

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 1

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, March 15, 2018 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
Nancy Paulson, Deputy City Manager
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 (8:33:25) - Mayor Crowell called the meeting to order at 8:33 a.m. Ms. Merriwether called the roll; a quorum was present. First Christian Church Pastor Ken Haskins provided the invocation. At Mayor Crowell's request, Supervisor Barrette led the Pledge of Allegiance.

5. PUBLIC COMMENT (8:35:04) - Mayor Crowell entertained public comment. (8:35:30) Marsy's Law for Nevada Field Outreach Director Brady Griffiths provided background information on Question No. 1. He encouraged the Board to "look into Marsy's Law," and requested to have an item agendized for the next Board of Supervisors meeting. Mayor Crowell read into the record the language of a Proclamation, and presented the original to Mr. Griffiths. Mayor Crowell entertained additional public comment; however, none was forthcoming.

6. POSSIBLE ACTION ON ADOPTION OF AGENDA (8:38:59) - Mayor Crowell entertained modifications to the agenda and, when none were forthcoming, deemed the agenda adopted, as published.

7. SPECIAL PRESENTATION OF A PROCLAMATION FOR NEVADA MOVES DAY, MARCH 21, 2018 (8:39:10) - Mayor Crowell introduced this item, and invited Bicycle and Pedestrian Coordinator Cortney Bloomer to the meeting table. At Mayor Crowell's request, the Board members joined him on the meeting floor. Ms. Bloomer provided background information on Nevada Moves Day and described the scheduled activities. Mayor Crowell read into the record the language of the Proclamation, and presented the original to Ms. Bloomer. Ms. Bloomer responded to questions regarding scheduled activities.

CONSENT AGENDA

(8:45:40) - Mayor Crowell introduced the consent agenda and entertained requests to hear items separately. When there were no requests to hear items separate from the consent agenda, Mayor Crowell entertained a motion to approve the consent agenda, as published. **Supervisor Bonkowski moved to approve the consent agenda, consisting of items 8 and 9. Supervisor Abowd seconded the motion.** Mayor Crowell

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 2

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

8. CITY MANAGER - POSSIBLE ACTION TO RATIFY THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF FEBRUARY 3, 2018 THROUGH MARCH 2, 2018

9. 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 MARCH 2, 2018, PURSUANT TO NRS 251.030 AND NRS 354.290

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

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

11. SHERIFF - POSSIBLE ACTION TO APPROVE THE SUBMISSION OF DEPARTMENT OF JUSTICE, 2018 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, FOR A BEHAVIORAL HEALTH PEACE OFFICER POSITION (8:46:10) - Mayor Crowell introduced this item, and Sheriff Ken Furlong reviewed the agenda materials. Assistant Sheriff Jerome Tushbant provided additional detail. Mayor Crowell commended Assistant Sheriff Tushbant on his character and job performance, and conveyed compliments from members of the community.

Assistant Sheriff Tushbant and Sheriff Furlong responded to questions of clarification regarding the grant application and the proposed position, and extensive discussion followed. Assistant Sheriff Tushbant acknowledged that a completed grant application would provide detail in addition to the subject presentation. Supervisor Bonkowski expressed agreement with the request of Supervisors Bagwell and Barrette to be able to review a completed grant application. Supervisor Bagwell expressed support for the position, and clarified her request for "the data." Supervisor Barrette agreed. Mayor Crowell advised that this item would be deferred to the next meeting.

12. PURCHASING AND CONTRACTS

12(A) POSSIBLE ACTION TO APPROVE THE PURCHASE OF A BODY WORN CAMERA SYSTEM, THROUGH JOINDER CONTRACT WITH AXON ENTERPRISE, INC. (FORMALLY TASER INTERNATIONAL) THROUGH THE STATE OF NEVADA RFP / CONTRACT NO. 3273, FOR AN AMOUNT NOT TO EXCEED \$387,913.34, OVER A FIVE-YEAR PERIOD TO BE FUNDED FROM THE 911 SURCHARGE FUND (9:19:25) - Mayor Crowell introduced this item, and Sheriff Furlong provided an overview. Sheriff Furlong commended Purchasing and Contracts Administrator Laura Rader on a "fantastic job ... on a very, very large issue. Her attention

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 3

to the detail was ... phenomenal.” Ms. Rader reviewed the agenda materials, and advised that an Axon representative was present in the meeting room. At Supervisor Bonkowski’s request, Chief Information Officer Eric Von Schimmelmann discussed data storage requirements. Mr. Von Schimmelmann and Sheriff Furlong responded to questions of clarification, and discussion followed.

