

CARSON CITY BOARD OF SUPERVISORS

Minutes of the December 7, 2017 Meeting

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, December 7, 2017 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 John Barrette, Ward 4

STAFF: Nick Marano, City Manager
Sue Merriwether, Clerk - Recorder
Adriana Fralick, Chief Deputy District Attorney
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 Clerk's Office, during regular business hours.

1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE (8:30:37) - Mayor Crowell called the meeting to order at 8:30 a.m., and commemorated Pearl Harbor Remembrance Day. Ms. Merriwether called the roll; a quorum was present. Calvary Chapel Pastor Pat Propster briefly recounted the events of December 7, 1941, and provided the invocation. At Mayor Crowell's request, Ken Brown, Chuck Slavin, and Vance Patterson led the Pledge of Allegiance.

5. PUBLIC COMMENT (8:34:24) - Mayor Crowell entertained public comment. (8:34:38) Assessor Dave Dawley read a prepared statement into the record, relating details of the request for proposals process to determine a new software company for the Assessor's Office. He expressed the belief that "Carson City is negotiating with the wrong company. If we are unable to go with the same CAMA provider that the second largest county in the State of Nevada is currently converting to, then I request that the RFP be declared invalid as neither company fully meets the qualifications of the RFP."

Mayor Crowell entertained additional public comment. (8:42:54) Jerry Vaccaro formally requested that an item on the July 7, 2016 Board of Supervisors agenda be "reagendized with the full Board, excluding Mr. Bonkowski because of his involvement." Mr. Vaccaro had distributed to the Board members and the Clerk "a sampling ... from City archives and the ... NDOT." He related allegations relative to an amendment which was acted on by the Board at the July 7, 2016 meeting, and responded to questions of clarification. Ms. Fralick advised that Mr. Vaccaro's allegations were unproven. Relative to a previous comment, Ms. Fralick advised that the District Attorney had authority to defend under NRS Chapters 41 and 252. Mayor Crowell entertained additional public comment; however, none was forthcoming.

6. POSSIBLE ACTION ON APPROVAL OF MINUTES - November 16, 2017 (8:52:36) - Mayor Crowell introduced this item, and entertained suggested revisions. When no suggested revisions were forthcoming, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to approve the minutes, as presented. The motion was seconded and carried unanimously.**

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7. **POSSIBLE ACTION ON ADOPTION OF AGENDA (8:52:58)** - Mayor Crowell introduced this item, and advised that item 12(A) would be deferred to a future meeting. Mayor Crowell entertained additional modifications and, when none were forthcoming, deemed the agenda adopted as modified. Mayor Crowell provided an overview of the agenda, and advised of an attorney / client meeting scheduled for 1:00 p.m. He clarified that the attorney / client meeting was not subject to the provisions of the Nevada Open Meeting Law.

CONSENT AGENDA

(8:54:06) - Mayor Crowell entertained requests to hear items separate from the consent agenda and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to approve the Consent Agenda, consisting of items 8, 9, and 10. Supervisor Barrette 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 John Barrette
AYES:	Supervisors Bonkowski, Barrette, Abowd, Bagwell, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

8. **CITY MANAGER - POSSIBLE ACTION TO REAPPOINT TINA PETERSEN AND ANNE KEAST TO THE 9-1-1 SURCHARGE ADVISORY COMMITTEE, EACH FOR A TERM THAT WILL EXPIRE ON DECEMBER 31, 2019**

9. **CLERK - RECORDER**

9(A) POSSIBLE ACTION TO APPROVE THE INTERLOCAL AGREEMENT WITH THE NEVADA SECRETARY OF STATE'S OFFICE TRANSFERRING OWNERSHIP OF THE VOTING EQUIPMENT PURCHASED FROM SEQUOIA VOTING SYSTEMS, INC., FOR THE SOLE PURPOSE OF DISPOSING THE EQUIPMENT, BY ALLOWING DOMINION VOTING SYSTEMS TO PICK UP THE EQUIPMENT FROM THE CARSON CITY CLERK - RECORDER'S OFFICE

9(B) POSSIBLE ACTION TO APPROVE THE TRANSFER OF OWNERSHIP AND THE DISPOSITION OF THE SEQUOIA EDGE VOTING SYSTEM TO DOMINION VOTING SYSTEMS

10. **FINANCE DEPARTMENT - POSSIBLE ACTION TO ACCEPT THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES, THROUGH NOVEMBER 27, 2017, PURSUANT TO NRS 251.030 AND NRS 354.290**

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ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

11. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME -
None.

