

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 1

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, April 7, 2016 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Mayor Robert Crowell
Supervisor Karen Abowd, Ward 1
Supervisor Brad Bonkowski, Ward 2
Supervisor Lori Bagwell, Ward 3
Supervisor Jim Shirk, Ward 4

STAFF: Nick Marano, City Manager
Sue Merriwether, Clerk - Recorder
Adriana Fralick, Chief Deputy District Attorney
Cheryl Eggert, Deputy Clerk
Kathleen King, Chief 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 Recording Secretaries Division of the Carson City Clerk's Office, during regular business hours.

1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE (8:34:17) - Mayor Crowell called the meeting to order at 8:34 a.m., noting the late start due to technology difficulties. Ms. Merriwether called the roll; a quorum was present. In the absence of Good Shepherd Wesleyan Church Pastor Nick Emery, Mayor Crowell requested everyone to observe a moment of silence. At Mayor Crowell's request, Undersheriff Steve Albertsen led the pledge of allegiance.

5. PUBLIC COMMENT (8:36:05) - Mayor Crowell entertained public comment. (8:36:20) Hope Tingle referred to an April 3rd *Nevada Appeal* article on a planned unit development in Kings Canyon. She further referenced a United Nations Press Release, dated March 21st, and read a portion of the same into the record. She expressed the hope that “before any further development is approved, a hydrologist be brought in to do a study on the water availability here in Eagle Valley as well as Carson Valley ... If there isn't any water, those acre feet of water rights mean absolutely nothing. So, the more we develop this valley ..., the less my quality of life is ...” Ms. Tingle expressed the hope that “before you approve moving forward with [the planned unit development], you give some thought to the ramifications of bringing additional people to this valley if we are in a water stress situation.”

Mayor Crowell entertained additional public comment. (8:38:47) Community Development Director Lee Plemel introduced Planning Manager Hope Sullivan, and provided background information on her experience. (8:39:23) Ms. Sullivan expressed appreciation for the opportunity and looks forward to working together. Mr. Plemel advised that Ms. Pansky will continue on as an hourly planner.

(8:40:04) Mr. Marano referred to email correspondence from Katherine Yonkers, expressing opposition to the Vintage Planned Unit Development. He provided the email to the Ms. Merriwether for inclusion in the record.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 2

(8:40:43) Sandy James congratulated the Board “on living in an absolute jewel of a place.” She discussed her experience traveling across North America as part of her work, and expressed the opinion “there are very rare places like Carson City ...” She referenced a meeting with Mayor Crowell in March, and described Carson City as “an early adapter.” “... what we're seeing is that the 20th century, something happened to our towns and our streets. And what happened is that the car became the major owner of the street. ... your history is really about place, about pioneers, about making farms, estates, and people using the street in a really different way. You can really see that in the pictures. And there were times that you had sidewalks and they were wooden, but they were 18 or 20 feet wide. It was a real sense that pedestrians were part of your City and that they actually did commerce by walking into the main part of the City. And what's interesting about what you're doing is that's a trend that is starting to happen all around North America.” Ms. James discussed her experience in downtown Carson City, and experiences in other parts of the North America. She expressed the opinion that “Carson City is going to find its voice. It's not going to be something someone drives through, but someplace where you want to come to see what the merchants are doing, come to the festivals, and pitching both sides of the population; the folks that have money that are old and the folks that have money that are young, and the people in Carson City that just know that this is the best place to live.”

(8:45:41) At Mayor Crowell's request, the Board members joined him at the meeting table, where Parks and Recreation Department Director Roger Moellendorf invited Deputy Parks and Recreation Director Scott Fahrenbruch. Mr. Moellendorf described Mr. Fahrenbruch's 22 years with the City, and advised that he started making improvements to parks and recreation facilities from the first day. On behalf of the Board of Supervisors, Mayor Crowell thanked Mr. Fahrenbruch for 22 years of continuous service in making Carson City a better place to live, work, and play. Mayor Crowell commended Mr. Fahrenbruch on having been “a tremendous asset in making sure that our parks and recreation and open space is done and done well. We have a huge amount of open space and it's a challenging job.” Mayor Crowell expressed “deep appreciation ... for 22 years of great service to our community.” He read the language of the plaque into the record, and presented it to Mr. Fahrenbruch. The Board members, City staff, and citizens present applauded. (8:49:11) Mr. Fahrenbruch thanked Mayor Crowell, the Board members, and everyone. “It's been a good run. ... I see all of the folks that I've worked with over the years, the various departments, including our department. And I can say that they were more than co-workers. They were more than people who worked for me. They were friends and they will always be friends for the rest of my life.” Mr. Fahrenbruch emphasized that “any success or perceived success that I've had over the years is because of the folks that work in the Parks and Recreation Department. They're a bunch of hard working people and I appreciate everything that they've done for me over the years, and I hope that they continue the success that we've started with this whole program.” Mr. Fahrenbruch expressed appreciation to the current and former Board of Supervisors and the current and former Parks and Recreation Commission, and thanked everyone. The Board members, City staff, and citizens present applauded once again.

