

**CARSON CITY BOARD OF SUPERVISORS**  
**CARSON CITY REDEVELOPMENT AUTHORITY**  
**Minutes of the December 7, 2023 Meeting**  
**Page 1**

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, December 7, 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  
Stephanie Hicks, Deputy City Manager  
Todd Reese, Senior Deputy District Attorney  
Tamar Warren, Senior Deputy Clerk

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

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

(8:30:42) – Mayor Bagwell called the meeting to order at 8:30 a.m. Mr. Hoen called roll and noted the presence of a quorum. Rabbi Levi Sputz, Chabad Learning Center of Northern Nevada, delivered the invocation. At Mayor Bagwell’s request, Community Development Director Hope Sullivan led the Pledge of Allegiance.

**5. PUBLIC COMMENT**

(8:35:13) – Mayor Bagwell recognized Pearl Harbor Day and requested a moment of silence from those present at the meeting. She also announced that Wreaths Across America would be at 9:00 a.m. at Lone Mountain Cemetery on December 16, 2023, and invited the community to help with laying the delivered wreaths on veterans’ graves. Mayor Bagwell noted that Sierra Flats on Butti Way would be leasing the first 80 units, 40 of which are for seniors and the other 40 are for families. She also entertained public comments.

(8:35:35) – Ms. Sullivan introduced the new Building Official, James Wentworth, calling him solution-oriented and committed to customer service. Mr. Wentworth explained that he was “thrilled to serve the community,” adding that he wanted to serve the people “to the best of my ability.” Deni French thanked Mayor Bagwell and the organizers of the Silver and Snowflakes “tree lighting” event, adding that he appreciated the support from the Carson City Sheriff’s Office (CCSO). Mayor Bagwell thanked the Public Works Department for their efforts as well.

**CARSON CITY BOARD OF SUPERVISORS  
CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the December 7, 2023 Meeting  
Page 2**

**6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – NOVEMBER 2, 2023**

(8:40:28) – Mayor Bagwell introduced the item and entertained comments, corrections, or a motion.

**(8:40:40) – Supervisor Giomi moved to approve the minutes of the November 2, 2023 meeting of the Carson City Board of Supervisors meeting. The motion was seconded by Supervisor White and carried 5-0-0.**

**CONSENT AGENDA**

(8:41:02) – Mayor Bagwell introduced the item and inquired whether the Board or members of the public wished to pull any additional items; however, none were forthcoming. She then entertained a motion.

**(8:41:08) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 7.a, 8.a, 9.a, 10.a, 11.a, 12.a, 12.b, and 12.c as presented. Supervisor White seconded the motion.**

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

**7. ASSESSOR**

**7.A 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") 009-125-16 (4070 SILVER SAGE DRIVE), PER NRS 361.055 IN THE AMOUNT OF \$21,547.15, AND AUTHORIZATION FOR A REFUND OF TAXES IN THE SAME AMOUNT.**

**8. COMMUNITY DEVELOPMENT**

**8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A ONE-YEAR EXTENSION OF TIME FOR THE APPROVED TENTATIVE SUBDIVISION MAP KNOWN AS BORDA CROSSING, ON PROPERTY ZONED SINGLE-FAMILY 6,000 ("SF6"), LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, ASSESSOR'S PARCEL NUMBER ("APN") 009-124-03.**

**CARSON CITY BOARD OF SUPERVISORS  
CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the December 7, 2023 Meeting  
Page 3**

