A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, August 17, 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

(8:33:40) – Mayor Bagwell called the meeting to order at 8:33 a.m. Mr. Hoen called roll and noted the presence of a quorum. Bruce Henderson, Pastor of Airport Road Church Of Christ, delivered the invocation. At Mayor Bagwell's request, Carson City Chief Financial Officer (CFO) Sheri Russell-Benabou led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:35:24) – Mayor Bagwell entertained public comments. Eric Brooks introduced himself as the new gallery curator at the Brewery Arts Center (BAC) and reviewed several upcoming BAC activities including the last Levitt AMP Concert on Saturday and the Psychedelic Rock Art Poster exhibit with its origin in Virginia City. He also announced the upcoming Carson City Murals and Music Festival on September 28-30, 2023 which would host several international artists. Deni French requested pulling the following items from the Consent Agenda: 11.b, 13.a, 13.g, and 19.a [not on the Consent Agenda]. He also recommended utilizing local talent for art projects.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – JULY 20, 2023.

(8:40:44) – Mayor Bagwell introduced the item and entertained comments, corrections, or a motion.

(8:40:55) – Supervisor Giomi moved to approve the minutes of the July 20, 2023 meeting of the Carson City Board of Supervisors and Liquor and Entertainment Board as presented. The motion was seconded by Supervisor Horton and carried 5-0-0.

7. SPECIAL PRESENTATIONS

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

(8:41:17) – Mayor Bagwell invited the Supervisors to join her in recognizing the longevity awards of several City employees. Sheriff Furlong introduced recipients Brett Bindley, Sergeant (15 years), and Clay Wall, Captain (30 years). He read their accomplishments into the record and Mayor Bagwell presented them with their Length of Service Certificates. She also invited the recipients, their coworkers, and their families to join her, the Board, and the Sheriff for a commemorative photograph.

7.b FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION FROM CHRISTINE JOHNSON, EXECUTIVE SECRETARY, UNIVERSITY OF NEVADA, RENO/NEVADA STATE BOARD ON GEOGRAPHIC NAMES ("NSBGN"), ON POLICIES AND PROCEDURES AND STATE AND FEDERAL ACTIONS CONCERNING THE COORDINATION AND APPROVAL OF NAMES OF GEOGRAPHIC FEATURES AND PLACES WITHIN THE STATE OF NEVADA FOR UNIFORM USE IN MAPS AND OFFICIAL DOCUMENTS AT ALL LEVELS OF GOVERNMENT.

(8:48:14) – Mayor Bagwell introduced the item. Christine Johnson, Ph.D., Executive Secretary, University of Nevada, Reno/Nevada State Board on Geographic Names (NSBGN) reviewed a PowerPoint presentation titled Nevada State Board on Geographic Names Policies, Procedures, New State and Federal Actions, which is incorporated into the record. She gave background and provided an overview of the NSBGN and recent changes in state law governing the NSBGN based on the recent requirements enacted into state law by AB 88 in 2021. She highlighted the removal of many offensive and derogatory names and noted that Carson City had not been subject to any name changes.

CONSENT AGENDA

(8:58:52) – Mayor Bagwell introduced the item and noted that items 13.a and 13.g would be pulled from the Consent Agenda. She also inquired whether the Board or the members of the public wished to pull any additional items; however, none were forthcoming. She then entertained a motion.

(8:59:13) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.a, 8.b, 8.c, 8.d, 8.e, 9.a, 10.a, 11.a, 11.b, 12.a, 12.b, 13.b, 13.c, 13.d, 13.e, 13.f, and 14.a as presented. Supervisor White seconded the motion.

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

8. ASSESSOR

8.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO CORRECT A CLERICAL ERROR AND INCREASE THE TAXES FOR FISCAL YEAR ("FY") 2022/2023 IN THE AMOUNT OF $1,610.46 FOR THE PROPERTY LOCATED AT 3534 & 3542 HWY 50 EAST, ASSESSOR'S PARCEL NUMBER ("APN") 008-271-16, PER NRS 361.765.

8.b. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR THE PARTIAL REMOVAL OF REAL PROPERTY TAXES FOR FISCAL YEAR ("FY") 2023/2024 FROM ASSESSOR'S PARCEL NUMBER ("APN") 005-051-21 (3850 ARROWHEAD DRIVE), PER NRS 361.055 IN THE AMOUNT OF $208,826.42 FOR THE TIME PERIOD THAT THIS PARCEL IS EXEMPT FROM JULY 20, 2023, THROUGH JUNE 30, 2024, AND AUTHORIZATION FOR A REFUND OF TAXES IN THE AMOUNT OF $1,246.51.

8.c. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO CORRECT A CLERICAL ERROR AND INCREASE THE TAXES FOR FISCAL YEAR ("FY") 2023/2024 IN THE AMOUNT OF $722.34 FOR THE PROPERTY LOCATED AT 1414 KINGSLEY LN., ASSESSOR'S PARCEL NUMBER ("APN") 009-644-09, PER NRS 361.765.

8.d. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO CORRECT A CLERICAL ERROR AND INCREASE THE REAL PROPERTY TAXES FOR FISCAL YEAR ("FY") 2021/2022 IN THE AMOUNT OF $744.99, FY 2022/2023 IN THE AMOUNT OF $14,001.54 AND FY 2023/2024 IN THE AMOUNT OF $13,438.02 FOR A CORRECTED COMBINED TOTAL REAL PROPERTY TAX INCREASE AMOUNT OF $28,184.55 FOR THE PROPERTY LOCATED AT 1400 EMPIRE RANCH RD., ASSESSOR'S PARCEL NUMBER ("APN") 010-032-32, PER NRS 361.765.