(9:26:24) In response to a question, Axon Enterprise, Inc. Sales Representative Chris Neubeck advised that Reno and Washoe County have a different Axon representative. Mr. Neubeck advised he has worked directly with the City of Sparks and with Douglas County. He explained that “one of the advantages of the NHP contract was a fixed pricing model so we’re pretty much line per line with each agency comparatively; and the fixed discount threshold as well for those body-worn cameras and those licenses. I could do the due diligence and pull up the exact program that Reno is doing but I’m pretty confident it’s in line with what the City is doing here.” In response to a comment, Mr. Neubeck advised that he would research the requested information and provide it to Ms. Rader.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to approve the purchase of a Body-Worn Camera System, through joinder contract with Axon Enterprise, Inc., formerly TASER International, through the State of Nevada RFP / Contract No. 3273, for an amount not to exceed \$387,903.34, over a five-year period, to be funded from the 911 Surcharge Fund. 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 Karen Abowd
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Abowd, Bagwell, Bonkowski, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

12(B) POSSIBLE ACTION TO APPROVE CONTRACT NO. 1718-136, EXTERNAL AUDIT SERVICES WITH PIERCY BOWLER TAYLOR & KERN, PURSUANT TO NRS 354.624, FOR A NOT-TO-EXCEED ANNUAL AMOUNT OF \$98,750 AND AN ANNUAL CONTINGENCY AMOUNT OF \$22,000, IF NEEDED FOR AUDITING ADDITIONAL MAJOR FEDERAL GRANT PROGRAMS, FOR THE AUDITS OF FISCAL YEARS 2018, 2019, AND 2020, TO BE FUNDED FROM THE VARIOUS FUNDS AND TO DESIGNATE PIERCY BOWLER TAYLOR & KERN AS THE AUDITING FIRM FOR FY 2017 - 18 (9:28:44) - Mayor Crowell introduced this item. Purchasing and Contracts Administrator Laura Rader provided background information and reviewed the agenda materials. (9:29:57) Piercy Bowler Taylor & Kern Founding Shareholder Ralph Piercy provided an overview of the accounting firm.

Mayor Crowell entertained questions or comments of the Board members and, when none were forthcoming, of the public. When no public comment was forthcoming, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to approve Contract No. 1718-136, External Audit Services with Piercy Bowler Taylor & Kern, pursuant to NRS 354.624, for a not-to-exceed annual amount of \$98,750, and an annual contingency amount of \$22,000, if needed, for auditing additional major federal grant programs, for the audits of fiscal years 2018, 2019, and 2020, to be funded from various funds, and to designate Piercy Bowler Taylor & Kern as the auditing firm for fiscal year 2017 - 18.**

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 4

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

Mr. Piercy thanked the Board for the opportunity, and a brief discussion took place.

13. FINANCE DEPARTMENT

13(A) POSSIBLE ACTION TO ACCEPT THE AUDIT COMMITTEE'S RECOMMENDATION TO APPROVE THE COMPLETED REMEDIATION PLANS FROM THE SMALL WORKS PROJECTS REVIEW AND THE HTE ACCESS CONTROLS TESTING; AND REMOVE THE COMPLETED FINDINGS FROM THE AUDIT FINDINGS TRACKING SUMMARY REPORT, PREPARED BY MOSS ADAMS LLP (9:32:33) - Mayor Crowell introduced this item, and Chief Financial Officer Jason Link reviewed the agenda materials. Supervisor Bagwell expressed appreciation for the Finance Department's efforts, and confidence in the Audit Committee's recommendations. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to accept the Audit Committee's recommendation to approve the completed remediation plans from the Small Works Projects Review and the HTE Access Controls Testing; and remove the completed findings from the Audit Findings Tracking Summary Report. 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, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

13(B) POSSIBLE ACTION TO ALLOW THE FINANCE DEPARTMENT TO DELETE CAPITAL ASSETS FROM THE CITY'S CAPITAL ASSET LISTINGS FOR FY 2017 (9:35:20) - Mayor Crowell introduced this item, and Chief Financial Officer Jason Link reviewed the agenda materials. Supervisor Bonkowski requested to update the spreadsheets for next year's presentation to provide more pertinent information. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bagwell moved to allow the Finance Department to delete capital assets from the City's Capital Asset Listings for FY 2017, as presented. 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 March 15, 2018 Meeting
Page 5

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

Mayor Crowell recessed the meeting at 9:37 a.m., and reconvened at 9:49 a.m.