**9. FINANCE**

**9.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 NOVEMBER 24, 2023, PER NRS 251.030 AND NRS 354.290.**

**10. JUVENILE**

**10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) THE PROPOSED ACCEPTANCE OF THE COMPREHENSIVE OPIOID, STIMULANT, AND SUBSTANCE USE PROGRAM ("COSSUP") SUB GRANT FUNDS FROM THE NEVADA ATTORNEY GENERAL'S ("AG'S") OFFICE IN THE AMOUNT OF \$132,694, EFFECTIVE AUGUST 15, 2023 THROUGH SEPTEMBER 30, 2024, TO BE USED FOR THE COSSUP SUB GRANT FUNDED FULL TIME EMPLOYEE ("FTE") FOR THE JUVENILE OUTREACH SPECIALIST POSITION, A CONTRACTED DRUG AND ALCOHOL COUNSELOR AND OPERATIONAL SUPPLIES, AND (2) AUTHORIZATION TO ACCEPT AN ADDITIONAL SUB GRANT OF COSSUP FUNDS FROM THE AG'S OFFICE FOR FISCAL YEAR ("FY") 2025, IF AWARDED, FOR A NOT TO EXCEED AMOUNT OF \$150,000, TO BE USED FOR THE SAME PURPOSES.**

**11. PUBLIC WORKS**

**11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED 4,613 +/- SQUARE FOOT NON-EXCLUSIVE DRAINAGE EASEMENT ("EASEMENT") LOCATED ON ASSESSOR'S PARCEL NUMBER ("APN") 002-181-06 ("PROPERTY") FROM ACORN HILLS NEVADA, LLC ("ACORN HILLS") TO CARSON CITY, AT NO COST.**

**12. PURCHASING AND CONTRACTS**

**12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) AUTHORIZATION TO EXERCISE THE FIRST OPTION TO EXTEND THE TERM OF CONTRACT NO. 23300219 ("CONTRACT") WITH AMERICAN EXCHANGE, FOR THE PROVISION OF BILLING SERVICES FOR THE CARSON CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES ("CCHHS") AT A RATE OF 7 PERCENT OF THE NET AMOUNT COLLECTED FROM PATIENT BILLINGS PLUS THE COST OF POSTAGE, FROM DECEMBER 31, 2023 TO DECEMBER 31, 2024, FOR AN ADDITIONAL AMOUNT NOT TO EXCEED \$50,000; AND (2) AUTHORIZATION FOR THE MAYOR TO EXERCISE THE OPTIONS TO EXTEND THE CONTRACT FOR THE SUBSEQUENT THREE YEARS ON THE SAME TERMS, FOR AN AMOUNT NOT TO EXCEED \$50,000 PER YEAR, FOR A TOTAL AMOUNT NOT TO EXCEED \$250,000 OVER THE POSSIBLE FIVE -YEAR TERM OF THE CONTRACT.**

**12.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO PURCHASE ONE YEAR OF RUBRIK, INC. ("RUBRIK") MAINTENANCE**

**CARSON CITY BOARD OF SUPERVISORS  
CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the December 7, 2023 Meeting  
Page 4**

**AND SUPPORT SERVICES FOR CARSON CITY'S BACKUP SYSTEM FROM TRACE3, LLC ("TRACE3"), FOR A NOT TO EXCEED ANNUAL AMOUNT OF \$56,892.96.**

**12.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT REYMAN BROTHERS CONSTRUCTION, INC. ("REYMAN BROTHERS") IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NEVADA REVISED STATUTES ("NRS") CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 24300265 FOR THE FLEET TIRE AND WELDING SHOP PROJECT ("PROJECT") TO REYMAN BROTHERS FOR A TOTAL AMOUNT NOT TO EXCEED \$1,360,256.70.**

**END OF CONSENT AGENDA**

**ORDINANCES, RESOLUTIONS, AND OTHER ITEMS**

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

No items were pulled from the Consent Agenda.

**14. CITY MANAGER**

**14.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF UP TO TWO GENERAL MEMBERS TO THE 9-1-1 SURCHARGE ADVISORY COMMITTEE ("COMMITTEE"), EACH FOR A TWO-YEAR TERM EXPIRING IN DECEMBER 2025.**

(8:41:32) – Mayor Bagwell introduced the item and was informed that applicant Yvonne Battaglia was not present. She suggested moving to item 14.b to allow more time for Ms. Battaglia to arrive.

