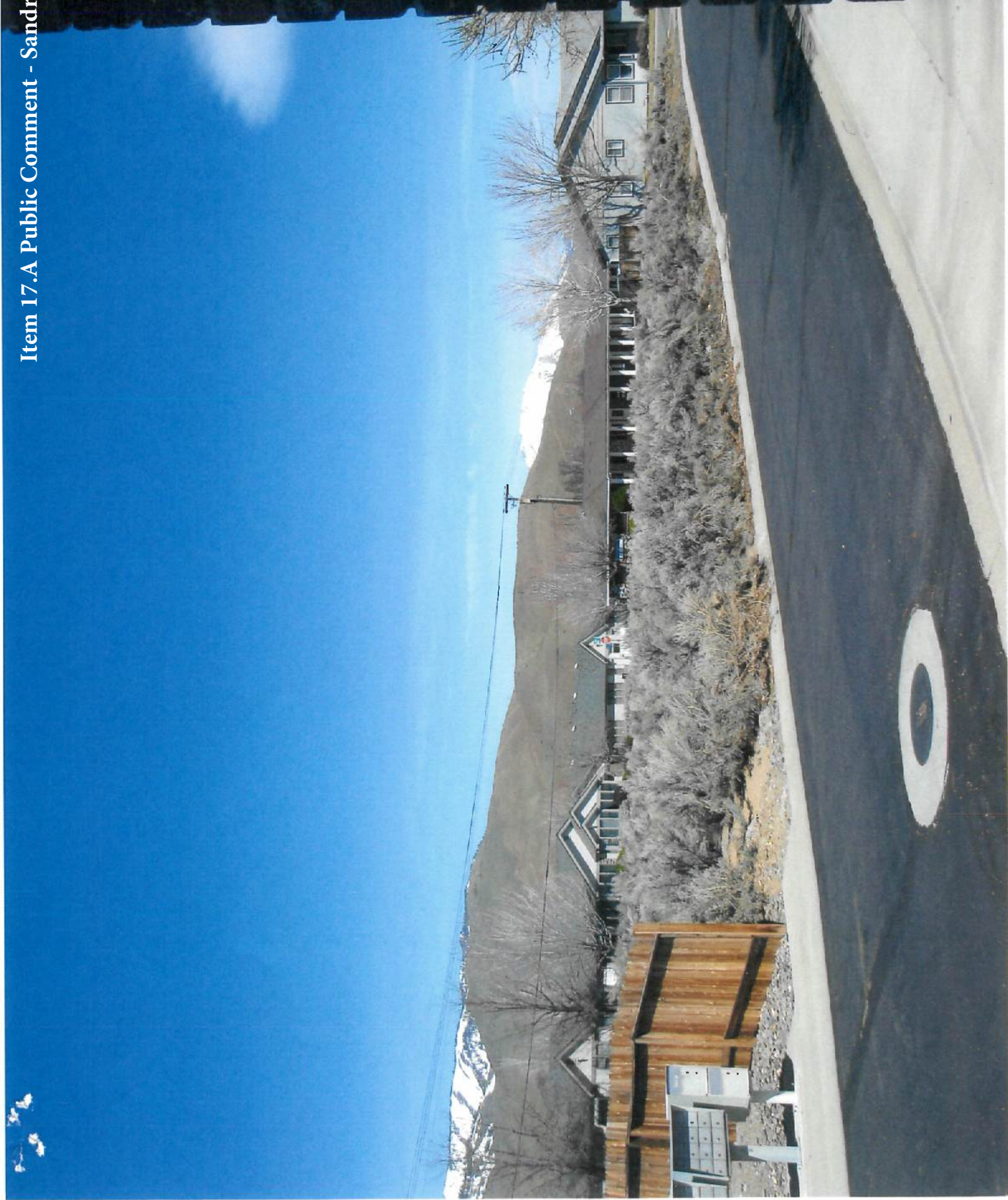
I disagree with allowing the construction of an apartment building at the Stafford and Silver Sage location. I believe like-kind residences would be more appropriate--one-story duplexes such as adjoining properties. This area of town has been developed as single family or duplexes and townhomes over the past 50+ years and should remain zoned as such.