14. PUBLIC GUARDIAN - PRESENTATION OF A REPORT FROM THE PUBLIC GUARDIAN ON THE OPERATIONS AND STATUS OF CASES AT THE PUBLIC GUARDIAN'S OFFICE (9:49:43) - Mayor Crowell introduced this item, and Public Guardian Deborah Marzoline reviewed the agenda materials. Ms. Marzoline responded to questions of clarification throughout her presentation. Mayor Crowell entertained public comment and, when none was forthcoming, thanked Ms. Marzoline for her presentation.

15. HEALTH AND HUMAN SERVICES DEPARTMENT - POSSIBLE ACTION TO APPROVE CARSON CITY HEALTH AND HUMAN SERVICES APPLYING, AS A SUBGRANTEE, FOR THE EXPECTANT AND PARENTING TEENS, WOMEN, FATHERS, AND THEIR FAMILIES GRANT, THROUGH THE MATERNAL, CHILD AND ADOLESCENT HEALTH SECTION, WITHIN THE STATE OF NEVADA DIVISION OF PUBLIC AND BEHAVIORAL HEALTH; THE APPROXIMATE AMOUNT WILL BE \$300,000 TO BE EVENLY DISTRIBUTED OVER A TWO-YEAR PROJECT PERIOD, FROM JULY 1, 2018 TO JUNE 30, 2020 (9:57:24) - Mayor Crowell introduced this item, and Health and Human Services Department Director Nicki Aaker reviewed the agenda materials. Clinical Services Manager Veronica Galas provided background information on the grant application, and responded to questions of clarification.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to approve the Carson City Health and Human Services Department applying as a sub-grantee for the Expectant and Parenting Teens, Women, Fathers, and Their Families Grant, through the Maternal, Child, and Adolescent Health Section, within the State of Nevada Division of Public and Behavioral Health; the approximate amount will be \$300,000 to be evenly distributed over a two-year project period, from July 1, 2018 through June 30, 2020. 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 Karen Abowd
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Abowd, Bagwell, Bonkowski, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 6

A brief discussion took place regarding additional data to provide relative to these types of items. Ms. Galas suggested a template.

16. PARKS, RECREATION, AND OPEN SPACE DEPARTMENT - POSSIBLE ACTION TO AUTHORIZE THE PARKS, RECREATION AND OPEN SPACE DEPARTMENT TO SUBMIT GRANT APPLICATION(S) TO THE LAND AND WATER CONSERVATION FUND AND OTHER PROGRAMS FOR FEE-TITLE ACQUISITION OF 206 ACRES SOUTH OF THE TIMBERLINE SUBDIVISION AND VICEE CANYON, APNs 007-091-66 AND 007-293-29, FOR OPEN SPACE AND PASSIVE RECREATION PURPOSES (10:12:33) - Mayor Crowell introduced this item, and entertained disclosures. Supervisor Abowd read a prepared disclosure statement into the record, and advised that she would participate in discussion and action. Open Space Administrator Ann Bollinger narrated a SlideShow presentation, copies of which were included in the agenda materials. Ms. Bollinger responded to questions of clarification, and discussion followed.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to authorize the Parks, Recreation and Open Space Department to submit grant application(s) to the Land & Water Conservation Fund and other programs for fee title acquisition of 206 acres south of the Timberline subdivision and Vicee Canyon, APNs 007-091-66 and 007-293-29, for open space and passive recreation purposes. 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 Karen Abowd
SECOND:	Supervisor Lori Bagwell
AYES:	Supervisors Abowd, Bagwell, Bonkowski, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

17. RECESS BOARD OF SUPERVISORS MEETING (10:39:30) - Mayor Crowell recessed the meeting at 10:39 a.m., and passed the gavel to Redevelopment Authority Chair Karen Abowd.

REDEVELOPMENT AUTHORITY

18. CALL TO ORDER AND ROLL CALL (10:40:14) - Chairperson Karen Abowd called the Redevelopment Authority meeting to order at 10:40 a.m., noting the presence of a quorum.

19. PUBLIC COMMENT (10:40:20) - Chairperson Abowd entertained public comment; however, none was forthcoming.

20. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

20(A) POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE EXPENDITURE OF \$5,000 FROM THE FISCAL YEAR 2018 REDEVELOPMENT REVOLVING FUND, SPECIAL EVENT ACCOUNT, FOR THE RENTAL OF SPECIAL EVENT TENTS AND FACILITIES FOR THE CARSON CITY FAIR AT FUJI PARK (10:40:30) - Chairperson Abowd introduced this item, and read a prepared disclosure statement into the record. Chairperson Abowd advised of a conflict of interest; that she would be abstaining from

CARSON CITY BOARD OF SUPERVISORS

Minutes of the March 15, 2018 Meeting

Page 7

discussion and action, and passed the gavel to Vice Chair Lori Bagwell. Vice Chair Bagwell entertained additional disclosures. Member Bonkowski read a prepared disclosure statement into the record, and advised that he would participate in discussion and action. Member Crowell read a prepared disclosure statement into the record, and advised that he would participate in discussion and action on this item. Ms. Fralick advised that Members Bonkowski's and Crowell's disclosure statements were relative to item 20(B).