(9:13:26) – Mayor Bagwell reintroduced the item and noted that Ms. Battaglia was not yet present. She also entertained a motion for the reappointment of Denise Bauer.

**(9:13:45) – Supervisor Giomi moved to reappoint Denise Bauer for a full term expiring in December 2025. The motion was seconded by Supervisor Schuette.**

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

**CARSON CITY BOARD OF SUPERVISORS  
CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the December 7, 2023 Meeting  
Page 5**

**14.b FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF TWO MEMBERS TO THE AUDIT COMMITTEE EACH FOR A TERM ENDING IN DECEMBER 2025.**

(8:42:50) – Mayor Bagwell introduced the item and noted that since Bonnie Duke was seeking reappointment, she was not required to be interviewed. She announced that Curtis Lannen had withdrawn his application and explained the interview process to the two applicants, noting that at the conclusion of the interviews, the Board would discuss the appointment and proceed with an action.

A video of all the interviews may be viewed on the City's website at:

[https://carsoncity.granicus.com/player/clip/2332?view\\_id=2&redirect=true&h=1ab0cb8d78b53af1b542a1933a589a65](https://carsoncity.granicus.com/player/clip/2332?view_id=2&redirect=true&h=1ab0cb8d78b53af1b542a1933a589a65)

(8:43:55) – The applicants were interviewed in the following order: 1) Roylen Stack and 2) Christopher Wahle. Each Board member asked both applicants the same questions. At the conclusion of the interviews, Mayor Bagwell thanked the applicants. Supervisor Horton thanked the “very qualified” applicants; however, he wished to recommend appointing Ms. Stack because of the value she would bring due to her past experience, and liked Mr. Wahle’s attitude. Supervisor Schutte echoed Supervisor Horton’s comments and believed that Ms. Stack’s wealth of knowledge would benefit the Audit Committee. However, she urged Mr. Wahle to apply for other vacancies. Supervisor Giomi noted that he did not get the sense that either candidate fully understood the role of the audit committee which was “more than just numbers” but believed that Ms. Stack’s “experience in government would serve better in that role.” Supervisor White agreed with Supervisor Giomi’s comments. He believed that the job required detailed orientation which was not provided by Ms. Stack who had submitted an incomplete application. He stated that he could not support either candidate. Mayor Bagwell explained that she would support candidates who had researched the committees they would apply for and would not rely solely on their experience. She believed that Ms. Stack had done so but clarified that the Audit Committee would be reviewing the work of an external auditor. She was surprised that “risk assessment” hadn’t been brought up by the candidates. She also entertained a motion.

**(9:12:26) – Supervisor Schuette moved to appoint Bonnie Duke and Roylen Stack each to fill a term ending in December 2025. The motion was seconded by Supervisor Horton.**

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

**CARSON CITY BOARD OF SUPERVISORS  
CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the December 7, 2023 Meeting  
Page 6**

**14.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF AN ALTERNATE MEMBER TO THE TAHOE REGIONAL PLANNING AGENCY ("TRPA") FOR A TERM ENDING ON DECEMBER 31, 2024.**

(9:14:15) – Mayor Bagwell introduced the item and noted that former Supervisor Shelly Aldean had notified the Board that she would miss her first Tahoe Regional Planning Agency (TRPA) meeting in 12 years. Supervisor Giomi called it “incredible” and applauded her dedication and record. Mayor Bagwell offered to serve as the alternate due to her attending the Tahoe Transportation District (TTD) meetings, the transportation component of TRPA.