The Board members returned to the dais, and Mayor Crowell entertained additional public comment. (8:52:55) Maxine Nietz thanked Mr. Fahrenbruch “on behalf of the Carson City Rendezvous ...” (8:53:22) Assembly District 40 Candidate Al Kramer related an anecdote relative to Mr. Fahrenbruch's service. Mayor Crowell entertained additional public comment; however, none was forthcoming.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 3

- 6. POSSIBLE ACTION ON APPROVAL OF MINUTES - February 18, 2016 and March 6, 2016** (8:54:12) - Mayor Crowell entertained suggested revisions to the minutes and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to approve the minutes, as presented. Supervisor Abowd seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote. **Motion carried 5-0.**
- 7. POSSIBLE ACTION ON ADOPTION OF AGENDA** (8:54:44) - Mayor Crowell advised of having been requested to defer item 19(B) to a future meeting. He entertained additional modifications to the agenda and, when none were forthcoming, deemed the remainder of the agenda adopted, as published.
- 8. SPECIAL PRESENTATION OF PROCLAMATION FOR PUBLIC HEALTH MONTH, APRIL 2016** (8:55:10) - Mayor Crowell invited Health and Human Services Department Director Nicki Aaker, Public Information Officer Taylor Radtke, and County Health Officer Dr. Susan Pintar to join him at the meeting table, where he read into the record the language of the Proclamation included in the agenda materials. Ms. Aaker discussed scheduled activities and the importance of community involvement to accomplish public health. (9:00:37) Ms. Radtke discussed the Public Health Month theme, "Building a Healthy Community: It Takes a Village."
- 9. RECESS BOARD OF SUPERVISORS** (9:01:55) - Mayor Crowell recessed the Board of Supervisors meeting at 9:01 a.m.

LIQUOR AND ENTERTAINMENT BOARD

- 10. CALL TO ORDER AND ROLL CALL** (9:01:58) - Chairperson Crowell called the Liquor and Entertainment Board meeting to order at 9:01 a.m., noting the presence of a quorum, including Member Ken Furlong.
- 11. PUBLIC COMMENT** (9:02:14) - Chairperson Crowell entertained public comment; however, none was forthcoming.
- 12. POSSIBLE ACTION ON APPROVAL OF MINUTES - February 18, 2016** (9:02:22) - Chairperson Crowell entertained suggested revisions and, when none were forthcoming, a motion. **Member Bonkowski moved to approve the minutes, as presented. Member Abowd seconded the motion. Motion carried 6-0.**
- 13. COMMUNITY DEVELOPMENT DEPARTMENT, BUSINESS LICENSE DIVISION**
13(A) POSSIBLE ACTION TO APPROVE RORY BEDORE AS THE LIQUOR MANAGER FOR 7 BEARS, LLC DBA BLACK BEAR DINER, LIQUOR LICENSE NO. 16-31258, LOCATED AT 900 SOUTH CARSON STREET (9:02:42) - Chairperson Crowell introduced this item, and Max Casino General Manager Lee Kennedy introduced himself for the record. In response to a question, Mr. Kennedy discussed the progress of construction. In response to a question, Senior Permit Technician Lena Reseck advised that Rory Bedore is the liquor manager for Max Casino and will serve as the liquor manager for the diner. "He chose to have two separate licenses; for the restaurant and ... for the casino as well."

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 4

Chairperson Crowell entertained public comment and, when none was forthcoming, a motion. **Member Abowd moved to approve Rory Bedore, as the liquor manager for 7 Bears, LLC, dba Black Bear Diner, liquor license number 16-31258, located at 900 South Carson Street. Member Bonkowski seconded the motion.** Chairperson Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [6 - 0]
MOVER:	Member Karen Abowd
SECOND:	Member Brad Bonkowski
AYES:	Members Abowd, Bonkowski, Bagwell, Furlong, Shirk, and Chair Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

13(B) POSSIBLE ACTION TO APPROVE THE RELOCATION OF BAMBOO GARDEN, FROM 3747 SOUTH CARSON STREET TO 4250 COCHISE STREET, SUITE 40, LIQUOR LICENSE NO. 16-16914 (9:04:37) - Chairperson Crowell introduced this item, and welcomed Qin Song to the meeting table. At Chairperson Crowell's request, Senior Permit Technician Lena Reseck reviewed the agenda materials, noting staff's recommendation of approval. (9:05:10) At Chairperson Crowell's request, Ms. Song discussed the relocation of Bamboo Garden.

Chairperson Crowell entertained public comment and, when none was forthcoming, a motion. **Member Shirk moved to approve the relocation of Bamboo Garden, from 3747 South Carson Street to 4250 Cochise Street, Suite 40, liquor license number 16-16914. Member Bagwell seconded the motion.** Chairperson Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [6 - 0]
MOVER:	Member Jim Shirk
SECOND:	Member Lori Bagwell
AYES:	Members Shirk, Bagwell, Abowd, Bonkowski, Furlong, and Chair Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

13(C) POSSIBLE ACTION TO APPROVE DEANNA NOLLET AS THE LIQUOR MANAGER FOR 7-ELEVEN STORE #32303B, LIQUOR LICENSE NO. 16-12527, LOCATED AT 3838 HIGHWAY 50 EAST (9:07:17) - Chairperson Crowell introduced this item, and expressed condolences to Ms. Nollet. Senior Permit Technician Lena Reseck reviewed the agenda materials, noting staff's recommendation of approval. (9:07:52) Ms. Nollet explained the desire to continue her family's work.

Mayor Crowell entertained questions and, when none were forthcoming, a motion. **Member Bagwell moved to approve Deanna Nollet, as the liquor manager for 7-Eleven Store #32303B, liquor license number 16-12527, located at 3838 Highway 50 East. Member Abowd seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 5

RESULT:	Approved [6 - 0]
MOVER:	Member Lori Bagwell
SECOND:	Member Karen Abowd
AYES:	Members Bagwell, Abowd, Bonkowski, Furlong, Shirk, and Chair Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

14. PUBLIC COMMENT (9:08:45) - Chairperson Crowell entertained public comment; however, none was forthcoming.

15. ACTION TO ADJOURN LIQUOR AND ENTERTAINMENT BOARD (9:08:55) - Chairperson Crowell adjourned the Liquor and Entertainment Board meeting at 9:08 a.m.