Beverly Hall

Board of Supervisors Meeting 4/20/2023

Item 17.A Public Comment - Sandra Stephen

Item 17.A Public Comment - Sandra Stephen



Height 26' Space between building &

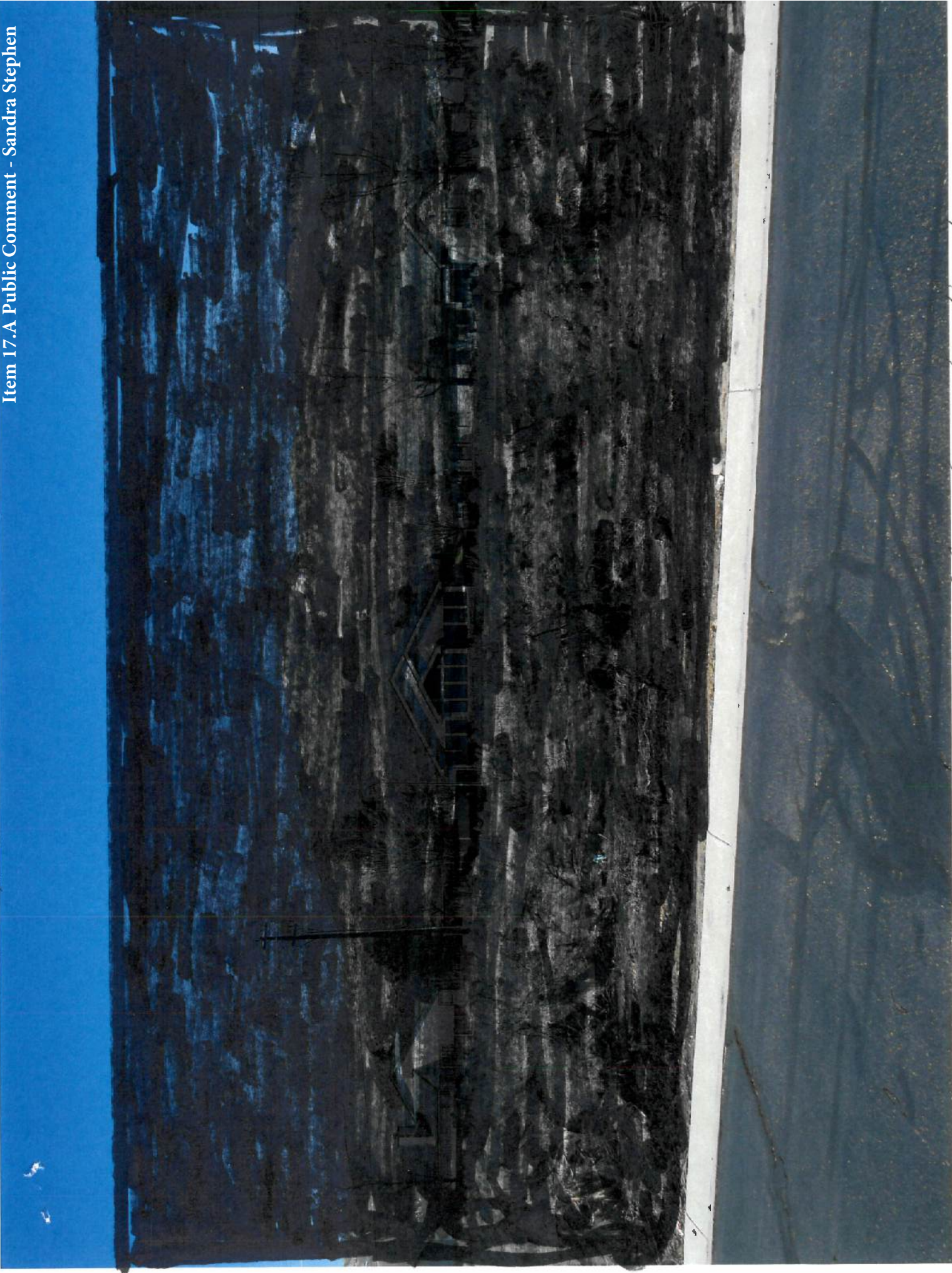
Item 17.A Public Comment - Sandra Stephen