8.e. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO CORRECT A CLERICAL ERROR AND DECREASE THE TAXES FOR FISCAL YEARS ("FYS") 2022/2023 AND 2023/2024 FOR THE PROPERTIES LOCATED AT 2708 GARDNER LN, ASSESSOR'S PARCEL NUMBER ("APN") 008-281-71, 1370 SOUTH SUTRO TERR., APN 008-483-01 AND 5371 CORRINNE CT., APN 008-816-21 PER NRS 361.765 FOR A CORRECTED COMBINED TOTAL TAX AMOUNT OF $4,090.11.

9. CITY MANAGER

9.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF JULY 8, 2023, THROUGH AUGUST 4, 2023.

10. COMMUNITY DEVELOPMENT

10.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JEFFREY K. SULLIVAN AND JULIE E. HOUZE (“APPLICANT”) FOR A

HISTORIC TAX DEFERMENT ON PROPERTY ZONED RESIDENTIAL OFFICE ("RO"), LOCATED IN THE HISTORIC DISTRICT AT 308 N NEVADA STREET, ASSESSOR'S PARCEL NUMBER ("APN") 003-227-03.

11. FINANCE

11.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH AUGUST 4, 2023, PER NRS 251.030 AND NRS 354.290.

11.b. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ENGAGEMENT OF JNA CONSULTING GROUP, LLC AS INDEPENDENT REGISTERED MUNICIPAL ADVISOR AND NSULTANT TO CARSON CITY, NEVADA IN CONNECTION WITH THE ISSUANCE OF A GENERAL OBLIGATION BOND FOR A NOT TO EXCEED AMOUNT OF $55,000, WITH BOND PROCEEDS TO BE USED TO FINANCE CERTAIN PARKS RECREATIONAL FACILITY PROJECTS AS SET FORTH IN NRS 224A.597.

12. PUBLIC WORKS

12.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED 40 SQUARE-FOOT PUBLIC UTILITY EASEMENT ("PUE") LOCATED AT 320 BURTON STREET ON ASSESSOR'S PARCEL NUMBER ("APN") 002-095-07 ("PROPERTY") FROM GS PROPERTY HOLDINGS, LLC, SERIES EIGHT ("GS PROPERTY HOLDINGS") TO CARSON CITY, AT NO COST.

12.b. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED 120 SQUARE-FOOT WATER PUBLIC UTILITY EASEMENT ("PUE") LOCATED OFF JANAS WAY ON ASSESSOR'S PARCEL NUMBER ("APN") 004-015-06 ("PROPERTY") FROM KB LITTLE LANE, LLC TO CARSON CITY, AT NO COST.

13. PURCHASING AND CONTRACTS

13.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE NEW TABLES AND STOOLS FOR THE CARSON CITY JAIL FROM THE BOB BARKER COMPANY FOR A NOT-TO-EXCEED AMOUNT OF $93,974.

(8:59:56) – Mayor Bagwell introduced the item and entertained Board and/or public comments. Mr. French commented on the expensive nature of purchasing tables and chairs and expressed concern that a local vendor was not being used for the purchase. Mayor Bagwell pointed out that the City follows the Nevada local government bidding guidelines, and this item could not be sourced differently. She also entertained a motion.

(8:59:13) – Supervisor Giomi moved to approve the purchase authority as requested. The motion was seconded by Supervisor White.

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

13.b. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE 43 NEW TASERS FOR THE CARSON CITY SHERIFF'S OFFICE ("CCSO"), UTILIZING JOINDER CONTRACT 3544-21-4615 BETWEEN THE UNIVERSITY OF NEBRASKA AND AXON ENTERPRISE INC. FOR A NOT-TO-EXCEED AMOUNT OF $118,621.48.

13.c. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE BOOKS AND PERIODICALS FOR THE CARSON CITY LIBRARY ("LIBRARY") FROM BAKER & TAYLOR ACQUISITION CORP., DBA BAKER & TAYLOR, LLC ("BAKER & TAYLOR"), FOR A TOTAL NOT TO EXCEED AMOUNT OF $100,000, THROUGH JUNE 30, 2024.

13.d. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED INTERLOCAL AGREEMENT ("AGREEMENT") WITH THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, ON BEHALF OF WESTERN NEVADA COLLEGE ("COLLEGE") FOR THE CARSON CITY FIRE DEPARTMENT ("CCFD") TO TRAIN QUALIFIED COLLEGE STUDENTS IN PARAMEDICINE FOR A BASE CHARGE OF $1,500 PER STUDENT, WITH OPTIONAL EXTENSIONS OF $300 PER STUDENT, EFFECTIVE RETROACTIVELY BEGINNING JULY 1, 2023, THROUGH JUNE 30, 2026.

13.e. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE SOFTWARE LICENSES, AND RELATED SERVICES AND SUPPORT, COMPRISING AN EXTENDED DETECTION AND RESPONSE ("XDR") PLATFORM THROUGH ESCAPE VELOCITY HOLDINGS, INC. DBA TRACE3 ("TRACE3"), WITH A NOT TO EXCEED AMOUNT OF $103,716.00 FOR ONE YEAR.

13.f. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED PURCHASE THROUGH RDO INTEGRATED CONTROLS ("RDO"), FOR AN AMOUNT NOT TO EXCEED $101,257.50, TO PROCURE ADDITIONAL CARLSON LANDFILL GPS SOFTWARE AND EQUIPMENT ("CARLSON SYSTEM") WHICH ALLOWS REAL-TIME MONITORING OF COMPACTION AND GRADING AT THE CARSON CITY LANDFILL ("LANDFILL").

13.g. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 24300231 WITH ANDRITZ SEPARATION INC. ("ANDRITZ") FOR THE REPAIR

OF CENTRIFUGE #1 AT THE CARSON CITY WATER RESOURCE RECOVERY FACILITY ("WRRF") AND ASSOCIATED FREIGHT COSTS, FOR AN AMOUNT NOT TO EXCEED $117,633.50.

(9:02:20) – Mayor Bagwell introduced the item and entertained Board and/or public comments. Mr. French reiterated his comment that he preferred using local vendors and inquired why the contract stated equipment would be sent to the vendor for repairs. There were no other public comments; therefore, Mayor Bagwell entertained a motion.