16. RECONVENE BOARD OF SUPERVISORS (9:08:59) - Mayor Crowell reconvened the Board of Supervisors meeting at 9:08 a.m.

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

17. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION - POSSIBLE ACTION TO ADOPT BILL NO. 105, ON SECOND READING, AN ORDINANCE TO CHANGE THE ZONING FROM SINGLE FAMILY ONE ACRE (“SF1A”) AND AGRICULTURE (“A”) TO SINGLE FAMILY 6,000 (“SF6”), MULTI-FAMILY DUPLEX (“MFD”), MULTI-FAMILY APARTMENT (“MFA”), NEIGHBORHOOD BUSINESS (“NB”), AND GENERAL COMMERCIAL (“GC”), ON PROPERTY LOCATED ON THE NORTH SIDE OF EAST FIFTH STREET, BETWEEN SALIMAN ROAD AND AIRPORT ROAD, APNs 010-041-16, -38, -52, -70, -71, AND -72 (ZMA-15-163) (9:09:08) - Mayor Crowell introduced this item, and Special Projects Planner Susan Pansky reviewed revisions to Exhibit A which had been submitted as late material. She acknowledged no other suggested revisions since introduction, on first reading.

Mayor Crowell entertained public comment. (9:10:15) Maxine Nietz read a prepared statement into the record, expressing opposition to the proposed zoning change.

Mayor Crowell entertained additional public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to adopt Bill No. 105, on second reading, Ordinance No. 2016-6, an ordinance to change the zoning from Single-Family One-Acre and Agriculture to Single Family 6,000, Multi-Family Duplex, Multi-Family Apartment, Neighborhood Business, and General Commercial, on property located on the north side of East Fifth Street, between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71-, and -72, based on the findings contained in the staff report, with the addition of the late material, a zoning map marked item 17(A). Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion. Supervisor Shirk read portions of letters from Assistant Sheriff Ken Sandage and Fire Chief Bob Schreihans, expressing concern over the effect of the Schulz Ranch development on law enforcement and emergency services. Supervisor Shirk expressed the opinion that “as a Board, we need to do what is necessary to increase both the Fire Department and the Sheriffs hands-on out in the public so we can have a timely frame to respond

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 6

from the Sheriff's Department, and their fleet needs to be improved, and we should look at, for the Fire Department, another fire station. So, as these developments come through, we should be setting aside money to take care of this in the long run if we want to have a vibrant community in ten to twenty years." Mayor Crowell entertained additional discussion and, when none was forthcoming, called for a vote.

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Brad Bonkowski
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Bonkowski, Bagwell, Abowd, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

18. ASSESSOR

18(A) POSSIBLE ACTION TO APPROVE THE CORRECTION, DECREASE, AND PARTIAL REFUND OF THE REAL PROPERTY TAXES FOR THE 2015 / 16 FISCAL YEAR, FOR PARCEL NUMBER 009-822-08, 7492 MACKINLY COURT, PURSUANT TO NRS 361.768, IN THE AMOUNT OF \$144.02 (9:13:59) - Mayor Crowell introduced and provided a brief overview of this item. He entertained public comment and, when none was forthcoming, a motion. **Supervisor Bagwell moved to approve the correction, decrease, and partial refund of the real property taxes for the 2015 / 16 fiscal year, for parcel number 009-822-08, 7492 MacKinly Court, pursuant to NRS 361.768, in the amount of \$144.02. Supervisor Abowd seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Lori Bagwell
SECOND:	Supervisor Karen Abowd
AYES:	Supervisors Bagwell, Abowd, Bonkowski, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

18(B) POSSIBLE ACTION TO APPROVE THE REMOVAL AND REFUND OF THE REAL PROPERTY TAXES FOR THE 2015 / 16 FISCAL YEAR, FOR PARCEL NUMBER 010-041-99, VACANT PORTION OF 411 NORTH SALIMAN ROAD, PURSUANT TO AB 391, IN THE AMOUNT OF \$1,034.42 (9:14:55) - Mayor Crowell introduced and provided a brief overview of this item. He entertained public comment and, when none was forthcoming, questions or comments of the Board members. In response to a question, Chief Deputy Assessor Kimberly Adams provided background information on this item, and reviewed the agenda materials.

Mayor Crowell entertained additional Board member questions or comments and, when none were forthcoming, called again for public comment. When no additional questions or comments were forthcoming, he entertained a motion. **Supervisor Bonkowski moved to approve removal and refund of the real property taxes for the 2015 / 16 fiscal year, for parcel number 010-041-99, vacant portion of 411 North Saliman Road. Supervisor Abowd seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 7

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Brad Bonkowski
SECOND:	Supervisor Karen Abowd
AYES:	Supervisors Bonkowski, Abowd, Bagwell, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

19. PUBLIC WORKS DEPARTMENT

19(A) POSSIBLE ACTION TO DIRECT STAFF TO SELL ALL OF CARSON CITY'S INTEREST IN WATER PERMIT 36079, LOCATED IN WASHOE VALLEY, 8.62 ACRE FEET