12. CARSON CITY AIRPORT AUTHORITY - POSSIBLE ACTION TO APPROVE THE AIRPORT LEASE, BETWEEN THE CARSON CITY AIRPORT AUTHORITY AND SIERRA SKYWAY, INC. - Deferred.

13. COMMUNITY DEVELOPMENT - PRESENTATION FROM THE NEVADA RURAL HOUSING AUTHORITY ON THE RESULTS OF THE 2017 HOUSING STUDY; DISCUSSION (8:54:35) - Mayor Crowell introduced this item. Community Development Director Lee Plemel introduced NRHA Deputy Director Bill Brewer and Jack White, and provided an overview of the agenda materials. Mr. Brewer narrated a SlideShow presentation which was displayed in the meeting room and copies of which were included in the agenda materials. Discussion followed and, at Mayor Crowell's request, Mr. Brewer explained the trust fund concept and responded to questions of clarification. Mr. White provided additional clarification.

Mayor Crowell entertained additional questions or comments of the Board members and of the public. (9:16:34) Dwight Millard commented that "we own or manage over 500 units here in Carson City alone and, right now, our waiting list is over six months. ... It's very disappointing to tell people that and I just wanted to share that with you because that's on-the-ground information back to you. That's what's really happening in Carson." In response to a question rental rates, Mr. Millard stated that "a lot of ours is income driven because we are kind of at the lower end of the market. We've always prided ourselves as being affordable housing ... I don't think we have one apartment in town that's \$1,000. That's generally reserved for a house. ... We have three-bedroom houses for \$1,050 up to \$1,250. So, we're in the lower income and ... it's a lot of the working class. ... We are taking a lot of Nevada Rural Housing vouchers so we do have a lot of voucher programs. We have a couple of units now that the rates have moved up to \$900 for an apartment; that's a two-bedroom, two-bath with a single car garage but that puts them out of the voucher market. So we see a lot of movement out there in this structure area.

"... I'm refinancing one project now with HUD and I've just gone through the nightmare ... I just can't believe HUD, who wants to provide affordable housing, is so difficult. ... my point is that I'm cautious of government-type programs. Under HUD, ADA standards are here. You've got to meet Fair Housing Standards for HUD and that's here. I'm actually having to go in and modify the two ADA units that we built just 15 years ago to meet Fair Housing." Mr. Millard detailed the modifications. "... that's the mentality that bothers me. So when we come to Carson City and you're going to build new units, do all of the units have to be this way? What are we doing to make things more affordable ...? I just caution ... to be careful. I'm trying to build 12 units right now in Carson. The rents are projected at \$700 - \$750, brand new; two-bedroom, two-bath, and we've had to redesign the buildings. We've had to move it ... it's a place where I want to throw my hands and scream and it's nobody's real problem with the exception that this is in a SPA district out behind Slot World that Walt Sullivan created 25 years ago and so now we've got all this criteria of this SPA and ... I don't know that it makes it any better, in my opinion, but it sure costs me a lot more to do it so my rents have to be higher." Mr. Millard described details of an apartment construction project in Dayton, and the associated hookup fees.

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Mayor Crowell entertained additional public comment and, when none was forthcoming, thanked the Nevada Rural Housing representatives for their attendance and presentation.

14. PUBLIC WORKS DEPARTMENT - POSSIBLE ACTION TO ACCEPT THE GRANT FROM FOUNDATION FORWARD, INC. TO INSTALL A CHARTERS OF FREEDOM MONUMENT IN CARSON CITY (9:23:21) - Mayor Crowell introduced this item, and City Engineer Dan Stucky reviewed the agenda materials. Foundation Forward, Inc. Founder Vance Patterson described details of the proposed project and narrated a corresponding SlideShow presentation. Mr. Patterson and Mr. Stucky responded to questions of clarification. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bagwell moved to authorize the Mayor to sign a Letter of Intent to Foundation Forward, Inc. stating acceptance of the gift on behalf of the citizens of Carson City. Supervisor Abowd seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, inquired of Supervisor Bagwell the acknowledgment of the courthouse site as part of the motion. **Supervisor Bagwell so acknowledged.** Mayor Crowell called for a vote on the pending motion.