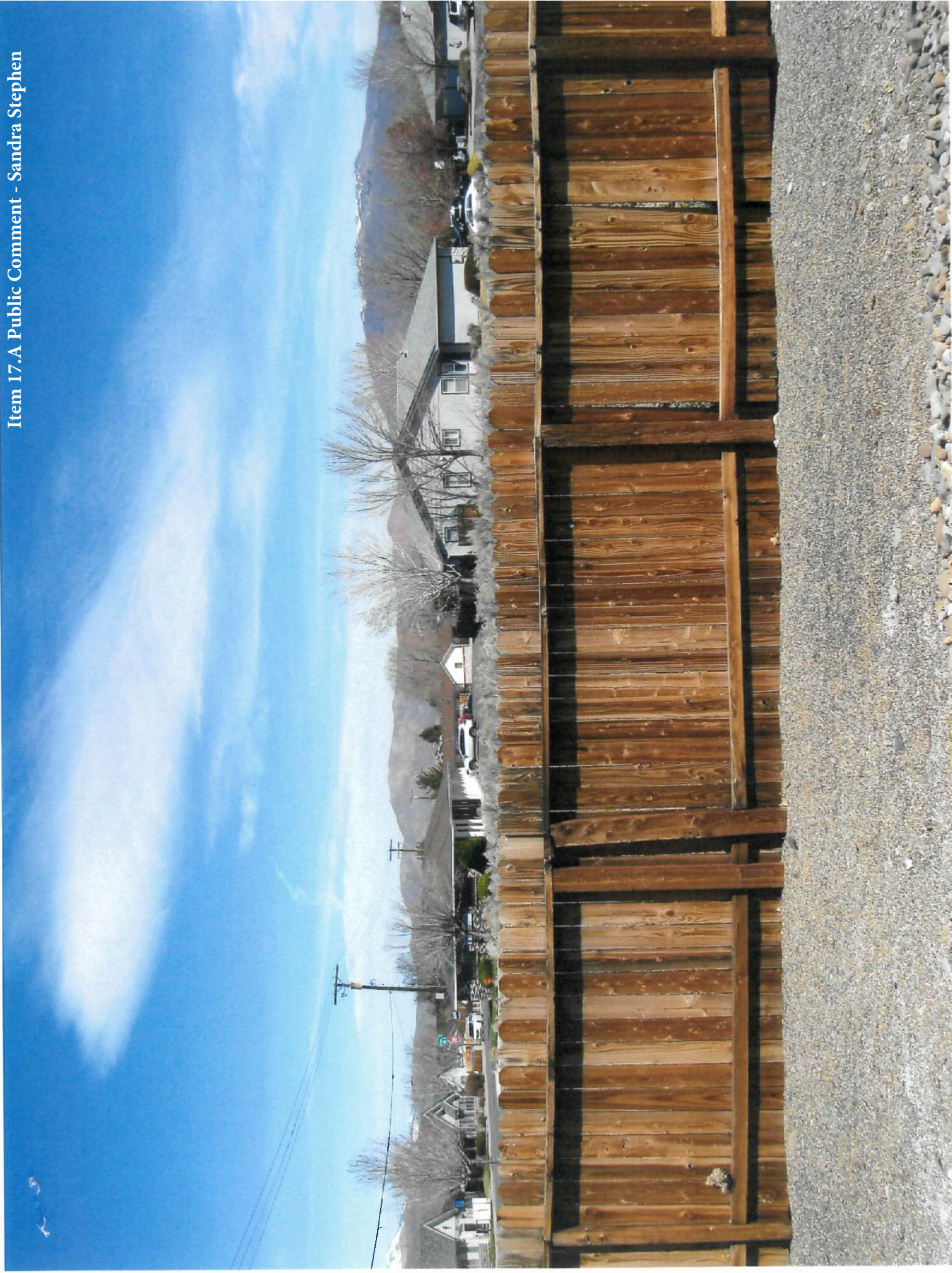




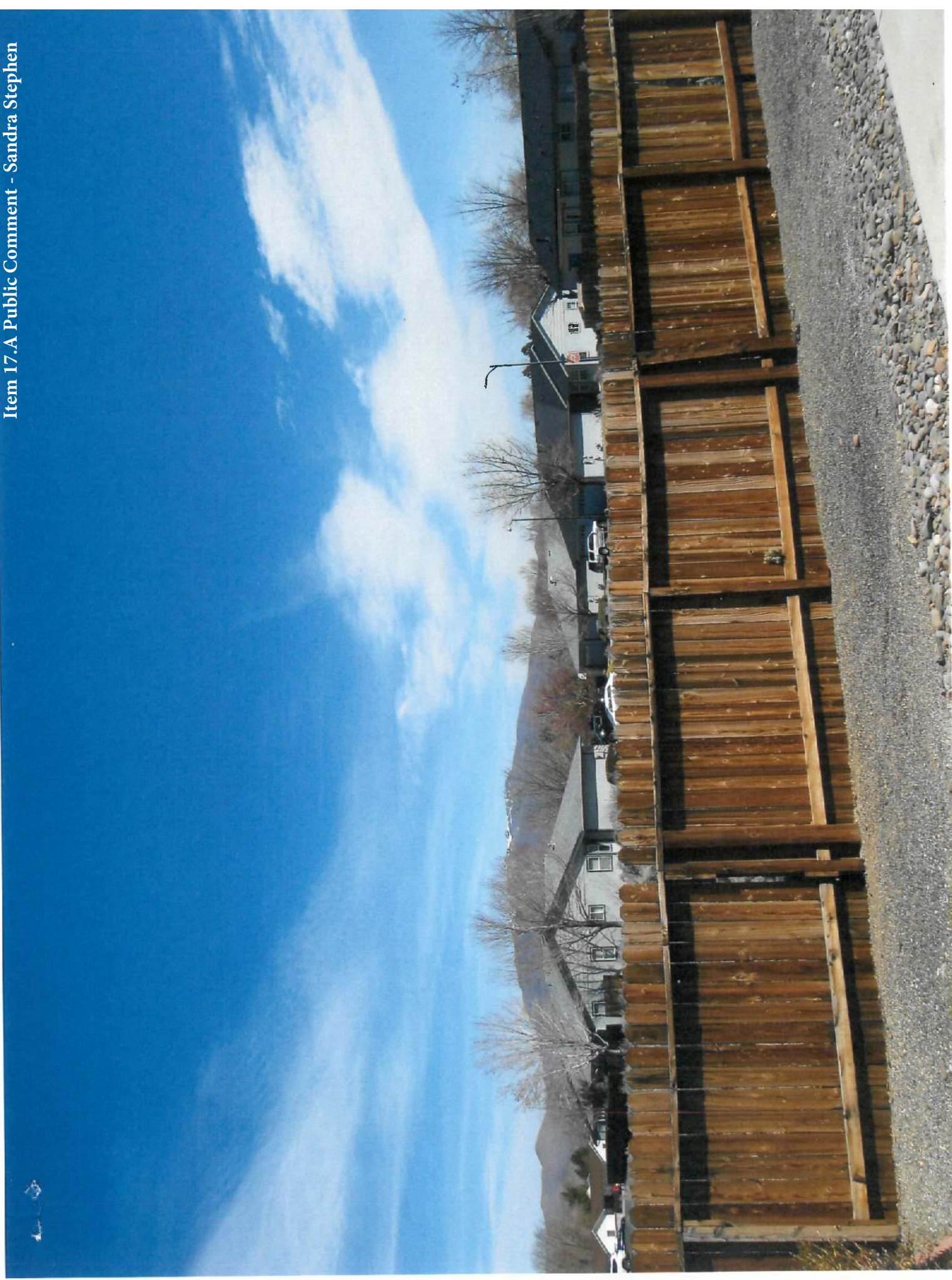
HE 1881 261

Item 17.A Public Comment - Sandra Stephen









Space between buildings V