Vice Chairperson Bagwell re-introduced the subject item, and Community Development Director Lee Plemel reviewed the agenda materials in conjunction with a displayed slide. Vice Chairperson Bagwell entertained Redevelopment Authority member questions or comments and public comments. When no questions or comments were forthcoming, she entertained a motion. **Member Bonkowski moved to approve and recommend that the Board of Supervisors authorize the expenditure of \$5,000 from the FY2018 Redevelopment Revolving Fund, Special Event Account, for the rental of special event tents and facilities for the Carson City Fair at Fuji Park, 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 the expenses to be given are minor in comparison to the money required for the overall Redevelopment Plan. Member Barrette seconded the motion.** Vice Chairperson Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [4 - 0 - 1]
MOVER:	Member Brad Bonkowski
SECOND:	Member John Barrette
AYES:	Members Bonkowski, Barrette, Crowell, and Vice Chair Bagwell
NAYS:	None
ABSENT:	None
ABSTAIN:	Chairperson Karen Abowd

Vice Chairperson Bagwell returned the gavel to Chairperson Abowd.

20(B) POSSIBLE ACTION TO ACCEPT THE REDEVELOPMENT DISCRETIONARY FUNDS ALLOCATION PLAN FOR FISCAL YEAR 2019, AND ESTIMATING FUTURE ALLOCATIONS FOR THE FOLLOWING FOUR YEARS FOR THE PURPOSES OF BUDGET PLANNING, AS RECOMMENDED BY THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE, TO IMPLEMENT REDEVELOPMENT OBJECTIVES (10:47:19) - Chairperson Abowd introduced this item, and read a prepared disclosure statement into the record. She advised that she would participate in discussion and action on this item. Ms. Fralick reiterated that Members Bonkowski's and Crowell's disclosure statements, made under item 20(A), were actually relative to the subject item.

Community Development Director Lee Plemel reviewed the agenda materials in conjunction with displayed slides. At Member Bonkowski's request, Parks, Recreation and Open Space Department Director Jennifer Budge provided additional detail of the Community Center / Bob Boldrick Theater improvement project. Discussion followed and, at Member Crowell's request, Ms. Budge provided a status report on the aquatic facility.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 8

Chairperson Abowd entertained additional Redevelopment Authority member comments and public comments; however, none were forthcoming. Mr. Plemel continued reviewing the staff report and, at Chairperson Abowd's request, Kasey Gillis provided additional detail regarding the Children's Museum play area. Discussion followed.

Chairperson Abowd called again for Redevelopment Authority member and public comments and, when none were forthcoming, a motion. **Vice Chairperson Bagwell moved to accept the Redevelopment Discretionary Funds Allocation Plan for Fiscal Year 2019, and estimating future allocations for the following four years for budget planning purposes, "as updated today with the \$20,000 change from utility extension to Bob Boldrick and, if the final FY2018 undesignated funds would also be rolled into the Bob Boldrick Theater."** Member Bonkowski seconded the motion. Chairperson Abowd entertained discussion on the motion and, when none was forthcoming, called for a vote.

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

Vice Chairperson Bagwell requested Mr. Plemel to convey the Redevelopment Authority's appreciation to the Redevelopment Authority Citizens Committee.

21. PUBLIC COMMENT (11:11:33) - Chairperson Abowd entertained public comment; however, none was forthcoming.

22. ACTION TO ADJOURN REDEVELOPMENT AUTHORITY (11:11:33) - Chairperson Abowd adjourned the Redevelopment Authority meeting at 11:11 a.m.

23. RECONVENE BOARD OF SUPERVISORS MEETING (11:11:41) - Mayor Crowell reconvened the Board of Supervisors meeting at 11:11 a.m.

24. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

24(A) POSSIBLE ACTION TO ADOPT A RESOLUTION AUTHORIZING THE EXPENDITURE OF \$5,000 FROM THE FISCAL YEAR 2018 REDEVELOPMENT REVOLVING FUND, SPECIAL EVENT ACCOUNT, FOR THE RENTAL OF SPECIAL EVENT TENTS AND FACILITIES FOR THE CARSON CITY FAIR AND FUJI PARK, AS AN EXPENSE INCIDENTAL TO CARRYING OUT THE REDEVELOPMENT PLAN (11:11:47) - Mayor Crowell introduced this item as corollary to item 20(A), and incorporated by reference, all the testimony and exhibits relative to that item, including disclosures. Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2018-R-4, authorizing the expenditure of \$5,000 from the FY 2018 Redevelopment Revolving Fund, Special Event Account, for the rental of special event tents and facilities for the Carson City Fair at Fuji Park 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**

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 9

amount of the expenses to be given are minor in comparison to the money required for the overall Redevelopment Plan. 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, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	Supervisor Karen Abowd

24(B) POSSIBLE ACTION TO CONSIDER ADOPTION OF AN ORDER OF ABANDONMENT OF THE PROCTOR STREET RIGHT-OF-WAY, APPROXIMATELY 11,220 SQUARE FEET, MORE OR LESS, LOCATED BETWEEN NORTH NEVADA STREET AND NORTH CURRY STREET, ADJACENT TO PROPERTIES LOCATED AT 234 NORTH CURRY STREET AND 308 NORTH CURRY STREET, ADJACENT TO APNs 003-212-01 AND 003-228-01 (REFERENCE AB-18-008) (11:13:30) - Mayor Crowell introduced this item, and entertained disclosures. Supervisor Abowd read a prepared disclosure statement into the record, and advised that she would abstain from discussion and action. Supervisor Bonkowski read a prepared disclosure statement into the record, and advised that he would abstain from discussion and action.

Planning Manager Hope Sullivan reviewed the agenda materials in conjunction with displayed slides. Real Property Manager Stephanie Hicks responded to questions of clarification. (11:19:34) Property Owner Steve Neighbors provided additional detail. Mr. Neighbors, Ms. Sullivan, and Ms. Fralick responded to questions of clarification, and discussion followed.

At Mayor Crowell's request, Ms. Sullivan read into the record the proposed addition to the conditions of approval, at Exhibit C, as follows: "As the abandonment of the right-of-way will result in the loss of 18 parking spaces, the owner of the subject property shall provide a minimum of 18 parking spaces to the public. It is understood that those spaces may be subject to parking time limits. This condition shall run with the land meaning, as land is redeveloped in the future, 18 public parking spaces shall still be required as part of redevelopment. A disclosure stating this shall be recorded with the Carson City Recorder's Office. Failure to comply with this condition could result in revocation of this Abandonment."

Mayor Crowell entertained public comment; however, none was forthcoming. In response to a question, Mr. Neighbors clarified that "just because I'm extending all 78 to be this way and I'm extending some free parking ..., I'm not embracing a responsibility for parking forever ... except on the 18."

Mayor Crowell entertained a motion. **Supervisor Bagwell moved to approve an Order of Abandonment of the Proctor Street right-of-way, approximately 11,220 square feet, more or less, located between North Nevada Street and North Curry Street, adjacent to the properties located at 234 North Curry Street and 308 North Curry Street, adjacent to Assessor's Parcel Numbers 003-212-01 and 003-228-01, based on the findings and subject to the conditions of approval contained in the staff report, "additionally a correction to Exhibit C, as stated on the record today, and adding a condition as stated on the record today on the 18 public parking spaces, and authorize the Mayor to sign the Order of Abandonment."** Supervisor Barrette seconded the motion. Mayor Crowell entertained

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 10

discussion on the motion and, when none was forthcoming, called for a vote.

RESULT:	Approved [3 - 0 - 2]
MOVER:	Supervisor Lori Bagwell
SECOND:	Supervisor John Barrette
AYES:	Supervisors Bagwell, Barrette, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	Supervisors Abowd and Bonkowski

24(C) POSSIBLE ACTION TO CONSIDER ADOPTION OF AN ORDER OF ABANDONMENT OF THE ASPEN STREET RIGHT-OF-WAY, APPROXIMATELY 34,121 SQUARE FEET, MORE OR LESS, LOCATED BETWEEN ARTHUR STREET AND CLEAR CREEK AVENUE, ADJACENT TO PROPERTIES LOCATED AT 151 ARTHUR STREET, 153 ARTHUR STREET, 159 ARTHUR STREET, 160 CLEAR CREEK AVENUE, 230 CLEAR CREEK AVENUE, AND 5431 ASPEN STREET, ADJACENT TO APNs 009-224-03, -04, and -11; 009-226-05, -09, and -10 (11:37:08) - Mayor Crowell introduced this item, and Planning Manager Hope Sullivan reviewed the agenda materials in conjunction with displayed slides. Real Property Manager Stephanie Hicks discussed her involvement with the property owners to develop the proposed order of abandonment. Discussion took place to revise the language of Exhibit “A”, the Private Access Easement.