(9:04:17) – Supervisor Giomi moved to approve the contract as presented. The motion was seconded by Supervisor White.

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

14. TREASURER

14.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 JUNE 2023 AND JULY 2023, SUBMITTED PER NEVADA REVISED STATUTES ("NRS") 354.280.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

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

Please see the minutes for items 13.a. and 13.g.

16. PURCHASING AND CONTRACTS

16.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE EQUIPMENT, AND RELATED SOFTWARE LICENSES AND SUPPORT, FOR SIX DELL VXRAIL P670F ALL FLASH SERVERS THROUGH ESCAPE VELOCITY HOLDINGS, INC. D/B/A TRACE3 ("TRACE3") FOR A NOT-TO-EXCEED AMOUNT OF $783,449.

(9:04:47) – Mayor Bagwell introduced the item. Chief Technology Officer Frank Abella explained that the City's virtual servers had reached their end of service life on May 31, 2023, and would no longer be supported by Dell,

adding that all the applications within the City would be impacted. He also noted that the purchase had been approved as part of the FY 2024 Capital Improvement Plan (CIP). Mayor Bagwell highlighted the fact that the expense was for a five-year plan and that the decision to end of life the equipment was made by the vendor. Mr. Abella clarified that they would not be able to purchase spare equipment and would be open to vulnerabilities. Supervisor Giomi pointed out the need for efficiency and how critical it was to carry out the City's business to serve the community. Supervisor White thanked Mr. Abella for being "way out in front" of the technology; however, he believed that enterprises are being held hostage to end-of-life processes by the vendors. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(9:11:57) – Supervisor Schuette moved to approve the purchase authority as presented. The motion was seconded by Supervisor White.

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

17. FINANCE

17.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED INTERLOCAL CONTRACT ("CONTRACT") BETWEEN CARSON CITY, THROUGH THE CARSON CITY PUBLIC DEFENDER'S OFFICE ("CCPD") AND STOREY COUNTY FOR THE CCPD TO PROVIDE PRIMARY INDIGENT DEFENSE SERVICES AND REPRESENTATION OF INDIGENT JUVENILES IN STOREY COUNTY AND TO COVER THE COST OF CCPD EMPLOYEES AND OTHER OPERATING EXPENSES NEEDED TO PROVIDE THESE SERVICES, WITH AN INITIAL TERM FROM AUGUST 18, 2023, TO JUNE 30, 2025, AND AUTOMATIC ONE-YEAR RENEWAL TERMS THEREAFTER UNTIL JUNE 30, 2035, FOR A FLAT FEE OF $196,648.17 FOR THE PERIOD OF AUGUST 18, 2023, THROUGH JUNE 30, 2024, $216,243.57 FOR THE PERIOD OF JULY 1, 2024, THROUGH JUNE 30, 2025 AND FOR AN AMOUNT TO BE DETERMINED FOR EACH RENEWAL TERM, BUT WHICH IS EXPECTED TO INCREASE BY APPROXIMATELY FIVE PERCENT PER YEAR.

(9:12:22) – Mayor Bagwell introduced the item. Ms. Paulson gave background and reviewed the Staff Report which is incorporated into the record. She highlighted the fact that the Carson City Public Defender's Office (CCPD) had the capacity to provide primary indigent defense services to Storey County with the addition of one Supervising Deputy Public Defender position allocated approximately 75 percent to Storey County, and a part-time office specialist position allocated 100 percent to Storey County. In addition, Storey County would fund approximately 30 percent of a current CCPD investigator position and a portion of other operating expenses needed to provide these services. Mayor Bagwell reiterated the additional staff and the funding sources outlined above and stressed the fact that there would not be any additional incurred costs by the City and the City's

taxpayers, which was confirmed by Ms. Paulson. There were no public comments. Mayor Bagwell entertained a motion.

(9:16:24) – Supervisor Schuette moved to approve the Contract as presented. The motion was seconded by Supervisor Horton.

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

18. HUMAN RESOURCES

18.a. FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION OF THE ANNUAL REPORT FROM THE HUMAN RESOURCES DEPARTMENT FOR FISCAL YEAR ("FY") 2023.

(9:16:52) – Mayor Bagwell introduced the item. Human Resources (HR) Director Melanie Bruketta introduced the HR staff members, gave background, and offered to respond to questions relating to the Annual Report which is incorporated into the record. Supervisor Giomi pointed out the presence of municipal government recruitment advertisements on billboards and inquired about the situation in Carson City. Ms. Bruketta noted that applications for entry-level positions are not an issue; however, filling technical positions was a challenge due to the unavailability of candidates. Mayor Bagwell thanked Ms. Bruketta for the report and called the HR Department the backbone of the City, adding that the City had finally reached the 2008 employee count to provide the necessary services. There were no public comments. This item was not agendized for action.

19. FINANCE

19.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED INTERLOCAL AGREEMENT ("AGREEMENT") BETWEEN CARSON CITY AND THE CARSON CITY CULTURE AND TOURISM AUTHORITY ("CTA") PROVIDING FOR A PLEDGE OF ROOM TAX PROCEEDS TO THE CITY FOR THE REPAYMENT OF GENERAL OBLIGATION PARK BONDS ADDITIONALLY SECURED BY PLEDGED REVENUES, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $5,000,000, AND A PROPOSED RESOLUTION AUTHORIZING AND RATIFYING THE EXECUTION AND DELIVERY OF THE AGREEMENT.

(9:22:18) – Mayor Bagwell introduced the item. Carson City Chief Financial Officer Sheri Russell-Benabou introduced Ryan Henry, Bond Counsel at Sherman and Howard, and referenced the Staff Report, clarifying that regardless of circumstances, the bonds would be paid by the Culture and Tourism Authority (CTA). She also responded to clarifying questions and offered to send Mayor Bagwell information on a similar bond and interest rates from 20 years ago. Mr. Henry explained that the CTA Board had approved the Interlocal Agreement at its

last Board meeting. He also clarified that the room taxes are not new and will only be used for bond repayments and recreational facilities. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(9:25:30) – Supervisor Giomi moved to approve the Interlocal Agreement and to adopt Resolution No. 2023-R-26. The motion was seconded by Supervisor White.