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

Mr. Patterson responded to follow-up questions regarding the time line for the project. Mayor Crowell thanked Mr. Patterson, Ken Brown, and Chuck Slavin for their attendance and participation. Mayor Crowell recessed the meeting at 9:49 a.m., and reconvened at 10:06 a.m.

15. CITY MANAGER - POSSIBLE ACTION TO APPOINT ONE MEMBER TO THE AIRPORT AUTHORITY “MANUFACTURER” POSITION TO FILL A TERM THAT WILL EXPIRE OCTOBER 2021 (10:06:41) - Mayor Crowell introduced this item, disclosed his professional association with Airport Authority Counsel Steve Tackes, and advised that he would abstain from participating in discussion and action. He passed the gavel to Mayor *Pro Tem* Karen Abowd, and stepped away from the dais.

Mayor *Pro Tem* Abowd welcomed Jon Rogers to the meeting table, and provided an overview of the interview process. Mr. Rogers responded to questions regarding his interest in serving on the Airport Authority; his opinion of current operations at the airport that are positive and what he would like to see changed to improve the airport’s economic vitality; his opinion of what the primary focus of the airport manager should be; his opinion of the proposal to request the legislature to change Airport Authority appointments to allow two four-year terms; and how he would provide assistance to the airport manager. Mayor *Pro Tem* Abowd thanked Mr. Rogers for his attendance and participation.

Mayor *Pro Tem* Abowd welcomed Doug Campbell to the meeting table, and provided an overview of the interview process. Mr. Campbell responded to questions regarding his interest in serving on the Airport

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Authority; his opinion of current operations at the airport that are positive and what he would like to see changed to improve the airport's economic vitality; his opinion of the proposal to request the legislature to change Airport Authority appointments to allow two four-year terms; how he would provide assistance to the airport manager; and his opinion of what attributes the new airport manager should have and what his / her primary focus should be. Mayor *Pro Tem* Abowd thanked Mr. Campbell for his attendance and participation.

Mayor *Pro Tem* Abowd entertained discussion of the Board members. Following discussion, Mayor *Pro Tem* Abowd entertained a motion. **Supervisor Bagwell moved to appoint Jon Rogers to the Airport Authority "Manufacturer" position to fill a term that will expire October 2021. Supervisor Barrette seconded the motion.** Mayor *Pro Tem* Abowd called for a vote on the pending motion.

RESULT:	Approved [4 - 0 - 1]
MOVER:	Supervisor Lori Bagwell
SECOND:	Supervisor John Barrette
AYES:	Supervisors Bagwell, Barrette, Bonkowski, and Mayor <i>Pro Tem</i> Abowd
NAYS:	None
ABSENT:	None
ABSTAIN:	Mayor Robert Crowell

16. RECESS BOARD OF SUPERVISORS - Mayor Crowell returned to the dais and recessed the Board of Supervisors.

REDEVELOPMENT AUTHORITY

17. CALL TO ORDER AND ROLL CALL (10:25:31) - Chairperson Karen Abowd called the Redevelopment Authority to order, noting the presence of a quorum.

18. PUBLIC COMMENT (10:25:49) - Chairperson Abowd entertained public comment; however, none was forthcoming.

19. POSSIBLE ACTION ON APPROVAL OF MINUTES - November 16, 2017 (10:25:57) - Chairperson Abowd introduced this item, and entertained a motion. **Member Bonkowski moved to approve the minutes, as presented. The motion was seconded and carried unanimously.**

20. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION - POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE EXPENDITURE OF \$100,000, FROM THE FISCAL YEAR 2018 REDEVELOPMENT REVOLVING FUND, TO SUPPORT THE DOWNTOWN CURRY STREETSCAPE PROJECT, FOR A TOTAL OF \$350,000 FROM THE FY 2018 REDEVELOPMENT REVOLVING FUND FOR THE PROJECT (10:26:17) - Chairperson Abowd introduced this item, and Community Development Director Lee Plemel reviewed the agenda materials. Chairperson Abowd entertained Redevelopment Authority member questions or comments and public comments. When no questions or comments were forthcoming, Chairperson Abowd entertained a motion. **Member Bonkowski moved to approve and recommend that the Board of Supervisors authorize the**

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expenditure of \$100,000, from the FY 2018 Redevelopment Revolving Fund, to support the Downtown Curry Streetscape Project, for a total of \$350,000 from the FY 2018 Redevelopment Revolving Fund for the project, as an expense incidental to carrying out the Redevelopment Plan that's been adopted by the Carson City Board of Supervisors and based upon the findings that there is a causal connection between this redevelopment effort and the need for the expenses; the expenses are needed to ensure the success of the redevelopment plan; and that the amount of the expenses to be given are minor in comparison to the money required for the overall redevelopment plan. Member Barrette seconded the motion. Chairperson Abowd called for a vote on the pending motion.

RESULT:	Approved [5 - 0]
MOVER:	Member Brad Bonkowski
SECOND:	Member John Barrette
AYES:	Members Bonkowski, Barrette, Crowell, Bagwell, and Chair Abowd
NAYS:	None
ABSENT:	None
ABSTAIN:	None

21. PUBLIC COMMENT (10:28:40) - Chairperson Abowd entertained public comment; however, none was forthcoming.

22. ACTION TO ADJOURN AS REDEVELOPMENT AUTHORITY (10:28:42) - Chairperson Abowd adjourned the Redevelopment Authority meeting at 10:28 a.m., and passed the gavel to Mayor Crowell.

23. RECONVENE BOARD OF SUPERVISORS (10:28:53) - Mayor Crowell reconvened the Board of Supervisors meeting at 10:28 a.m.

24. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

24(A) POSSIBLE ACTION TO ADOPT A RESOLUTION AUTHORIZING THE EXPENDITURE OF \$100,000 FROM THE FY 2018 REDEVELOPMENT REVOLVING FUND TO SUPPORT THE DOWNTOWN CURRY STREETScape PROJECT, FOR A TOTAL OF \$350,000, FROM THE FY 2018 REDEVELOPMENT REVOLVING FUND FOR THE PROJECT, AS AN EXPENSE INCIDENTAL TO CARRYING OUT THE REDEVELOPMENT PLAN (10:28:56) - Mayor Crowell introduced this item, noting its correspondence to item 20 under the Redevelopment Authority agenda. Mayor Crowell incorporated, by reference, the discussion which took place under item 20, and entertained questions or comments. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to adopt Resolution No. 2017-R-41, authorizing the expenditure of \$100,000 from the Fiscal Year 2018 Redevelopment Revolving Fund to support the Downtown Curry Streetscape Project, for a total of \$350,000 from the FY 2018 Redevelopment Revolving Fund for the project, as an expense incidental to carrying out the Redevelopment Plan that has been adopted by the Carson City Board of Supervisors, and based upon the findings that there is a causal connection between this redevelopment effort and the need for the expenses; the expenses are needed to ensure the success of the Redevelopment Plan; and that the amount of expenses to be given are minor in comparison to the money required for the overall Redevelopment Plan.** Supervisor Bonkowski seconded the motion. Mayor Crowell entertained discussion on the motion and,

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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, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

24(B) POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 4, LICENSES AND BUSINESS REGULATIONS, TO ESTABLISH PROVISIONS RELATING TO THE FILING OF A CERTIFICATE REQUIRED UNDER STATE LAW BY PERSONS INTENDING TO CONDUCT BUSINESS UNDER AN ASSUMED OR FICTITIOUS NAME (10:30:24) - Mayor Crowell introduced this item. Planning Manager Hope Sullivan reviewed the agenda materials, and responded to questions of clarification. Mayor Crowell suggested being cautious about verifying applicant identification. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to introduce, on first reading, Bill No. 129, an ordinance amending Title 4, Licenses and Business Regulations, as published on the agenda. Supervisor Bagwell 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 Lori Bagwell
AYES:	Supervisors Bonkowski, Bagwell, Abowd, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