Mayor Crowell entertained public comment; however, none was forthcoming. In consideration of the proposed revision to Exhibit A, Ms. Sullivan recommended revising Exhibit “C”, condition 4, accordingly. Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to approve an Order of Abandonment of the Aspen Street right-of-way, approximately 34,121 square feet, more or less, located between Arthur Street and Clear Creek Avenue, adjacent to properties located at 151 Arthur Street, 153 Arthur Street, 159 Arthur Street, 160 Clear Creek Avenue, 230 Clear Creek Avenue, and 5431 Aspen Street, adjacent to APN 009-224-03, -04, and -11; 009-226-05, -09, and -10, based on the findings and subject to the conditions of approval contained in the staff report, including amending Exhibit A, with the comments read into the record, and directing a review of the entire document to ensure that all language throughout the document will comply with the changes made to Exhibit A, and to authorize the Mayor to sign the Order of Abandonment. 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

Mayor Crowell commended Ms. Sullivan on her excellent work, and conveyed compliments from members of the community.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 11

**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

STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS (11:47:07) - Supervisor Abowd thanked Mr. Marano and Public Works Department Director Darren Schulz for recently addressing the illegal dumping of household appliances in a local hiking area. Supervisor Barrette reported that the Airport Authority recently hired a new airport manager, and provided detail with regard to the same. Supervisor Bonkowski thanked Mayor Crowell and Supervisor Bagwell for their efforts relative to the recently-awarded TIGER grant. Supervisor Bonkowski also thanked the congressional delegates for their letters of support and especially Public Works Department staff on their involvement to ensure completion of the South Carson Street Complete Streets Project. Mayor Crowell announced the 53rd anniversary of the cessation of hostilities in the Viet Nam War on March 29th. Mr. Marano provided details of an associated event. Mayor Crowell announced a Welcome Home ceremony, the details of which will be forthcoming.

STAFF COMMENTS AND STATUS REPORTS

RECESS AND RECONVENE BOARD OF SUPERVISORS MEETING (11:51:03; 1:30:20) - Mayor Crowell recessed the meeting at 11:51 a.m., and reconvened at 1:30 p.m.

PUBLIC COMMENT (1:30:43) - Mayor Crowell entertained public comment. Sharon Rosse, of the Capital City Arts Initiative, distributed informational materials to the Board members and the Clerk, and introduced the new Sierra Room exhibit.

26. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

26(A) POSSIBLE ACTION TO GRANT AN EXTENSION OF BUILDING PERMIT NO. 12-52 AND ASSOCIATED FIRE PERMITS 12-265 AND 14-556 FOR CONSTRUCTION OF THE ORMSBY HOUSE, LOCATED AT 600 SOUTH CARSON STREET (1:34:02) - Mayor Crowell introduced this item, and invited Kimberly Fiegehen to the meeting table. Ms. Fiegehen thanked the Board for working with her over the past year and a half. "After much consideration and speaking with the City Engineer yesterday, we have decided not to move forward with extending the building permit. It's of no use to us at this point. We are done building. There is nothing else that we're going to be building. We haven't done anything since we laid the asphalt. Everybody that we are currently entertaining, they are going to make some type of change so they're going to need to file for a new building permit anyway." Ms. Fiegehen reiterated her thanks, and introduced Realtor Ted Stoever.

(1:35:16) Mr. Stoever described the project as "adaptive re-use ... Most likely it's not going to be, based on the feedback we're getting from potential buyers, ... the hotel / casino it was originally intended to be. I don't know what that variation is going to be but it will be some sort of mix of retail / housing, etc. The great thing is we have a ton of activity. We've had 46,000 views of the website. We've got at least a dozen active, interested buyers right now. We're being very meticulous on vetting these ... potential buyers now. ... I'm very positive on this project and we will ... see some action here very soon."

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 12

Mayor Crowell commented that the existing improvements have already been inspected, and Ms. Fiegehen acknowledged the accuracy of the statement. Mayor Crowell expressed appreciation for Ms. Fiegehen and Mr. Stoever continuing to work with the Board.

Mayor Crowell entertained public comment. (1:36:55) Garrett Lepire expressed surprise over what had been stated by Ms. Fiegehen and Mr. Stoever. Mr. Lepire expressed concern that “one of the people that they’re trying to market through ... was a senior housing project. It’s zoned for a hotel / casino and that would be like me listing somebody’s house and marketing it as a commercial building. I don’t understand why that’s even being entertained as a use and ... I know that there would be organized opposition to having something like that put into that building ...” Mr. Lepire suggested forming a committee “to help this process along. Apparently, this building was in escrow at some point. I’ve had three people tell me ... that it was the City’s fault that it fell out of escrow because the City’s hard to deal with. I find that not to be true. I deal with the City all the time. ... The loser in all of this always ends up being the City and the City is the one who gets the black eye ...”