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

19.b. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A FINAL APPROPRIATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") FUNDING FOR FISCAL YEAR ("FY") 2024.

(8:25:47) – Mayor Bagwell introduced the item. Grants Administrator Rebecca Phipps presented the Staff Report and noted that the Application Review Work Group (ARWG) had recommended funding Public Works $325,854 and Friends in Service Helping (FISH) $13,468 for parking lot improvements. Ms. Russell-Benabou noted that the Public Works funding was for ADA improvements. There were no public comments and Mayor Bagwell entertained a motion.

(9:27:42) – Supervisor Horton moved to approve the CDBG funding for Fiscal Year 2024 as recommended. The motion was seconded by Supervisor White.

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

20. FIRE

20.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT TO RETROACTIVELY EXTEND THE CURRENT CONTRACT ("CONTRACT") BETWEEN NV ENERGY AND CARSON CITY FOR THE CARSON CITY FIRE DEPARTMENT ("CCFD") TO PERFORM HAZARDOUS FUELS MANAGEMENT AND STAND-BY

SERVICES FROM JULY 1, 2023, TO DECEMBER 31, 2023, TO BE BILLED, ON A TIME AND MATERIALS BASIS, AGAINST AN UPDATED PURCHASE ORDER ("PO") FROM NV ENERGY IN THE AMOUNT OF $435,000.

(9:27:58) – Mayor Bagwell introduced the item. Carson City Fire Department (CCFD) Battalion Chief Kevin Nyberg gave background and presented the information incorporated into the Staff Report and the supporting documentation. He noted that NV Energy was in the process of finalizing a new, three-year contract with Carson City to continue funding the Wildland Group and that the proposed amendment would keep the Contract and funding for CCFD's Wildland Group in place until the new contract is finalized. He also responded to clarifying questions. Mayor Bagwell questioned why an extension was submitted instead of a new contract. Deputy District Attorney Adam Tully explained that NV Energy had submitted the contract to several involved agencies and that Carson City was the only one not using General Fund dollars and had a "tougher needle to thread." Mayor Bagwell received confirmation that the agreement was for the clearing of hazardous fuels. There were no public comments and Mayor Bagwell entertained a motion.

(9:32:19) – Supervisor Schuette moved to approve the amendment as presented. The motion was seconded by Supervisor White.

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

21. PUBLIC WORKS

21.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED POLICY ("POLICY") FOR PUBLIC ELECTRIC VEHICLE CHARGING STATIONS ON CARSON CITY-OWNED PROPERTY AND RIGHTS-OF-WAY ("CITY PROPERTY"), INCLUDING FEES TO BE CHARGED FOR THE USE OF THOSE ELECTRIC VEHICLE CHARGING STATIONS.

(9:32:50) – Mayor Bagwell introduced the item. Supervisor Schuette read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest, and stated that she would participate in discussion and action. Transportation Manager Chris Martinovich gave background and noted that the proposed policy included the changes requested by the Board during a previous presentation. He clarified for Supervisor Schuette that the charging equipment would be purchased from a service provider who would continue to own and operate the individual stations, even if paid for by a grant. Mayor Bagwell received confirmation that the Board could update the policy at a later date. She also entertained public comments.

(9:38:20) – Mr. French called the proposed policy difficult to understand and he received confirmation that the $5 loitering fee would be charged in addition to the flat rate payment to charge. Mayor Bagwell entertained a motion.

(9:39:34) – Supervisor White moved to approve the Policy as presented. The motion was seconded by Supervisor Giomi.

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

21.b. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE SUBMISSION OF GRANT APPLICATIONS TO THE NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES ("DCNR") FOR THE CARMINE COMPLETE STREETS PROJECT, PRISON HILL BOOSTER PUMP STATION AND PIPELINE REHABILITATION PROJECT, SOUTHEAST AREA SEWER EXTENSION AND SEPTIC CONVERSION PROJECT, MENLO DRIVE ROAD REHABILITATION AND UTILITY REPLACEMENT PROJECT, AND WATER METER UPGRADE PROJECT.

(9:39:56) – Mayor Bagwell introduced the item. Public Works Director Darren Schulz reviewed the five grant applications, incorporated into the record, calling the submissions a last-minute effort. He also responded to clarifying questions. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(9:43:43) – Supervisor Horton moved to ratify the submission of five grant applications to the Nevada Department of Conservation and Natural Resources as requested. The motion was seconded by Supervisor Schuette.

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

Mayor Bagwell thanked the Public Works Staff and praised the efforts of Government Affairs Liaison Stephen Wood as well.

22. COMMUNITY DEVELOPMENT

22.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE CHANGING THE ZONING FROM PUBLIC REGIONAL ("PR") TO SINGLE FAMILY 6,000 SQUARE FEET ("SF6") ON A ±0.7 ACRE PROPERTY LOCATED ON FLEISCHMANN WAY ±275 FEET TO THE WEST OF ITS INTERSECTION WITH NORTH DIVISION STREET, ASSESSOR'S PARCEL NUMBER ("APN") 001-141-67.

(8:44:26) – Mayor Bagwell introduced the item. Associate Planner Heather Manzo presented the subject property and reviewed the Staff Report and the supporting documentation which are incorporated into the record. She specifically highlighted the outcome of the Planning Commission meeting of July 26, 2023, in which the Commission had voted to recommend to the Board of Supervisors the zoning map amendment which would "bring the property into conformance with the Master Plan land use designation of Medium Density Residential." Ms. Manzo also addressed a written public comment to the Planning Commission, incorporated into the record, noting a deed restriction that limited the use and ownership of the land. She noted that the City was not a party to any restrictions, nor did it have the authority to enforce a private-party deed restriction, adding that "any zone change today will not affect the validity of that agreement…that will still be in place." Ms. Manzo recommended approval and responded to clarifying questions. She informed Supervisor Giomi that the parking lot could be used again to dispense emergency vaccinations as it had been in the past because it would be for "temporary use."