Item 17.A Public Comment - Sandra Stephen



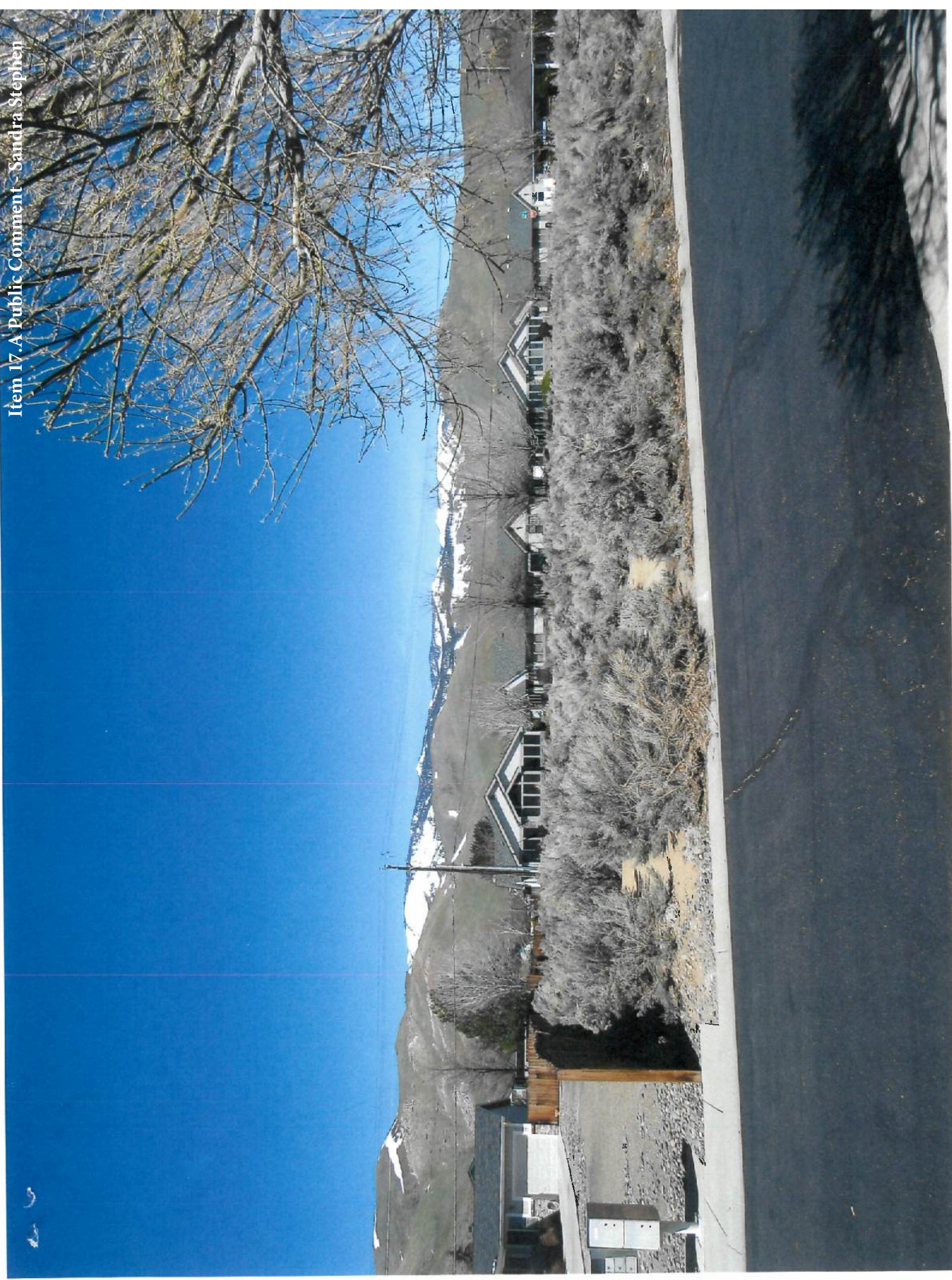


Height 26' Space between buildings 16'

Height = 26'

Item 17.A Public Comment - Sandra Stephen





Height 261

Space between buildings

Item 17.A Public Comment - Sandra Stephen





Art Request 201

Item 17.A Public Comment - Sandra Stephen









Art Report 261

Item 17.A Public Comment - Sandra Stephen