Mr. Lepire displayed a 2001 Philadelphia “study” and read a portion of the same into the record. He expressed the opinion that the highest and best use for the property is as a hotel / casino. He advised that he owns a property three blocks from the subject property and that his “property value is affected because we keep going down this same road.” He expressed an interest in the City doing “something to help,” and made corresponding suggestions. In response to a question, he clarified his suggestions. Mayor Crowell entertained additional public comment; however, none was forthcoming.

26(B) POSSIBLE ACTION TO APPROVE A MASTER PLAN AMENDMENT TO THE UNIFIED PATHWAYS MASTER PLAN TO ADD A NON-MOTORIZED SINGLE-TRACK TRAIL SYSTEM (1:44:03) - Mayor Crowell introduced this item. Planning Manager Hope Sullivan provided background information and reviewed the agenda materials. Senior Park Planner Vern Krahn introduced Trails Coordinator Greg Bergren, and Mark Kimbrough and Jeff Potter, of the Eagle Valley Trails Committee, and provided an overview of their presentations.

Mr. Krahn provided additional background information on the Unified Pathways Master Plan in conjunction with displayed slides. At his request, Mr. Kimbrough provided background information on the Hamm property relative to development of the Unified Pathways Master Plan. Mr. Potter provided an overview of the single-track trail system. Mr. Bergren reviewed the proposed amendments to the Unified Pathways Master Plan, as outlined in the agenda materials. In response to a comment, Mr. Bergren discussed the Parks, Recreation and Open Space Department’s signage master plan. Discussion followed.

(2:13:21) Former Open Space Manager Juan Guzman advised that he is presently a volunteer with Muscle Powered and the Carson Valley Trails Association. In response to a question, he stated, “It is my mission in life to complete that connection” between Carson City and Douglas County. Mr. Guzman advised that representatives of the Carson Valley Trails Association and Muscle Powered “have been talking to the State of Nevada about being able to do a transaction that will facilitate the ownership of land that would then allow for the construction of a trail head. Then, if that happens, we anticipate using the underpass to be able to connect into Carson City and connect trails physically. ... at this point, the State of Nevada has not ... come forth with a deal that we can all agree on. The State still wishes to increase the value of the land by changing the zoning on the master plan which is an action that your Board rejected three years ago now. So we’re going to need to discuss other alternatives. The most recent one was an NDOT easement but that easement, however, was not suitable to accommodate a trail head that we could live with; that everybody felt comfortable with, particularly your Public Works Department. ... that side of the trail would be in

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 13

Carson City lands, not in Douglas County lands. Meanwhile, there is some monies on the table toward construction of the trail head itself and the bond expires in 2018 so we have asked Douglas County if they can figure out a way of extending the life of the bond. ... And we will continue to work with Charlie Donahue, the State Lands Administrator, as well as with ... the [Department of Conservation and Natural Resources], toward a solution.” Mr. Guzman commended Department of Conservation and Natural Resources Director Bradley Crowell on his assistance in trying to determine a solution. Mr. Bergren responded to questions of clarification. Open Space Administrator Ann Bollinger provided additional detail regarding the trail connection, between Carson City and Douglas County.

Mayor Crowell entertained public comment. (2:18:59) Neil Oxford suggested utilizing Boys and Girls Scouts as a resource for trail maintenance.

Mayor Crowell entertained additional public comment and, when none was forthcoming, a motion. **Supervisor Bagwell moved to approve the Master Plan Amendment to amend the Unified Pathways Master Plan to add a non-motorized single-track system, based on the findings contained in the staff report to the Planning Commission, and authorize the staff to appropriately update maps, as necessary, for Chapter 13. 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 Lori Bagwell
SECOND:	Supervisor John Barrette
AYES:	Supervisors Bagwell, Barrette, Abowd, Bonkowski, and Mayor Crowell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