**(9:16:12) – Supervisor Giomi moved to appoint Mayor Bagwell as an alternate member to the TRPA for a term ending on December 31, 2024. The motion was seconded by Supervisor White.**

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

**15. COMMUNITY DEVELOPMENT**

**15.a. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A MASTER PLAN AMENDMENT TO ELIMINATE THE BROWN STREET SPECIFIC PLAN AREA ("SPA") ENCOMPASSING THE 14+- ACRE AREA GENERALLY LOCATED ON BROWN STREET AND NORTH EDMONDS DRIVE BETWEEN GORDON STREET AND REEVES STREET, ASSESSOR'S PARCEL NUMBER ("APNS") 008- 303-29; 008-303-10; 008-303-30; 008-303-31; 008-303-42 (PORTION OF); 008-303-07; 008-307-17; 008-307-11; 008-307-05; 008-307-06; 008-307-07; 008-306-09; 008- 306-11; 008-306-15; 008-306-16; 008-306-07; 008-306-08; 008-306-05; 008-306-06; AND 008-308-01.**

(9:16:38) – Mayor Bagwell introduced the item. Ms. Sullivan gave background and reviewed the Staff Report which is incorporated into the record. She also noted that on October 25, 2023, The Planning Commission voted unanimously to recommend to the Board of Supervisors approval of the Master Plan amendment based on the ability to make the required findings (via Resolution No. 2023-PC-R-4). Mayor Bagwell entertained public comments.

(9:18:19) – Mr. French inquired and was informed that no City property was part of the 14+ acres. Kelly Radow of Millard Realty and Construction stated she was in favor of the amendment. There were no additional comments and Mayor Bagwell entertained a motion.

**(9:19:31) – Supervisor Horton moved to approve the amendment to the Master Plan as presented. The motion was seconded by Supervisor Schuette.**

**CARSON CITY BOARD OF SUPERVISORS**  
**CARSON CITY REDEVELOPMENT AUTHORITY**  
**Minutes of the December 7, 2023 Meeting**  
**Page 7**

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

## **16. 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**

(9:19:56) – Mayor Bagwell introduced the item. Ms. Paulson announced that the next Board of Supervisors Meeting will include the annual audit presentation and will have the Board of Health component. She also reminded the Board to wear their “ugly sweaters.” Supervisor Schuette commented on all the hikers and bikers on the trail east of Prison Hill and noted the helpful community members who had helped her repair a flat bicycle tire. Mayor Bagwell praised the City’s fifth graders for caroling during the Silver and Snowflakes event and thanked Staff, the Chamber of Commerce, the Downtown Business Association, the Nugget Casino, and Hilltop Church (for their music).

## **CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL**

This item did not take place.

## **17. PUBLIC COMMENT**

(9:23:50) – Mayor Bagwell entertained final public comments. Deni French thanked the Hilltop Church for their contribution to Silver and Snowflakes and the Nevada Appeal for the information provided to the readers. He also requested that the consent agenda be “a little more present” and thanked Staff for the reduced use of acronyms. Mr. French listed several Consent Agenda topics he wished had been discussed and encouraged the public to come and comment at meetings.

## **18. FOR POSSIBLE ACTION: TO ADJOURN**

**CARSON CITY BOARD OF SUPERVISORS  
CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the December 7, 2023 Meeting  
Page 8**

(9:27:01) – Mayor Bagwell adjourned the Board of Supervisors meeting at 9:27 a.m.

**REDEVELOPMENT AUTHORITY**

**19. CALL TO ORDER - REDEVELOPMENT AUTHORITY**

(9:27:06) – Chairperson Bagwell called the Redevelopment Authority meeting to order at 9:27 a.m.

**20. ROLL CALL**

(9:27:10) – Mr. Hoen called roll and announced the presence of a quorum comprising Chairperson Lori Bagwell, Vice Chair Stacey Giomi, and members Curtis Horton, Lisa Schuette, and Maurice White.

**21. PUBLIC COMMENT**

(9:27:24) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

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

(9:27:32) – Chairperson Bagwell introduced the item and entertained comments, corrections, or a motion.