(9:17:20) - Mayor Crowell introduced this item, and Engineering Manager Danny Rotter provided background information and reviewed the agenda materials. In response to a question, Bruce Scott of RCI, advised that the cost of the appraisal will not exceed the cost of the water. "... the value of the water is probably many times the cost of the appraisal ..., five to ten times ... roughly." Mr. Scott acknowledged the anticipation of interest in purchasing the water rights. "There's been activity in Washoe Valley ... in the southwest corner of the valley, which is where we are. There's a number of folks out there with large lots that need water for ponds and things like that. The State Engineer has been actively looking at water uses out there to determine if they have water rights. I've had some communication from them regarding the relatively modest amount of use we've made of this water right in the last few years and I've indicated to them that we're working to find a home for it because we're not in a position where it makes sense for Carson City." Mr. Scott pointed out "it's a very small amount of water. We don't have an option ... in terms of drilling another well. Even if we did, it wouldn't be a big enough water right to justify the cost of a well." Mr. Scott expressed the opinion "the City has done a really good job in looking ahead at water and water resources ... We got burned a few years ago and I think it put the City in a better position of being able to manage and own the water resources in a relatively diverse series of places. We have water rights in Carson Valley, Eagle Valley and we aren't using Washoe Valley, but we have Dayton Valley. We have surface water, we have ground water. And water is always a concern with development, but ... the City has done a very good job of broadening its base, managing its resource, and developing the ability to manage water and the water rights we have." Mr. Scott expressed no concern over the availability of water, and the opinion, "we have to deal with things like water rates and that type of thing. ... the availability of water in Carson has been done very well by previous Boards and staff and ... we're in pretty good shape because we have multiple resources."

Mr. Rotter responded to additional questions of clarification and advised that "the water rights will be separate from any of the equipment. Any of the equipment that is viable and valuable, we'll keep." In response to a further question referencing a previously expressed concern, Mr. Scott expressed the opinion, "At this point, I don't think it's necessary to hire a hydrologist. We have a pretty good feel for what's going on in Eagle Valley. We have wells and observation wells all through the valley. The issue is not so much is there water; it's can we get to the water because ... wells are not always that productive." He expressed the further opinion, "the hydrology has been very well studied by the U.S. Geological Survey in both the Carson Valley and Eagle Valley as well as Dayton Valley, and ... the hydrology is there. ... also, none of those valleys are being overpumped. We have significant limitations on what we can pump by the State Engineer and so ... we have a good handle on the water resource, the recharge and the long-term availability of water from the standpoint of hydrology." In reference to previously expressed concerns, Mr.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 8

Scott expressed agreement that there is sufficient water for full-build out of the basin. He discussed the importance of continuing water conservation, water awareness. He cautioned against inviting “high water demand industries to come to Carson if we can avoid it.” He expressed the opinion “we definitely have a resource that I'm comfortable with and we're developing the infrastructure to distribute it very well throughout the basin.” He expressed no concern with “the overall amount of water rights at this point as far as meeting future demands. We don't have that many places left to develop and ... our water resources are in pretty good shape.” Mr. Scott and Mr. Rotter responded to additional questions of clarification, and discussion ensued.

Mayor Crowell entertained a motion. **Supervisor Abowd moved to direct staff to have the water under Permit 36079, Certificate 11627, appraised and sold on the open market for an amount not less than the appraised value. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Karen Abowd
SECOND:	Supervisor Brad Bonkowski
AYES:	Supervisors Abowd, Bonkowski, Bagwell, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

19(B) POSSIBLE ACTION TO APPROVE THE RECLASSIFICATION OF A GIS SPECIALIST (CCEA T1) POSITION TO AN ASSET MANAGER - PUBLIC WORKS (UNCLASSIFIED S2) POSITION - Deferred.

20. PURCHASING AND CONTRACTS

20(A) POSSIBLE ACTION TO AWARD RFP NO. 1516-091, THE PURCHASE OF ONE TYPE 1 AMBULANCE CHASSIS REMOUNT, TO FIRETRUCKS UNLIMITED, FOR A BID AMOUNT OF \$146,722.00, TO BE FUNDED BY A GRANT FROM FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION, INC. AND THE AMBULANCE ENTERPRISE FUND, AS PROVIDED IN FY 2015 / 16 (9:28:43) - Mayor Crowell introduced this item. Fire Chief Bob Schreihans and Firehouse Subs owner Damon Kreizenbeck introduced themselves for the record. Chief Schreihans provided background information on this item. Mr. Kreizenbeck provided background information on the Firehouse Subs Public Safety Foundation and the community donations. At Mayor Crowell's request, Purchasing and Contracts Administrator Laura Tadman reviewed the staff report. Chief Schreihans responded to questions of clarification, and discussion ensued. The Board members thanked Firehouse Subs.

Mayor Crowell entertained additional questions or comments of the Board members and, when none were forthcoming, a motion. **Supervisor Abowd moved to award RFP No. 15116-091, the purchase of one Type 1 Ambulance Chassis Remount to Firetrucks Unlimited, for a bid amount of \$146,772, to be funded by a grant from Firehouse Subs Public Safety Foundation, Inc., and from the Ambulance Enterprise Fund, as provided in FY 2015 / 16. Supervisor Shirk seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 9

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Karen Abowd
SECOND:	Supervisor Jim Shirk
AYES:	Supervisors Abowd, Shirk, Bonkowski, Bagwell, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

20(B) POSSIBLE ACTION TO APPROVE CONTRACT NO. 1516-120, PURCHASE AGREEMENT, WITH ROAD AND HIGHWAY BUILDERS, LLC (“RHB”), WHICH AUTHORIZES RHB TO DELIVER EXCAVATION MATERIAL FROM THE CARSON CITY FREEWAY PROJECT, PHASE 2B-3, TO THE LANDFILL AT A CHARGE OF \$2 / CUBIC YARD, FOR A NOT-TO-EXCEED AMOUNT OF \$400,000 (9:40:22) - Mayor Crowell introduced this item, and Purchasing and Contracts Administrator Laura Tadman reviewed the agenda materials. At Mayor Crowell's request, Utility Manager David Bruketta reviewed the landfill permit requirement to cover the trash and the purpose for the subject purchase agreement. Mr. Bruketta and Mr. Marano responded to questions of clarification. In response to a question, Ms. Fralick advised of having spoken with the Deputy Attorney General assigned to the Nevada Department of Transportation, who confirmed that Road and Highway Builders, LLC is honoring their contract “that they were to remove 260,000 cubic yards of ... excavated material from this job site. And once they do that, that's the contractor's material to do with whatever they want.”