24(C) POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 18 OF THE CARSON CITY MUNICIPAL CODE, TO REVISE THE DEFINITION OF THE TERMS “DWELLING, SINGLE FAMILY” AND “SINGLE FAMILY DWELLING,” AND OTHER RELATED TERMS FOR CONSISTENCY WITH STATE LAW (10:34:19) - Mayor Crowell introduced this item, and Planning Manager Hope Sullivan reviewed the agenda materials. Mayor Crowell entertained questions or comments of the Board members and of the public and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to introduce, on first reading, Bill No. 130, an ordinance amending Title 18 of the Carson City Municipal Code to revise the definition of the terms “Dwelling, Single-Family” and “Single Family Dwelling” and other related terms for consistency with state law. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

24(D) POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.02, ADMINISTRATIVE PROVISIONS, TO ADD SECTION 18.02.130, REASONABLE ACCOMMODATION (10:35:59) - Mayor Crowell introduced this item, and Planning Manager Hope Sullivan reviewed the agenda materials. Mayor Crowell entertained Board and public questions or comments and, when none were forthcoming, a motion. **Supervisor Abowd moved to introduce, on first reading, Bill No. 131, an ordinance amending Title 18, Zoning, Chapter 18.02, Administrative Provisions, to add Section 18.02.130, Reasonable Accommodation. Supervisor Barrette 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 John Barrette
AYES:	Supervisors Abowd, Barrette, Bonkowski, Bagwell, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

24(E) POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE RELATING TO ZONING, AMENDING TITLE 18 OF THE CARSON CITY MUNICIPAL CODE, TO REMOVE THE MAXIMUM HEIGHT LIMITATION ON PRIVATE USE WIND ENERGY CONVERSION SYSTEMS; TO ESTABLISH CERTAIN REVIEW STANDARDS RELATING TO THE ISSUANCE OF A SPECIAL USE PERMIT FOR SUCH SYSTEMS (10:38:55) - Mayor Crowell introduced this item, and Planning Manager Hope Sullivan reviewed the agenda materials. Ms. Sullivan and Community Development Director Lee Plemel responded to questions of clarification. Following a brief discussion, Mayor Crowell entertained a motion. **Supervisor Abowd moved to introduce, on first reading, Bill No. 132, an ordinance amending Title 18 of the Carson City Municipal Code, to remove the maximum height limitation on Private Use Wind Energy Conversion Systems; to establish certain review standards relating to the issuance of a special use permit for such systems. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

24(F) POSSIBLE ACTION TO PROVIDE DIRECTION TO STAFF ON THE DEVELOPMENT OF POLICIES RELATED TO THE NOMINATION AND APPOINTMENT PROCESS FOR PLANNING COMMISSIONERS (10:45:57) - Mayor Crowell introduced this item, and Community Development Director Lee Plemel reviewed the agenda materials. Mr. Plemel responded to questions of clarification, and discussion followed.

Mayor Crowell entertained public comment. (10:58:15) Planning Commission Chair Mark Sattler reviewed the current application and interview process for the Planning Commission. He provided a brief overview of the backgrounds of the current Planning Commissioners. He expressed concern that a “large swath” of the public would be “cut out from even having the opportunity to put in, except for the two at-large spots.” Mr. Sattler responded to questions of clarification, and discussion ensued.

Mayor Crowell entertained additional public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to direct staff to prepare applicable code amendments and policies to implement Alternative B for the Planning Commission nomination and appointment process, removing from the Planning Commissioner Duties and Responsibilities the section entitled, “Recommended Skills and Abilities.” Supervisor Bagwell 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 Lori Bagwell
AYES:	Supervisors Bonkowski, Bagwell, Abowd, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

**25. BOARD OF SUPERVISORS NON-ACTION ITEMS:
FUTURE AGENDA ITEMS**

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

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STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS (11:05:42) - Supervisor Bagwell wished her father a happy birthday. Supervisor Abowd announced the Adele's Café Cookies with Santa event, scheduled for December 16th, to benefit Toys for Tots and the Ron Wood Foundation. Mayor Crowell commended the Chamber of Commerce, the involved State agencies, and the City's Public Works Department staff "for a wonderful Silver & Snowflakes event." Supervisor Barrette agreed, and recognized Pastor Propster's prayer and the Charters of Freedom presentation as being appropriate for Pearl Harbor Remembrance Day. Supervisor Bagwell commended the City's first responders on their diligent participation in Holiday with a Hero. Mayor Crowell commended the Carson City Fire Department personnel who are currently assisting with fires in Ventura County, California.