26(C) POSSIBLE ACTION TO APPROVE AN AMENDMENT TO THE LAND USE MAP OF THE MASTER PLAN TO REDESIGNATE 112.69 ACRES OF LAND FROM INDUSTRIAL TO MIXED-USE RESIDENTIAL, LOCATED IN THE EASTERN PORTAL - VIRGINIA & TRUCKEE RAILROAD GATEWAY SPECIFIC PLAN AREA (V&T SPA), SOUTH OF ASTRO DRIVE, APNs 008-521-54, -55, -89, 90; 008-522-16, -17, 18; 008-531-59 AND -60 (2:22:46) - Mayor Crowell introduced this item, and Planning Manager Hope Sullivan reviewed the agenda materials. Supervisor Abowd expressed concerns over water quality and future development relative to the landfill. Ms. Sullivan advised that she is counting on the Nevada Division of Environmental Protection to serve as “lead” on the storm water plan. She clarified that a master plan amendment, and not a development project, was submitted to the Planning Commission. She advised that staff will be meeting with the applicant on March 20th to review a conceptual development plan. In response to Supervisor Abowd’s concerns, she reviewed the four master plan amendment findings as outlined in the staff report. Ms. Sullivan responded to questions, and discussion followed.

Supervisor Bonkowski suggested adding a disclosure that any properties sold are “down wind of an existing industrial area and that noise and odors are present; therefore, they’re not going to have the ability to file a complaint about that in the future because they were made aware ... prior to closing on a property.” (2:38:03) Chris Baker, of Manhard Consulting, provided an overview of discussion which took place at the Planning Commission meeting. “They were more worried about individual uses and zoning and buffering

CARSON CITY BOARD OF SUPERVISORS
Minutes of the March 15, 2018 Meeting
Page 14

between existing industrial and potential future residential uses and we discussed disclosure statements attached to title which is something we completely anticipate if a tentative map is ever approved.”

At Mayor Crowell’s request, Mr. Baker reviewed the analysis used to determine the proposed land use designation. In response to a question, Ms. Sullivan advised that the property should be mixed-use “given the adjacent uses and the opportunity you’ll have to create land use compatibility by having a mixture of uses.” She explained that mixed-use commercial can include up to 50 percent residential. “That’s a pretty significant amount of residential. On the mixed-use residential, we’re looking at 10 to 30 percent of the total land area being retail / office or live / work spaces which is pretty significant as well.” Ms. Sullivan advised that staff is “flexible on this point because the condition at Policy 1.5 offered both up. And so I can make the findings with either one and staff will rely on the applicant to do their market analysis and identify what will be successful. So when it comes to master plan consistency, ... compatibility with land use, staff is comfortable with both. When it comes to the zoning map amendment, we’ll be looking very closely at land use compatibility and, when it comes to the development plan, we’ll be looking for consistency with these percentages from the master plan.”

Supervisor Bonkowski advised of having spent considerable time reviewing the underlying parameters for both designations. He expressed the opinion “it’s not just a matter of how much residential versus how much commercial should be built there but it’s also the type of commercial. This is all low-profile neighborhood commercial, not high-rise or big-box commercial and when you get into neighborhood business or neighborhood commercial, you have to have immediately adjacent residential to support that. So I can tell you, in that particular area, I don’t believe that there’s any way you could build 50 percent of that land out as commercial and have it be sustainable. It just wouldn’t happen. It would fail. It’s not a primarily commercial area. It should be designed as neighborhood commercial which fits into the mixed-use residential and not into the mixed-use commercial. So, after spending a couple hours looking at this, ... my conclusion is that mixed-use commercial would not be sustainable in this area and that it is appropriately changed to mixed-use residential.”

In response to a question, Ms. Sullivan advised of having met with School District officials regarding this specific project and “they don’t know the answer today.” She assured the Board that it is “definitely on the School [District’s] radar.” Supervisor Barrette reiterated the recommendation to update the City’s comprehensive master plan.

Mayor Crowell entertained additional Board member discussion and public comment. When no additional comments were forthcoming, he entertained a motion. **Supervisor Bonkowski moved to approve an amendment to the Land Use Map of the Master Plan to redesignate 112.69 acres of land from Industrial to Mixed-Use Residential, located in the Eastern Portal - Virginia & Truckee Railroad Gateway Specific Plan Areas, south of Astro Drive, APNs 008-521-54, -55, -89, and -90; 008-522-16, -17, -18; and 008-531-59 and -60, based on the findings contained in the staff report to the Planning Commission. 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 March 15, 2018 Meeting
Page 15

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

27. PUBLIC COMMENT (2:45:45) - Mayor Crowell entertained public comment; however, none was forthcoming. Supervisor Barrette expressed appreciation to the Board members for their working relationship.

28. ACTION TO ADJOURN (2:46:48) - Mayor Crowell adjourned the meeting at 2:46 p.m.

The Minutes of the March 15, 2018 Carson City Board of Supervisors meeting are so approved this 5th day of April, 2018.

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk - Recorder