In response to a question, Mr. Bruketta explained that the \$2 / cubic yard was a “negotiated price ... and, as a relative comparison, ... they had to remove some material from the MAC project, which is actually even closer to the landfill, and the cost ... to remove that was just under \$6 / cubic yard. So, we're proposing to pay \$2 / cubic yard for it which ... we can't process it for that cost. So it's definitely a benefit to the rate payers ...” Mr. Bruketta acknowledged that the existing blasting process is more expensive than the \$2 / cubic yard. He further acknowledged that the cost of the material will be included in the budget in subsequent years. He responded to additional questions of clarification, and extensive discussion ensued.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to approve Contract No. 1516-120, Purchase Agreement with Road and Highway Builders, LLC, (“RHB”) which authorizes RHB to deliver excavation material from the Carson City Freeway Project, Phase 2B-3, to the landfill, at a charge of \$2 / cubic yard, for a not-to-exceed amount of \$400,000. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Karen Abowd
SECOND:	Supervisor Brad Bonkowski
AYES:	Supervisors Abowd, Bonkowski, Bagwell, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 10

(10:23:01) Supervisor Bagwell commended Public Works Department staff on negotiating such a good price.

20(C) POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING THE BOARD OF SUPERVISORS TO APPROVE THE DONATION OF THE 1992 F-350 BOX VAN TO THE CARSON CITY SENIOR CENTER, PURSUANT TO NRS 244.1505 (10:07:57) - Mayor Crowell introduced this item, and entertained questions or comments. Supervisor Bonkowski advised of having requested the inclusion of “as-is and hold harmless language,” and that the District Attorney's staff had included a Warranty Agreement. Supervisor Shirk suggested the same thing could have been accomplished by selling the vehicle for \$1.

Mayor Crowell entertained additional Board member questions or comments and, when none were forthcoming, public comments. When no public comments were forthcoming, he entertained a motion. **Supervisor Bonkowski moved to approve Resolution No. 2016-R-4, submitted as late material, authorizing the Board of Supervisors to approve the donation of the 1992 F-350 box van to the Carson City Senior Center. Supervisor Shirk seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Brad Bonkowski
SECOND:	Supervisor Jim Shirk
AYES:	Supervisors Bonkowski, Shirk, Abowd, Bagwell, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

Mayor Crowell recessed the meeting at 10:10 a.m., and reconvened at 10:23 a.m.

21. FINANCE DEPARTMENT

21(A) POSSIBLE ACTION TO AUTHORIZE STAFF TO SUBMIT AN APPLICATION TO THE STATE OF NEVADA OFFICE OF THE ATTORNEY GENERAL FOR THE 2016 VIOLENCE AGAINST WOMEN ACT PROGRAM, IN THE AMOUNT OF \$40,000 (10:23:32) - Mayor Crowell introduced this item, and Grants Administrator Janice Keillor reviewed the agenda materials. In response to a question, Ms. Keillor advised that all five nurses would attend training. In response to a further question, she reviewed the in-kind matches which satisfy the grant requirements.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to authorize staff to submit an application to the State of Nevada Office of the Attorney General for the 2016 Violence Against Women Act grant program, in the amount of \$40,000. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 11

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Karen Abowd
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Abowd, Bagwell, Bonkowski, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

21(B) POSSIBLE ACTION TO RECOMMEND TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) APPROVAL OF THE CARSON CITY 2016-17 ANNUAL ACTION PLAN TO IMPLEMENT PROGRAMS ASSOCIATED WITH THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) AND TO FORWARD THE PLAN TO HUD (10:28:06) - Mayor Crowell introduced this item, and Grants Administrator Janice Keillor reviewed the agenda materials. Mayor Crowell entertained disclosures, and Supervisor Abowd read a prepared disclosure statement into the record. As a member of the Harvest Hub Board of Directors, Supervisor Abowd advised of a disqualifying conflict of interest and that she would abstain from participation and action on this item. Mayor Crowell entertained additional disclosures; however, none were forthcoming.

Mayor Crowell entertained public comment and, when none was forthcoming, Board member questions or comments. In response to a question, Public Works Department Director Darren Schulz advised that “for ADA sidewalks, we're looking for any possible funding source that we can find. So, certainly in this case, free or relatively free money is the low-hanging fruit. ... but, even with projects that are grant funded, we're also doing projects that are being paid for out of the streets fund, in terms of fixing sidewalks, curb and gutter, that include ADA correction. So that is going on concurrently with any grant funds we get.” Supervisor Bonkowski advised that CDBG grant funds can also be used as match funding for other federal grants. Supervisor Shirk expressed the opinion that “RTC should be fixing the sidewalks and that these grants should be going for things that we need within the City.” Mr. Schulz acknowledged that the City has been under a consent decree on ADA compliance for a number of years. “We have to continue to make progress to work toward fixing our ADA problems in Carson City.”