STAFF COMMENTS AND STATUS REPORTS

RECESS AND RECONVENE BOARD OF SUPERVISORS (11:08:04) - Mayor Crowell announced a closed session of the Board to confer with legal counsel at 1:00 p.m. Ms. Fralick clarified that the closed session was not subject to the Nevada Open Meeting Law. Mayor Crowell recessed the meeting at 11:08 a.m., and reconvened at 1:34 p.m.

26. PURCHASING AND CONTRACTS - POSSIBLE ACTION TO SELECT DUNCAN GOLF MANAGEMENT DBA TDS GOLF AT EAGLE VALLEY LLC, AS THE MOST RESPONSIVE AND RESPONSIBLE BIDDER, AS A RESULT OF REQUEST FOR PROPOSAL NO. 1718-096, FOR OPERATION, MAINTENANCE, AND MANAGEMENT OF EAGLE VALLEY GOLF COURSE; AND TO AUTHORIZE THE CITY MANAGER TO SIGN, ON BEHALF OF CARSON CITY, A TEMPORARY RIGHT-OF-ENTRY AGREEMENT; AND DIRECT STAFF TO DRAFT A FIVE-YEAR LICENSE AGREEMENT WITH TERMS CONSISTENT WITH RFP NO. 1718-096 AND THE PROPOSAL SUBMITTED BY DUNCAN GOLF MANAGEMENT FOR FUTURE CONSIDERATION BY THE BOARD OF SUPERVISORS (1:35:15) - Mayor Crowell introduced this item, and entertained disclosures. Supervisor Bagwell read into the record a prepared disclosure statement, advising that she would participate in discussion and action on this item. Mayor Crowell entertained additional disclosures and, when none were forthcoming, provided direction regarding the hearing format for this item and for receiving public testimony.

Purchasing and Contracts Administrator Laura Rader reviewed the agenda materials. Parks and Recreation Department Director Jennifer Budge narrated a PowerPoint presentation which was displayed in the meeting room. At Mayor Crowell's request, Ms. Budge reviewed the revised Right-of-Entry Agreement, copies of which had been distributed to the Board members and the Clerk, and made available to the public, as late material prior to the start of the meeting. Ms. Budge responded to questions of clarification.

(1:51:38) In response to a question, Tom Duncan of Duncan Golf Management, discussed intentions to improve the entire facility "not just the food and beverage part of it but particularly the golf part of it. We're going to start with that and then we'll have a year to get ready for next winter's activities. The information that we do have regarding some of the social functions has been a little limited so I can't tell you exactly what to expect other than the fact that we will try to improve the facility." Supervisor Abowd noted the limited convention and event spaces in the community. Mr. Duncan advised of an existing employee "dedicated specifically for that role in our current company so we expect her to be busy at Eagle Valley as well as the rest of the facilities."

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In response to a question, Ms. Budge advised of having been informed by Carson City Municipal Golf Corporation representatives that “they might not be able to operate through the end of the month. ... the City Manager, the Deputy City Manager, staff, and myself have been trying to work on some contingency plans so we don’t have any disruption to the course; so we have it open and available. We want to make sure things are taken care of and we don’t have any issues with it being vacant from a public safety standpoint. So we have come up with several different options and hiring on an interim basis for a couple weeks should they close the doors and not be able to operate so we can keep it available, a very skeleton crew; three to four staff.” Ms. Budge responded to additional questions of clarification and discussion ensued.