(9:49:27) – Mayor Bagwell was informed that "if we don't do anything, the site is not conforming to the Master Plan designation." Supervisor Giomi noted that the deed restriction would be known at the time of purchase to a buyer. Supervisor White believed that the private-party agreement was similar to a homeowners' association agreement. Discussion ensued and Supervisor Schuette inquired whether a potential problem was being created due to its proximity to the Public Regional (PR)-zoned property to the south of the subject land. Community Development Director Hope Sullivan informed Mayor Bagwell that zoning was a tool to help what the land should be. She gave the example that the property which is now a parking lot could remain one; however, in its current PR designation, it may become a jail or any other PR-zoned place. Ms. Sullivan indicated that by "rezoning this land, what you're achieving is the opportunity to make sure any redevelopment is consistent with the Master Plan." She cited the example of the Architecture Review Board in the Lakeview neighborhood which is not enforceable by the City. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(10:00:19) – Supervisor White moved to introduce on first reading, Bill No. 111. The motion was seconded by Supervisor Giomi.

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

Mayor Bagwell thanked the Board for the discussion and believed that it was important to ensure those sending public comments that their comments are considered and debated by the Board.

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

(10:12:01) – Mayor Bagwell reconvened the meeting. A quorum was still present.

ITEMS 22.b and 22.c

(10:12:06) – Mayor Bagwell introduced both items noting that they would be discussed concurrently but would be acted upon separately. Ms. Manzo presented the Staff Reports and accompanying documentation and introduced the subject property as a City park that would be "developed by the developer and maintained with private funds but will eventually be dedicated to the City." She noted that the property would be converted from "Open Space and Medium Density Residential to Parks and Recreation for the Master Plan and to Public Neighborhood within the Specific Plan for zoning." Mayor Bagwell entertained Board and/or public comments. Mr. French believed that by taking over the park, the City was taking on "a huge amount of responsibilities." However, he was pleased the City was "accommodating the real local situation with a park." Mayor Bagwell entertained appropriate motions.

22.b. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A MASTER PLAN AMENDMENT, MPA-2023-0185, REQUESTED BY CARSON CITY TO CHANGE THE MASTER PLAN DESIGNATION FROM OPEN SPACE AND MEDIUM DENSITY RESIDENTIAL TO PARKS AND RECREATION ON A ±10.15 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED EAST OF THE TERMINUS OF EAST ROBINSON STREET AND TO THE NORTH OF EAST 5TH STREET, ASSESSOR'S PARCEL NUMBER ("APN") 010-041-44.

(10:14:38) – Supervisor Horton moved to approve the amendment to the Master Plan land use map as presented. The motion was seconded by Supervisor Schuette.

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

22.c. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE CHANGING THE ZONING OF A PROPERTY WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA ("SPA") FROM MULTIFAMILY DUPLEX ("MFD-SPA") TO PUBLIC NEIGHBORHOOD ("PN-SPA") ON A ±10.15 ACRE PARCEL

IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE EAST OF THE TERMINUS OF EAST ROBINSON STREET AND TO THE NORTH OF EAST 5TH STREET, ASSESSOR'S PARCEL NUMBER ("APN") 010-041-44.

(10:15:02) – Supervisor Giomi moved to introduce on first reading Bill No. 112. The motion was seconded by Supervisor Schuette.

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

ITEMS 22.d and 22.e

(10:15:48) – Mayor Bagwell introduced both items and noted that they would be discussed concurrently; however, they would be acted upon separately. Ms. Manzo presented both agenda items and reiterated the Master Plan amendment request by Carson City to change the Master Plan designation from Mixed-Use Residential and Mixed-Use Employment to Parks and Recreation and to change the zoning from Single Family 6,000 (SF6-SPA) and Public Regional (PR) to Public Neighborhood (PN-SPA) on a parcel identified in the Lompa Ranch North Specific Plan Area as a park site. She also responded to clarifying questions. Mayor Bagwell noted that this park will also be privately built and maintained, in order to remain consistent with other developments, the homeowners of which will maintain the parks. Supervisor Giomi indicated that even though the parks were privately built and maintained, they would be publicly accessible. Mayor Bagwell entertained public comments and when none were forthcoming, she entertained appropriate motions.

22.d. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A MASTER PLAN AMENDMENT, MPA-2023-0187, REQUESTED BY CARSON CITY TO CHANGE THE MASTER PLAN DESIGNATION FROM MIXED-USE RESIDENTIAL AND MIXED-USE EMPLOYMENT TO PARKS AND RECREATION ON A ±3 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE WEST OF THE INTERSECTION OF AIRPORT ROAD AND BUTTI WAY, ASSESSOR'S PARCEL NUMBER ("APN") 010-741-01.

(10:19:06) – Supervisor Giomi moved to approve the amendment to the Master Plan land use map as presented. The motion was seconded by Supervisor Schuette.

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

22.e. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE CHANGING THE ZONING OF A PROPERTY WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA ("SPA") FROM SINGLE FAMILY 6,000 ("SF6-SPA") AND PUBLIC REGIONAL ("PR") TO PUBLIC NEIGHBORHOOD ("PN-SPA") ON A ±3 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE WEST OF THE INTERSECTION OF AIRPORT ROAD AND BUTTI WAY, ASSESSOR'S PARCEL NUMBER ("APN") 010-741-01.

(10:19:22) – Supervisor Giomi moved to introduce on first reading Bill No. 113. The motion was seconded by Supervisor Schuette.