**(9:27:41) – Vice Chair Giomi moved to approve the minutes of the Carson City Redevelopment Authority July 6, 2023 meeting as presented. The motion was seconded by Member Schuette and carried 5-0-0.**

**23. COMMUNITY DEVELOPMENT**

**23.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE AND ASSOCIATED ESCROW DOCUMENTS RECONVEYING THE CARSON CITY REDEVELOPMENT AUTHORITY'S INTEREST IN A REDEVELOPMENT AUTHORITY LIEN AND AGREEMENT ("LIEN") AND A DEED OF TRUST RECORDED ON PROPERTY LOCATED AT 705 NORTH CARSON STREET, ASSESSOR'S PARCEL NUMBER ("APN") 004-261-02.**

(9:28:00) – Chairperson Bagwell introduced the item. Community Development Director Hope Sullivan referenced the Staff Report, which is incorporated into the record, and noted that Robert Lamkin of Bob's Texaco Service was present to respond to questions. There were no member or public comments; therefore, Chair Bagwell entertained a motion.

**(9:28:42) – Member Schuette moved to authorize the Mayor to execute the Substitution of Trustee and Deed of Reconveyance and associated documents. The motion was seconded by Member Horton.**

**CARSON CITY BOARD OF SUPERVISORS  
CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the December 7, 2023 Meeting  
Page 9**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVED:</b>	Member Schuette
<b>SECONDED:</b>	Member Horton
<b>AYES:</b>	Members Horton, Schuette, White, Vice Chair Giomi, and Chair Bagwell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**24. PUBLIC COMMENT**

(9:29:01) – Chair Bagwell entertained final public comments. Deni French recommended considering the environment during Redevelopment projects.

**25. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY**

(9:30:04) – Chair Bagwell adjourned the meeting at 9:30 a.m.

The Minutes of the December 7, 2023, Carson City Board of Supervisors and Redevelopment Authority meetings are so approved on this 4<sup>th</sup> day of January 2024.



LORI BAGWELL, Mayor

ATTEST:



SCOTT HOEN, Clerk-Recorder

**From:** [pseaman77@gmail.com](mailto:pseaman77@gmail.com)  
**To:** [Public Comment](#)  
**Subject:** Title 18 rewrite, ADU standards - October 25, 2023 Nevada Appeal  
**Date:** Sunday, November 26, 2023 10:01:27 PM

---

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

---

To Community Development, District Attorney's Office, Planning Commission, Code Enforcement, Mayor and Supervisors:

I am very supportive of the subject undertaking as described in the Nevada Appeal. I have been told the definition of "single family" and "multi family" is within the zoning code and yet have gotten different interpretations over the last several years. I would strongly encourage the rewrite effort of Assistant District Attorney Dan Yu, who is tasked with rewriting the development standards with a goal of clarity in the code explicitly address the definition of "family", as it applies to "single family" and "multi family" in all associated appearances in code, standards, and policies including a complete index of all said appearances.

I'm a lifelong resident of northern Nevada and have been a resident of Carson City since 1971, initially renting for a time south of Fairview drive, then raising a family and owning a home on Palo Verde Drive, adjacent to Mills Park which before 1982 was a park and 9-hole golf course. From 1983 to present we own a home at 5 Comstock Circle, across the street from the remaining Anderson Ranch property.

A reply regarding my inquiry is appreciated. I would make myself available to further discuss with whomever is directly responsible for collection and inclusion of public comment and concerns with this matter. Thank you.

Paul & Sheryl Seaman  
5 Comstock Circle  
Carson City, NV 89703  
775-250-2072  
Pseaman77@gmail.com

**From:** [Nan Perkins](#)  
**To:** [Public Comment](#)  
**Subject:** To our Mayor, City Manager, and Board of Supervisor members  
**Date:** Tuesday, November 21, 2023 7:50:39 PM

---

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

---

Good evening, I'll try to keep this brief and simple, as I need to leave town in the morning due to a death.

I wanted to give some input on the talk of the ADUs. Before you make any decisions, please consider the effect on the citizens who are already suffering from high taxes and a horrible economy. No one expected our economy to get as bad as it is, and this is hard on many retired people and those with limited income.

It was always my plan to work for local governments to ensure a liveable retirement, so that is what I did. I had no idea that the economy would get so bad that it would make it difficult to survive and have a decent life. As you know, everything has gone up in cost. I have elderly friends who have to decide if they should buy food or medication. Forget traveling to visit friends or family.