Mayor Crowell entertained additional Board member questions or comments and, when none were forthcoming, public comments. When no public comments were forthcoming, he entertained a motion. **Supervisor Bonkowski moved to recommend to the U.S. Department of Housing and Urban Development approval of the Carson City 2016 / 2017 Annual Action Plan to implement programs associated with the Community Development Block Grant and to forward the plan to HUD. Supervisor Shirk seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 12

RESULT:	Approved [4 - 0 - 1]
MOVER:	Supervisor Brad Bonkowski
SECOND:	Supervisor Jim Shirk
AYES:	Supervisors Bonkowski, Shirk, Bagwell, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	Supervisor Karen Abowd

21(C) DISCUSSION TO REVIEW AND TAKE PUBLIC COMMENT REGARDING PROPOSED AMENDMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) FIVE-YEAR CONSOLIDATED PLAN TO ACCOMMODATE FUNDING RECOMMENDATIONS FOR THE 2016 - 17 ANNUAL ACTION PLAN, AND TO AMEND THE CITIZEN PARTICIPATION PLAN (10:34:22) - Mayor Crowell introduced this item, and Grants Administrator Janice Keillor reviewed the agenda materials. Supervisor Abowd agreed with the proposed amendments. Supervisor Bonkowski agreed. At his request, Ms. Keillor reviewed changes to the application review work group recruiting process. Mayor Crowell entertained public comment; however, none was forthcoming.

22. DISTRICT ATTORNEY - POSSIBLE ACTION TO APPROVE AN INTRASTATE INTERLOCAL CONTRACT, BETWEEN THE STATE OF NEVADA, ACTING BY AND THROUGH ITS DEPARTMENT OF PUBLIC SAFETY, RECORDS AND TECHNOLOGY DIVISION, RECORDS BUREAU, AND THE CARSON CITY DISTRICT ATTORNEY'S OFFICE, TO PROVIDE AND RECEIVE ACCESS TO THE NEVADA CRIMINAL JUSTICE INFORMATION SYSTEM AND THE STATE'S LAW ENFORCEMENT MESSAGE SWITCH (10:37:51) - Mayor Crowell introduced this item, and Ms. Fralick reviewed the agenda materials. Mayor Crowell entertained Board member and public comments and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to approve an Intrastate Interlocal Contract, between the State of Nevada Acting by and through its Department of Public Safety, Records and Technology Division, Records Bureau, and the Carson City District Attorney's Office, to provide and receive access to the Nevada Criminal Justice Information System and the State's Law Enforcement Message Switch. Supervisor Abowd seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Brad Bonkowski
SECOND:	Supervisor Karen Abowd
AYES:	Supervisors Bonkowski, Abowd, Bagwell, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

23. HUMAN RESOURCES DEPARTMENT - DISCUSSION AND POSSIBLE ACTION TO APPROVE THE CITY MANAGER'S PERFORMANCE EVALUATION FORM (10:39:31) - Mayor Crowell introduced this item. Human Resources Department Director Melanie Bruketta provided

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 13

background information and reviewed the agenda materials. Extensive discussion took place with regard to revising the evaluation form / procedure.

Mayor Crowell entertained a motion. **Supervisor Abowd moved that the City Manager's performance evaluation be conducted as it was last year, without a form, but with one-on-one conversation with regard to goals and objectives, in a public meeting. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion. Supervisor Bagwell expressed the opinion that the evaluation form “provides context to the public,” and that “it's imperative that context be given to the job that the City Manager is performing.” She expressed support for the motion, with the caveat that “we'll work on a form for the future.” Supervisor Abowd acknowledged this as the intent of the motion. Mayor Crowell entertained public comment and, when none was forthcoming, called for a vote on the pending motion.

RESULT:	Approved [5 - 0]
MOVER:	Supervisor Karen Abowd
SECOND:	Supervisor Brad Bonkowski
AYES:	Supervisors Abowd, Bonkowski, Bagwell, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

**24. 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 BOARD MEMBERS (10:56:27) - Supervisor Shirk advised of having discussed with the District Attorney's staff the possibility of agendizing an item for discussion to transfer the management of the Alternative Sentencing Department from the City Manager to the courts. He read into the record a portion of an email from Ms. Fralick outlining the requirements for transferring the management responsibility of the Department of Alternative Sentencing. Supervisor Shirk requested to agendize an item for discussion. In response to a question, Ms. Fralick reiterated the “issue and principal of separation of powers. That would be at the very top and we'd have to get past that. And then there's the statutory provision that says that the Board of Supervisors ... delegate their authority to the City Manager to supervise. So there's that whole issue. There's the issue of whether or not you can get a second when this is a non-action item. ... So there's a lot of issues even if you did get to put it on the agenda. The first hurdle ... is to put it on an agenda item which you would have to request the City Manager to put it on an agenda ... but with no motion because it's not an action item.” Mayor Crowell suggested that Supervisor Shirk discuss the matter with the judges to determine their interest in managing the Department of Alternative Sentencing. Following a brief discussion, Mayor Crowell expressed the opinion that the constitutional issue would need to first be resolved. Supervisor Shirk advised of having discussed the matter with Assemblyman P.K. O'Neill.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 14

Supervisor Shirk referenced a citizen petition, and requested to agendize an item “to request that the City Manager take action and have the Public Works develop a plan to repair streets and storm drain systems.” Supervisor Shirk requested to agendize an item “that would allow all elected Board of Supervisors the right to have one agenda item within each quarter of the year or four agenda items within a calendar year without needing a second of another Board member.” He expressed the opinion that “each of us, as elected officials, should grant that to other elected officials to represent those citizens who elected us.”

Supervisor Abowd advised that she would be attending the Corelli funeral in the early afternoon, and extended her condolences to Rick and Patsy Corelli, whose son passed away.

STAFF COMMENTS AND STATUS REPORT

RECESS AND RECONVENE BOARD OF SUPERVISORS (11:04:18;) - Mayor Crowell recessed the meeting into closed session, pursuant to NRS 241.015(3)(b)(2), at 11:04 a.m. Mayor Crowell reconvened the meeting at 1:31 p.m., noting Supervisor Abowd's absence.

25. PURCHASING AND CONTRACTS - POSSIBLE ACTION TO APPROVE CONTRACT NO. 1516-134, PROFESSIONAL SERVICES FROM EDMOND “BUDDY” MILLER, ATTORNEY AT LAW, REGARDING THE EMPIRE RANCH GOLF COURSE, LLC CHAPTER 11 BANKRUPTCY CASE FOR A NOT-TO-EXCEED AMOUNT OF \$75,000 (1:32:00) - Mayor Crowell introduced this item, and District Attorney Jason Woodbury reviewed the agenda materials. Mayor Crowell entertained Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bagwell moved to approve Contract No. 1516-134, Professional Services from Edmond “Buddy” Miller, Attorney at Law, regarding the Empire Ranch Golf Course, LLC Chapter 11 bankruptcy case, for a not-to-exceed amount of \$75,000. Supervisor Shirk seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [4 - 0 - 1]
MOVER:	Supervisor Lori Bagwell
SECOND:	Supervisor Jim Shirk
AYES:	Supervisors Bagwell, Shirk, Bonkowski, and Mayor Crowell
NAYS:	None
ABSENT:	Supervisor Karen Abowd
ABSTAIN:	None

26. PUBLIC WORKS DEPARTMENT - POSSIBLE ACTION TO ADOPT THE REPORT FROM THE CHAIR OF THE UTILITY FINANCIAL OVERSIGHT COMMITTEE, FROM THE MARCH 15, 2016 MEETING (1:33:42) - Mayor Crowell introduced this item, and invited Utility Financial Oversight Committee Chair Andrea Engleman to the meeting table. Ms. Engleman reviewed the agenda materials. Mayor Crowell thanked the Utility Financial Oversight Committee for their service, and advised that rates will not be increased to “take care of conservation.” Following discussion, Public Works Department Director Darren Schulz and Utility Manager David Bruketta responded to questions relative to the meeting minutes.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to adopt the report from the Chair of the Utility Financial Oversight Committee,**

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 15

from the March 15, 2016 meeting, and direct the committee to bring back a recommendation on the financial policies for the storm water fund. Supervisor Bagwell seconded the motion. Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [4 - 0 - 1]
MOVER:	Supervisor Brad Bonkowski
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Bonkowski, Bagwell, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	Supervisor Karen Abowd
ABSTAIN:	None

27. FINANCE DEPARTMENT

27(A) POSSIBLE ACTION TO ACCEPT THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY, AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES, THROUGH MARCH 25, 2016, PURSUANT TO NRS 251.030 AND NRS 354.290 (1:51:02) - Mayor Crowell introduced this item, and entertained questions or comments. Chief Financial Officer Nancy Paulson responded to a question of clarification. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to accept the report on the condition of each fund in the treasury, and the statements of receipts and expenditures, through March 25, 2016, pursuant to NRS 251.030 and NRS 354.290. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [4 - 0 - 1]
MOVER:	Supervisor Brad Bonkowski
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Bonkowski, Bagwell, Shirk, and Mayor Crowell
NAYS:	None
ABSENT:	Supervisor Karen Abowd
ABSTAIN:	None

27(B) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO DIRECT STAFF ON THE PROPOSED CARSON CITY FY 2017 TENTATIVE BUDGET, WHICH INCLUDES THE GENERAL FUND, ENTERPRISE FUNDS, AND ALL OTHER BUDGETED FUNDS (1:52:44) - Mayor Crowell introduced this item, and Mr. Marano reviewed the presentation format. Chief Financial Officer Nancy Paulson introduced Deputy Chief Financial Officer Sheri Russell, and provided additional detail on the presentation format. Ms. Paulson reviewed the agenda materials in conjunction with displayed slides. Ms. Paulson, Ms. Russell, Mr. Marano, and various department representatives responded to questions of clarification throughout the presentation. [Supervisor Abowd returned to the meeting at approximately 2:00 p.m.] Ms. Paulson reviewed comments received from the budget open house, which was held on April 4th.

Ms. Russell reviewed the water, sewer, and storm water budgets in conjunction with displayed slides. Ms. Russell and Utility Manager David Bruketta responded to questions of clarification throughout the presentation, and discussion ensued. Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, recessed the meeting at 2:37 p.m.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 16

Mayor Crowell reconvened the meeting at 2:49 p.m., and invited Sheriff Ken Furlong to the meeting table. Sheriff Furlong introduced Department Business Manager Kathie Heath and Undersheriff Steve Albertsen. Sheriff Furlong announced the Annual Law Enforcement Officers Memorial presentation on May 5, 2016, advising that Deputy Carl Howell's name would be affixed to the memorial. Sheriff Furlong and Ms. Heath reviewed the Sheriff's Department budget, in conjunction with displayed slides. Sheriff Furlong introduced Assistant Sheriff Ken Sandage, and reviewed the responsibilities of the Undersheriff, Assistant Sheriff, and Department Business Manager. Sheriff Furlong and Ms. Heath responded to questions of clarification throughout the presentation. Mayor Crowell entertained Board member questions or comments and public comments; however, none were forthcoming. He commended Sheriff Furlong and Court Administrator Max Cortes on cooperating with City budget processes. Sheriff Furlong discussed the efficiencies realized by City departments cooperating, and commended the department heads.

(3:40:40) Mayor Crowell welcomed Court Administrator Max Cortes to the meeting table. District Attorney Jason Woodbury explained the Board's purview relative to the courts budgets, as "a separate, co-equal, independent branch of government. They're sort of in a different boat than ... looking at Public Works budget ..." He read into the record "the legal standard applicable to [the courts] budget review." Ms. Cortes introduced Fiscal Services Manager Carin Fischer, and narrated a PowerPoint presentation of the courts budgets. Ms. Cortes responded to questions of clarification throughout the presentation. Mayor Crowell entertained public comment and, when none was forthcoming, thanked Ms. Cortes and Ms. Fischer.