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

22.f. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION (AB-2023-0203) FROM MICHAEL MISTRIEL ("APPLICANT") FOR THE ABANDONMENT OF A PUBLIC ACCESS EASEMENT ±47,360 SQUARE FEET IN SIZE TO ACCOMMODATE THE DEVELOPMENT OF AN APPROVED 139 LOT RESIDENTIAL SUBDIVISION (SUB-2021-0399), LOCATED APPROXIMATELY 0.27 MILES NORTHEAST OF THE EASTERN TERMINUS OF EAST ROBINSON STREET WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AND ZONED MULTIFAMILY DUPLEX ("MFD-SPA"), ASSESSOR'S PARCEL NUMBER ("APN") 010-041-42.

(10:19:56) – Mayor Bagwell introduced the item. Ms. Manzo gave background and presented the Staff Report which is incorporated into the record, noting that the Planning Commission had recommended the abandonment of the vacant site which was no longer needed for access to the development. There were no Board comments. In the form of public comment, Mr. French wished to see the property become a preserve for insects. He also noted that he had been in discussions with Ms. Sullivan regarding abandonments in general. There were no other comments; therefore, Mayor Bagwell entertained a motion.

(10:22:52) – Supervisor Horton moved to approve the abandonment as presented. The motion was seconded by Supervisor Giomi.

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

22.g. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION (AB-2023-0243) FROM LARRY STOCK ("APPLICANT") FOR THE ABANDONMENT OF A 50-FOOT WIDE BY ±607.2-FOOT-LONG PORTION OF NORTH DEER RUN ROAD TOTALING ±33,827 SQUARE FEET IN SIZE, LOCATED ALONG THE FRONTAGE OF TWO PARCELS ZONED GENERAL INDUSTRIAL ("GI"), ASSESSOR'S PARCEL NUMBERS ("APNS") 008-541-91 AND 008-541-59.

(10:23:16) – Mayor Bagwell introduced the item. Ms. Manzo reviewed the Staff Report and recommended approval of the abandonment of a 50-foot wide by ±607.2-foot-long portion of North Deer Run Road totaling ±33,827 square feet in size, located along the frontage of two parcels zoned General Industrial (GI), APNs 008-541-91 and 008-541-59. If approved, the property would become part of the subject properties listed above. Mayor Bagwell was informed that funds are involved only "when the City purchases that right of way from someone," adding that in this case, the abandonment was "a dedication and not a financial transaction."

(10:25:11) – Applicant representative Brian Moon, Senior Project Manager at Lumos and Associates, stated that there were plans to build "a small warehouse" for a manufacturing company. Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(10:25:55) – Supervisor White moved to approve the abandonment as presented. The motion was seconded by Supervisor Horton.

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

22.h. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEVE THOMSEN ("APPLICANT") CONCERNING A TENTATIVE SUBDIVISION MAP KNOWN AS BLACKSTONE RANCH PHASE 2 (SUB-2023-0061) TO CREATE 204 SINGLE FAMILY RESIDENTIAL LOTS ON A ±58.52-ACRE SITE WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA ("SPA") ZONED SINGLE FAMILY 6,000 SQUARE FEET ("SF6-SPA") AND MULTIFAMILY DUPLEX ("MFD-SPA"), LOCATED AT 2230 EAST 5TH STREET, ASSESSOR'S PARCEL NUMBER ("APN") 010-041-40.

(10:26:16) – Mayor Bagwell introduced the item. Ms. Manzo presented the Staff Report and supporting documentation regarding an applicant's request to subdivide a ±58.52-acre site into 204 single-family residential lots with a minimum lot size of 6,000 square feet. She noted that the Planning Commission has recommended approval of the tentative subdivision map and clarified that the original subdivision map had expired. Ms. Manzo highlighted several small design changes from the original map; however, she explained that there were no major changes. She also responded to clarifying questions.

(10:29:00) – Applicant Jeremiah Brown informed Supervisor Schuette that the shared driveways on certain parcels provided Fire Department access and walkway access, adding that since they were shared, they were not part of individual properties. Mr. Brown explained that the shared driveways were common areas and property owners would be notified of that. Supervisor White was informed that Matterhorn Drive was the official street name and not Matterhorn Lane. Supervisor Giomi believed that shared driveways had become common for certain types of accesses such as Fire Department access and he was informed that they would be owned by the Landscape Maintenance District (LMD). City Engineer Randy Rice explained the City's Development Standards relating to curbs and explained that rolled curbs now require the approval of the City Engineer or the Public Works Director; however, in this case, rolled curbs had been approved with the initial Tentative Subdivision Maps. Discussion ensued regarding street sweepers and Mr. Rice noted that the vehicles moved which allowed less debris to accumulate. Supervisor White suggested having sidewalks for safety reasons. Mayor Bagwell entertained public comments. Mr. French inquired whether the shared streets were going to be publicly maintained and Mayor Bagwell noted they would be maintained by the City. Supervisor White said he could not support the item and believed that adding inventory to existing City streets would "compound an already difficult situation." Mayor Bagwell entertained a motion.

(10:46:34) – Supervisor Giomi moved to approve the tentative subdivision map as presented. The motion was seconded by Supervisor Schuette.

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

23. BOARD OF SUPERVISORS

NON-ACTION ITEMS.

FUTURE AGENDA ITEMS
STATUS REVIEW OF PROJECTS
INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS
CORRESPONDENCE TO THE BOARD OF SUPERVISORS
STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD
STAFF COMMENTS AND STATUS REPORT

(10:47:00) – Mayor Bagwell introduced the item. Ms. Paulson announced that the next meeting would include the Board of Health. She also responded to several questions asked during item 18.a. She clarified that the highest employee count for the City had been 636 in 2007 and noted that 16 positions had been added in the past 17 years with 43 grant positions in 2024 versus two in 2007. Ms. Paulson explained that in 2013 the City had refunded bonds at a two percent interest rate. Supervisor Schuette announced that Carson City was now a certified city for

Better City for Pets awarded by Mars Petcare. Mayor Bagwell invited everyone to join her on September 9, 2023, at 9 a.m., at Mills Park for Move with the Mayor, skating, and Safe Route to Schools events. Supervisor Giomi announced that the Stetina's Paydirt event enrollment had been down due to two competing events that weekend, with an estimated 450 room nights occupied due to the event. He also reported that the Mark Twain Days had generated $170,000 in community impact dollars. Supervisor Giomi announced the upcoming Ford Bronco event on October 4-7, 2023, and the Nevada Association of Counties Conference in Elko on September 26-28, 2023. He also informed the Board that a regional 30-year water plan was being worked on by the Carson Water Subconservancy District, adding that the State had plans to repair the Marlette Lake Dam.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

This item did not take place.