It was brought to my attention that you are thinking of allowing ADUs in Carson City. I think that would be a nice idea, however I do want you to remember the lower income people of this City. I for one live on 1/3 acre in the only area I could afford, off Airport Road where there are many mobile homes and lower income people.

I was thinking of adding onto a small permitted building in the back of my property so I could have a place to play music, paint, or exercise. I could also temporarily rent it to Traveling Nurses, or other Traveling professionals to help me survive financially. It is my understanding that our local hospital is in need of this, and the extra income would be helpful. These professionals rent for 3 months, and may extend another 3 months. They would be more quiet and hopefully more caring of places they rent than full time renters would be. Renting out this space for a few months would give me some extra income to supplement my retirement.

BUT, you talked about having separate meters for these dwellings. In my case, this would be extremely hurtful! The cost of one house being metered for sewer/water, natural gas, and electricity can be too much at times already. Adding these costs to another dwelling would make a financial hardship even more of a hardship. It is not my desire to make a business out of this, but to possibly rent to a professional part of the year, and to use the building for myself the rest of the year. It would really cost me (and probably others) too much money if you force us to have 2nd meters on a partially rented building.

Please consider the area (rich or poor) of where these ADUs might be, and the harmful financial effects the cost of metering a 2nd temporary residence would result in. If you want to help the citizens, please don't force us to have to pay more fees for utilities. It truly is too difficult already!

Thank you for your time,  
*Nan Perkins*  
[775-720-6267](#)

**From:** [Ron Moe](#)  
**To:** [CCEO](#)  
**Subject:** Taxes for road repair and construction  
**Date:** Tuesday, November 21, 2023 11:12:39 AM

---

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

---

If we need more money for road repair and construction, it should be paid by those that use the roads. Add a tax to our gasoline and EV chargers.

Ron Moe

**From:** [K Franco Simmons](#)  
**To:** [CCEO](#)  
**Subject:** GID  
**Date:** Monday, November 20, 2023 1:50:15 PM

---

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

---

Honorable Board of Supervisors and Mayor,

I am against a GID which places an assessment on property owners. Many, many others use roads and all should pay their fair share. It is inequitable to place such a burden on property owners.

My husband and I are retired, living on a fixed income and barely keeping our heads above water financially with all of the rising costs of everything. I've had to take a part-time job to keep up, and I've just gone on Medicare, by law, which will result in premium costs exceeding \$2000 a year.

I don't believe I will see any benefits from a special assessment for streets. Our street is a mess, and it doesn't get snow plowed very often.

Deferred maintenance not only kicks the can down the road, it snowballs, as you are finding out now. Our taxes should have been used all along for streets maintenance. That is one of the main duties of municipal government. Past boards have failed to keep the basic priorities of municipal government. It's time to cut the fat and get back to basics. Plus, you might ask the federal government to kick in some. All the billions it sends overseas should be redirected back to local governments for public works projects, like the Works Projects of the last century.

Respectfully,  
Kathleen Franco Simmons  
2108 Utah St, Carson City, NV 89701

**From:** [suzanne.malekinc.net](mailto:suzanne.malekinc.net)  
**To:** CCEO  
**Subject:** Oppose Carson City GID  
**Date:** Monday, November 20, 2023 10:04:29 AM

---

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

---

Hello:

I am writing to oppose the formation of a GID to fund road improvements. I feel this could lead to power taken out of the hands of the Carson City taxpayers.

Thank you.

Suzanne Malek  
Carson City, NV

**From:** [Sue Robertson](#)  
**To:** [Public Comment](#)  
**Subject:** Round about Sculpture design.  
**Date:** Friday, November 17, 2023 9:27:09 AM

---

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

---

Way over done and stupid expensive!

Simple and tasteful needs to be considered. Even \$50,000. is ridiculously expensive for art that we don't need and there are many projects needed now that would benefit all citizens that live in Carson City. Scrap it!