In response to a comment, Mr. Duncan provided an overview of the status of business and liquor license applications. Mr. Duncan acknowledged ownership and management of other golf courses. In response to a question, he provided assurances that the Eagle Valley Golf Course will receive sufficient attention. He responded to additional questions.

(2:01:53) Sam Lehman provided background information on his experience, and discussed concerns over the consideration of Duncan Golf Management.

(2:06:02) Bruce Glover introduced himself as a “life-long resident of Carson City,” and provided background information on his experience as a golfer and as an employee of Tom Duncan “at Silver Oak when he opened it. ... no finer man to work for. He was good to all of us. He was honest with us. He was firm sometimes but he was Mr. Duncan and that course got established pretty well. I don’t think it’s up to the standard since he left but that’s another story. I do believe it is our obligation to approve this today to get him on board so that we can start golfing in a manner that we are accustomed to. I was assigned to the board that governs the golf course in April after Mr. Kepler was dismissed and I find that ... there was little knowledge of how to run a golf course. Everybody thinks you can just come in and run it like a business. It’s not that way. You have to know what you’re doing and I think Mr. Duncan, through his expertise and through his companies, can well represent the City and give us something that we should be proud of. I can remember ... when tournaments just flowed in here. His successor was equally good at doing that. ... I think we need somebody private like Mr. Duncan to come in and do a good job for us.”

(2:08:22) Jim Kepler introduced himself and advised of having been in the area “since Mr. Duncan hired me in about 1986. I was originally hired by the Ormsby House to bring golf groups into the area. ... The reason I came down here today is because Tom was the second best bidder, obviously, but I’m glad Tom got it because Tom and I are very close friends. He is a truly great operator in northern Nevada. ... Eagle Valley Golf Course is the finest facility that I’ve been associated with in the western United States from the standpoint of what it’s capable of doing.” Mr. Kepler provided an overview of his experience, and stated, “The problem in the City is not everybody plays golf but you’d be amazed how many people do play golf. ... You have a private corporation that you handed the keys to almost 20-some years ago. They’ve paid you people \$3.5 million and you want more. ... But the number of people that play out there, if you’re a golfer, some days the parking lot’s full, you’ve got to park in the street. It is a viable property. Some of these people have been playing here for 40 years.

“You need to pass this thing and get on with it and you need to stay in the business of running the City and let golfers run the golf course. It’s going to be full and there’s going to be opportunities you wouldn’t believe. We can do concerts out there, you can do weddings out there, you can do a lot of stuff out there

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that even private courses can't do because of the amount of property you have out there. The citizens support the golf course. I don't swim much so I don't know how the pool does. I don't play tennis so I don't go out to the tennis courts right by my property out there, but I'm a golfer and there's lots of golfers who are out there. ... The ex-Mayor still walks the east course whenever he can and he's 95 years old. He put the course out there. It's time to put golf back in the golf people's hands and let them run it properly."

Mayor Crowell entertained additional public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to select Duncan Golf Management dba TDS Golf at Eagle Valley LLC as the most responsive and responsible bidder, as a result of Request for Proposal No. 1718-096, for operation, maintenance, and management of Eagle Valley Golf Course; and to authorize the City Manager to sign, on behalf of the City, a Temporary Right-of-Entry Agreement; and to direct staff to draft a five-year license agreement with terms consistent with RFP No. 1718-096, and the proposal submitted by Duncan Golf Management for future consideration by the Board of Supervisors, including the Right-of-Entry Agreement for the Purposes of Limited Operation that was handed out immediately preceding this agenda item as late material. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion. Supervisor Bagwell suggested an amendment to the motion that Duncan Golf Management can take over operation of the golf course sooner than January 1st if mutually agreed. **Supervisor Bonkowski so amended his motion. Supervisor Barrette continued his second.** Mayor Crowell entertained additional discussion on the motion and, when none was forthcoming, called for a vote.

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

27. PUBLIC COMMENT (2:13:15) - Mayor Crowell entertained public comment; however, none was forthcoming.

28. ACTION TO ADJOURN (2:13:28) - Mayor Crowell adjourned the meeting at 2:13 p.m.

The Minutes of the December 7, 2017 Carson City Board of Supervisors meeting are so approved this _____ day of December, 2017.

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk - Recorder