24. PUBLIC COMMENT

(10:54:29) – Mayor Bagwell entertained final public comments. Mr. French reported on his attendance at the Regional Transportation Commission and the Carson City Airport Authority meetings and invited more residents to attend those meetings.

25. FOR POSSIBLE ACTION: TO ADJOURN

(10:56:08) – Mayor Bagwell adjourned the Board of Supervisors meeting at 10:56 a.m.

The Minutes of the August 17, 2023, Carson City Board of Supervisors meeting are so approved on this 21st day of September, 2023.

Lori Bagwell
LORI BAGWELL, Mayor

ATTEST:

William Scott Hoen
SCOTT HOEN, Clerk-Recorder

LATE MATERIAL
Item #: Public Comment
Meeting Date: 08/17/23

From: Robert Pyzel
To: Public Comment
Cc: Jennifer Budge
Subject: Bike routes and multi-use trails
Date: Friday, August 4, 2023 11:13:16 AM

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

I try not to complain too much after having been in public service for a number of years. However, I am a recreational cyclist and I have had seven (7) flat tires in June/July/August (as of August 4, 2023) while riding throughout Carson City on the designated bike routes and multi-use trail system.

Carson City likes to promote themselves as a local jurisdiction that encourages multi-modal transportation as promoted through both the Regional Transportation Commission (RTC) and Carson Area Metropolitan Planning Organization (CAMPO) goals and policies. The municipality has done much in the establishing designated bike routes on public streets and multi-use trails throughout the city. I applaud these actions heartily and encourage the continuation of these efforts.

I certainly understand the Board of Supervisors have limited resources and difficult decisions as to where to allocate funds for maintenance of existing infrastructure. And certainly the last winter season's extended and heavy snow levels had a greater impact than in past years. However, we are now headed into fall and while I have seen street sweeping and certain trouble spots on the multi-modal paths addressed, the overall designated routes and paths still need regular maintenance (including sweeping).

To encourage more residents and visitors to get out of their vehicles (reducing vehicle trips and air pollution) and exercise more (be it in the form of walking, running or cycling) which would help to reduce health costs in the community, I believe that (in addition to existing users) even more people to use these existing multi-modal facilities if the policy makers of the municipality would put more of an emphasis on maintaining (including regular sweeping) the designated bike routes and the multi-use trails.
Thank you,

Rob Pyzel
Sent from my iPhone

Item #22A

August 15, 2023

LATE MATERIAL
Item#: 22a
Meeting Date: 08/17/23

10 Miller Way
Carson City NV 89703

TO: Carson City Board of Supervisors

FROM: Norah Ann McCoy, Homeowner 10 Miller Way

RE: Planning Commission File: ZA-2023-0184

Supervisors:

Enclosed is the memo from my neighbors and me to the Planning Commission, opposing the proposed zoning change in our neighborhood.

Our position has not changed. The zoning change would allow the potential development of up to FOUR HOUSE LOTS on property which was intended to be, and historically has been, OPEN SPACE. That designation has been enforced by deed restrictions on the development of the large back lots on the properties to the north (See map).

In approving the sale of the property to the hospital, the adjacent owners expressly waived only the restrictions that would prevent its use as a parking lot, while retaining all other restrictions in place.

We urge you to reject this proposed zone change for these reasons.

July 24, 2023

10 Miller Way
Carson City NV 89703

TO: Carson City Planning Commission

FROM: Norah Ann McCoy, Homeowner10 Miller Way

RE: File: ZA-2023-0184, Opposition to Zoning Change

Planning Commissioners:

I have owned and resided in the property at 10 Miller Way since 1987. Some of the more attractive features of my property are contained in the deed restrictions (cc&r's) that apply not only to my property but to my adjacent neighbors. Specifically, the restrictions require a 20' easement along the western edge from Fleischmann thru to all the property owners for their private use. They also prohibit the construction of any "dwelling, commercial, or farm building" or any recreational structure over 10'. These cc&r's were declared to run with the land and to be binding on all parties or persons claiming the land. I have spent a good part of the last 35 years enforcing those restrictions. A copy of the original cc&r's is included s Exhibit A.

Another specific restriction is that none of the property could be sold, transferred or in any way conveyed except to one of the eight western lots in the subdivision. Through the years that I have lived here, the back lots of some of the properties have been sold or traded by the adjacent landowners without any problems. Then, in 1995, a couple of property owners on the southern end of the subdivision sold their property to the hospital for a parking lot. By the time most of us found out, the deal was almost done. I was furious, as were most of my neighbors. But as it turned out, the hospital deal could not be completed without the consent of ¾ of the adjacent landowners. Mr. Chaney (one of the illicit sellers) lobbied all the owners with promises to keep noise and lighting down, and urged us to be "Good Neighbors" because the hospital was in desparate need of parking.

Consequently, an Amendment to Deed Restrictions was promulgated and signed by the requisite number of adjacent owners. In that Amendment, the adjacent property owners agreed: 1. to the purchase of the property by the hospital; 2. that the easement shall not be compromised; 3. to a change of zoning to allow a ground level parking lot; 4. release the hospital property from restrictions that would "prohibit the use of the...property for ground level parking; and 5. there would be no other changes to the cc&r's. A copy of the Amendment is included as Exhibit B.