Mayor Crowell entertained questions or comments of the Board members. Each of the Board members reviewed a list of items to be reviewed and considered prior to the May 5th budget hearing. Extensive discussion followed.

Mayor Crowell entertained public comment. (4:22:48) Fred Voltz discussed concerns regarding salary assumptions and unfunded maintenance. He suggested requiring employees to pay more of their benefit costs and contracting out ambulance services. He discussed concerns over "forced charitable giving of the public money" relative to the Northgate facility, the BRIC building, and the Boys and Girls Clubs of Western Nevada; and the number of executive positions at the Sheriff's and Fire Departments. Discussion followed.

Mayor Crowell entertained additional public comment; however, none was forthcoming. He summarized the Board's direction to "wait until May 5th and, then on May 5th, we're going to discuss the items that Jim brought up ... and then the items that Lori brought up and the items that Brad and Karen brought up. So, we'll take up just those items on May 5th and then we're going to finish the budget." Mayor Crowell acknowledged the capital improvements projects as part of the May 5th budget hearing. In response to a question, Mr. Marano reviewed the tentative agenda for the May 5th meeting. A brief discussion followed, and the Board members concurred no formal action was necessary.

28. PUBLIC COMMENT (4:39:05) - Mayor Crowell entertained public comment; however, none was forthcoming.

29. ACTION TO ADJOURN BOARD OF SUPERVISORS (4:39:18) - Mayor Crowell adjourned the Board of Supervisors meeting, and passed the gavel to Redevelopment Authority Chair Karen Abowd.

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 17

REDEVELOPMENT AUTHORITY

30. CALL TO ORDER AND ROLL CALL (4:39:33) - Chairperson Karen Abowd called the Redevelopment Authority meeting to order at 4:39 p.m., noting the presence of a quorum.

31. PUBLIC COMMENT (4:39:40) - Chairperson Abowd entertained public comment; however, none was forthcoming.

32. POSSIBLE ACTION ON APPROVAL OF MINUTES - January 7, 2016; January 21, 2016; March 3, 2016 (4:39:50) - Chairperson Abowd entertained suggested revisions and, when none were forthcoming, a motion. **Member Bonkowski moved to approve the minutes, as presented. The motion was seconded and carried unanimously.**

33. FINANCE DEPARTMENT - PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO DIRECT STAFF ON THE PROPOSED CARSON CITY REDEVELOPMENT AUTHORITY FY 2017 TENTATIVE BUDGET (4:40:22) - Chairperson Abowd introduced this item. At Member Bagwell's request, Chairperson Abowd entertained questions prior to the presentation. In response to a question, Assessor Dave Dawley discussed the difference in taxable and base values of properties within the two redevelopment areas and the subsequent effect on the incremental value. Member Bagwell discussed the importance of “really determin[ing] the value of redevelopment. We have 107 properties that are not even at the 1985 level. Are we achieving the goal of redevelopment? Should we have been concentrating our efforts on those 107 properties? ... we're not getting there. ... would it be better to dissolve this and let this money flow back into our general fund and meet our street needs and our Fire Department needs and our [Sheriff's] Department needs?” She suggested discussing, at a future meeting, “the success of redevelopment and is it eliminating blight as it was originally intended.”

In response to a question, Mr. Dawley explained that the “actual incremental value went up about \$10 million this year and the reason that it went up was because, for last fiscal year, we added 15 percent economic obsolescence on all commercial, industrial properties. This year, we actually removed that 15 percent so it did increase the actual incremental value ... about \$10 million. However, of the parcels, ... there are 623 taxable parcels in ... the downtown; 144 and then 82 in the south redevelopment district. We do anticipate that the values are going to be going up. The problem that we're having is the fact that the only real value that we could increase is land value because land value is based on the market value. We're not seeing a lot of sales of commercial property downtown. And so that's a huge issue for us, especially since there's no vacant properties that are selling. But ... when we try to determine those type of values, we're looking for trends in Carson City to see what's going on. So if the trend indicates that the commercial is going up, then yes, we are going to increase the values.” Mr. Dawley advised that the downtown redevelopment district was formed in 1986 and, in 2000, the Board of Supervisors extended the expiration date to 2031. The south Carson redevelopment district was formed in 2004 and is set to expire in 2034.

Member Bagwell suggested that, as one of the City Manager's goals, “we would have you start putting key indicators in as to when we should be addressing these issues.” She suggested “this one should hit a mark in the next two to three years because, in 2020, we will have paid off debt. And that's when we have some opportunities to make some decisions.” She further suggested that “in 2018, this should come up as a big discussion. The Redevelopment Authority Citizens Committee and other people ... to discuss, again, is this our true priority or would this money be better spent in a different fashion?”

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 7, 2016 Meeting

Page 18

Deputy Chief Financial Officer Sheri Russell reviewed the agenda materials in conjunction with displayed slides, and responded to questions of clarification throughout the presentation.

Chairperson Abowd entertained Redevelopment Authority member questions or comments and public comments; however, none were forthcoming. She commended Chief Financial Officer Nancy Paulson and Ms. Russell on their efforts and their presentation. Consensus of the Redevelopment Authority was that no formal action was necessary.

34. PUBLIC COMMENT (4:55:47) - Chairperson Abowd entertained public comment; however, none was forthcoming.

35. ACTION TO ADJOURN REDEVELOPMENT AUTHORITY (4:55:55) - Chairperson Abowd adjourned the Redevelopment Authority meeting at 4:55 p.m.

The Minutes of the April 7, 2016 Carson City Board of Supervisors meeting are so approved this 5th day of May, 2016.

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk - Recorder