Your request for a zoning change to single family residential flies in the face of long standing deed restrictions and goes far beyond any agreement with the adjacent landowners and the parties' intent. Your own parcel map submitted with your request shows very clearly that all of the adjacent landowners have very big back yards, yet there are no single family houses there, nor any structures over 10'. That's because of the deed restrictions, which also apply to the hospital property, except those that would restrict from it operating a ground level parking lot. It was never agreed that the property could be used for single family housing.

Mr. Miller, when inserting the deed restrictions, clearly intended for residents to enjoy clear views and access to their property from the back. He even proscribed the planting of trees "in such a manner as to substantially obstruct the view of the residents on the eight western lots." A house or houses on the property in question would have the potential to substantially obstruct our view, in violation of the cc&r's that continue to run with the hospital property. A house or houses could potentially interfere with the easement as well.

Just look at your map and you will see the inanity of the situation. There is a whole block of this wonderful open area, maintained by your adjacent landowners, only to be broken up by a house or houses, which the rest of us don't have the permission to build. You are our neighbor too, and you must comply with all the restrictions which run with the land and apply to you too. Instead of cashing in the land for your own gain, why not be a "Good Neighbor" and consider the quality of life of your neighbors. If you no longer need the property for a parking lot, why not consider a small park or something else that's attractive and low impact?

Thank you for your consideration of these concerns.

Sincerely,

Norah Ann McCoy

OFFICIAL NOTICE OF PUBLIC HEARING

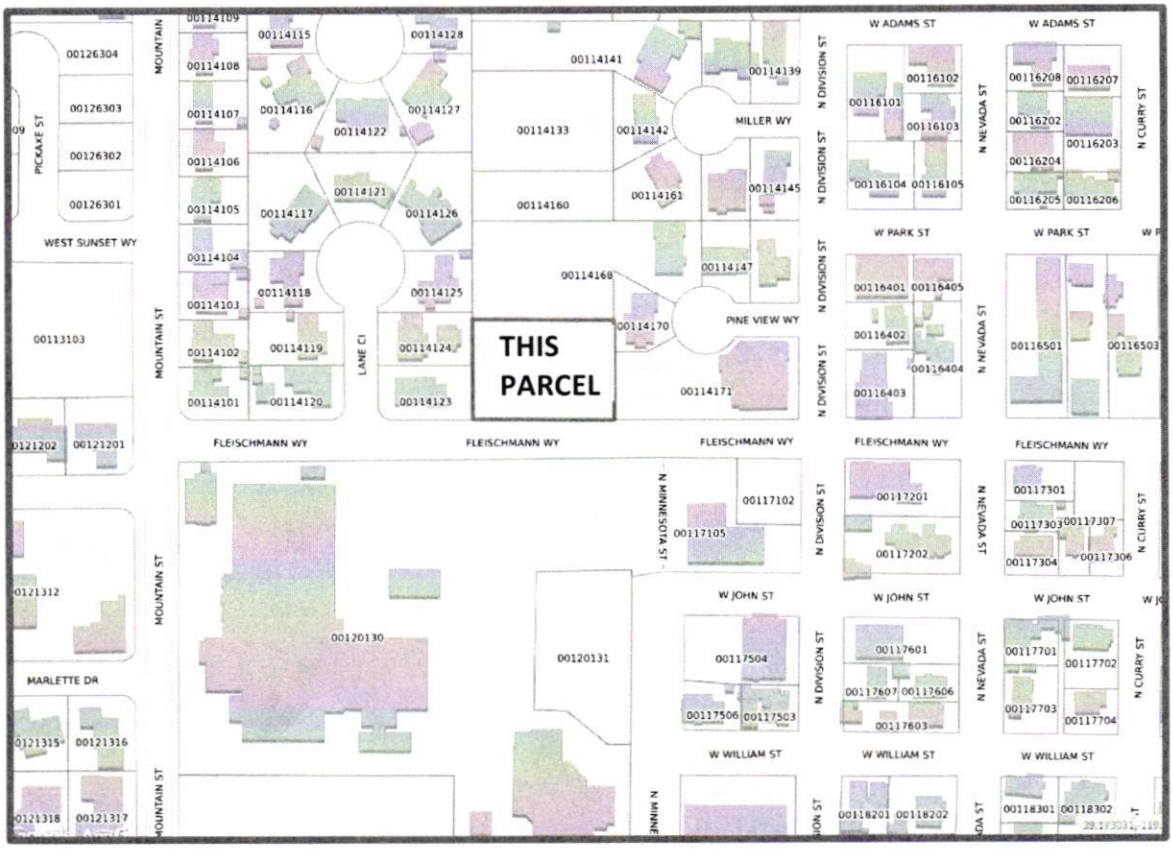
You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, July 26, 2023 , regarding the item noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Robert "Bob" Crowell Board Room, 851 East William Street, Carson City, Nevada.

SUBJECT: ZA-2023-0184 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors ("Board") concerning a request from Carson City ("Applicant") for a proposed ordinance amending the zoning map to change the zoning of a property from Public Regional ("PR") to Single Family 6,000 Square Feet ("SF6") on a ±0.7 acre property located on Fleischmann Way ±275 feet to the west of its intersection with North Division Street, APN ("APN") 001-141-67. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcels as appropriate for consideration of a mapping correction. The property has a Master Plan land use designation of Medium Density Residential, SF6 zoning would bring the site into conformance with the Master Plan land use designation.

The application materials are available for public review at the Planning Division, 108 E Proctor Street, Carson City, Nevada, 89701. If you have questions related to this application, you may contact Heather Ferris, Planning Manager, at 775-283-7080 (hferris@carson.org). Staff reports are available approximately six days prior to the Planning Commission meeting or online at https://www.carson.org/government/city-meetings-live-broadcast-and-archives/agendas under Planning Commission Agenda with Supporting Materials.

The public may provide public comment in advance of a meeting by written submission to the following email address: planning@carson.org or via mail to the Planning Division at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

carson.org
Calendar
P.C.

Location: