

# CARSON CITY BOARD OF SUPERVISORS

## Minutes of the July 18, 2019 Meeting

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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, July 18, 2019 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Mayor Robert Crowell  
Supervisor Stacey Giomi, Ward 1  
Supervisor Brad Bonkowski, Ward 2  
Supervisor Lori Bagwell, Ward 3  
Supervisor John Barrette, Ward 4

**STAFF:** Nancy Paulson, City Manager  
Aubrey Rowlett, Clerk - Recorder  
Adriana Fralick, Deputy City Manager  
Dan Yu, Assistant 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** (8:31:04) - Mayor Crowell called the meeting to order at 8:31 a.m. Ms. Rowlett called the roll; a quorum was present. Salvation Army Captain Mark Cyr provided the invocation. At Mayor Crowell's request, Supervisor Giomi led the Pledge of Allegiance.

**5. PUBLIC COMMENT** (8:32:46) - Mayor Crowell entertained public comment. (8:33:33) Steve Brazitis discussed concerns over the requirements associated with exemption from Waste Management collection services. Mayor Crowell advised that a City representative would contact Mr. Brazitis to discuss the matter further. Mayor Crowell entertained additional public comment; however, none was forthcoming.

**6. POSSIBLE ACTION ON APPROVAL OF MINUTES - June 20, 2019** (8:36:17) - Mayor Crowell introduced this item, and entertained a motion. **Supervisor Bonkowski moved to approve the minutes, as presented. Supervisor Bagwell seconded the motion. Motion carried 5-0.**

**7. POSSIBLE ACTION ON ADOPTION OF AGENDA** (8:36:40) - Mayor Crowell introduced this item, and entertained modifications to the agenda. When no requested modifications were forthcoming, Mayor Crowell deemed the agenda adopted, as published.

**8. SPECIAL PRESENTATIONS:**

**8(A) PROCLAMATION TO RECOGNIZE THE MONTH OF AUGUST AS "LAW ENFORCEMENT AND PUBLIC SAFETY CRIME PREVENTION MONTH"** (8:37:21) - Mayor Crowell invited the Board members to join him on the meeting floor. Mayor Crowell acknowledged Sheriff Ken Furlong, Deputy Lisa Davis, and Deputy Fire Chief Chris Vaughn, and read into the record the language of a Proclamation, copies of which were included in the agenda materials. Mayor Crowell presented the original Proclamation to Deputy Davis. Sheriff Furlong thanked Mayor Crowell and the Board members, and provided an overview of the National Night Out event. Deputy Davis thanked Mayor

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Crowell for his kind words, and expressed appreciation to the event sponsors and all of the City staff who assist with the event.

**8(B) PROCLAMATION TO RECOGNIZE JULY 26 - 28, 2019 AS CARSON CITY FAIR WEEK** (8:43:45) - Mayor Crowell introduced this item, and welcomed Carson City Fair representatives to the meeting table. Mayor Crowell read into the record the language of a Proclamation, copies of which were included in the agenda materials. (8:46:03) Kara Strosser introduced her daughter, Kelly. Chelsea Simerson introduced her sons, Derek and Connor, and thanked the Board and the City for their support. Ms. Simerson and Ms. Strosser described scheduled events and activities. Mayor Crowell encouraged everyone’s participation. Supervisor Bonkowski offered to serve as a judge for the pie contest.

**8(C) PRESENTATION OF LENGTH OF SERVICE CERTIFICATES TO CITY EMPLOYEES** (8:49:23) - Mayor Crowell introduced this item, and presented a Longevity Certificate to Sheriff Support Specialist Tomi Fletcher in recognition of five years of continuous and dedicated service to the City. The Board members, City staff, and citizens present applauded.

**8(D) PROCLAMATION TO RECOGNIZE JULY AS “PARKS AND RECREATION MONTH”** (8:50:49) - Mayor Crowell introduced this item, and invited Parks and Recreation Commission Chair Lee Ann Keever; Parks, Recreation, and Open Space Department staff; and a group of the Summer Kamp Program participants to the meeting table. (8:54:36) Parks Operations Manager Dan Kastens thanked the Mayor and the Board and all the other City departments for their support. Mr. Kastens thanked the Parks, Recreation, and Open Space Department staff and the citizens for their dedication to parks, recreation, and open space facilities. The Board members, City staff, and citizens presented applauded.

**8(E) PRESENTATION AND ACKNOWLEDGMENT OF DONORS AND CONTRIBUTIONS TO THE PARKS, RECREATION, AND OPEN SPACE DEPARTMENT FOR FISCAL YEAR 2018 - 2019** (8:56:25) - Mayor Crowell introduced this item, and Parks Operations Manager Dan Kastens presented the agenda materials. Mr. Kastens presented Certificates of Appreciation to the sponsors listed in the agenda materials, and expressed appreciation to every volunteer. The Board members, City staff, and citizens present applauded.

**CONSENT AGENDA**

(9:04:02) - Mayor Crowell introduced the consent agenda and entertained requests to hear items separately. When no requests were forthcoming, Mayor Crowell entertained a motion to approve the consent agenda, as published. **Supervisor Bagwell moved to approve the consent agenda, as published. Supervisor Barrette seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Lori Bagwell</b>
<b>SECOND:</b>	<b>Supervisor John Barrette</b>
<b>AYES:</b>	<b>Supervisors Bagwell, Barrette, Giomi, Bonkowski, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

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**9. CITY MANAGER - DISCUSSION AND POSSIBLE ACTION TO RATIFY THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF JUNE 8, 2019 THROUGH JUNE 30, 2019**

**10. FINANCE DEPARTMENT - DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY, AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES, THROUGH JULY 5, 2019, PURSUANT TO NRS 251.030 AND NRS 354.290**

**11. PURCHASING AND CONTRACTS**

**11(A) DISCUSSION AND POSSIBLE ACTION REGARDING AN INTERLOCAL CONTRACT, BETWEEN THE CARSON WATER SUBCONSERVANCY DISTRICT (“CWSD”) AND CARSON CITY, WHEREBY THE CWSD AGREES TO PROVIDE UP TO \$50,000, THROUGH JUNE 30, 2020, TO FUND THE UPDATE OF THE CARSON CITY REUSE MASTER PLAN**

**11(B) DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF FW12 DIATOMACEOUS EARTH FILTER MEDIA FROM EP MINERALS FOR A NOT-TO-EXCEED ANNUAL AMOUNT OF \$100,000, THROUGH JUNE 30, 2020**

**11(C) DISCUSSION AND POSSIBLE ACTION REGARDING AMENDMENT NO. 1 TO CONTRACT NO. 1617-097, 911 PHONE SERVICES WITH AT&T CORP., FOR A MONTHLY INCREASE OF \$335 FOR ONE ADDITIONAL E911 PUBLIC SAFETY ANSWERING POINT (“PSAP”) AND A ONE-TIME INSTALLATION CHARGE OF \$4,166**

**ORDINANCES, RESOLUTIONS, AND OTHER ITEMS**

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

**13. SHERIFF - DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT TO THE CARSON CITY BOARDS, COMMISSIONS, AND COMMITTEES POLICIES AND PROCEDURES MANUAL RELATING TO CRITERIA FOR APPOINTMENT TO A CITY BOARD, COMMISSION, OR COMMITTEE (9:04:30) - Mayor Crowell introduced this item, and Sheriff Ken Furlong provided background information. Mr. Yu presented 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 Giomi moved to approve the proposed amendment, as presented. 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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<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Stacey Giomi</b>
<b>SECOND:</b>	<b>Supervisor Brad Bonkowski</b>
<b>AYES:</b>	<b>Supervisors Giomi, Bonkowski, Bagwell, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**14. RECESS BOARD OF SUPERVISORS MEETING (9:09:34)** - Mayor Crowell recessed the Board of Supervisors meeting at 9:09 a.m., and passed the gavel to Redevelopment Authority Chair Lori Bagwell.

**REDEVELOPMENT AUTHORITY**

**15. CALL TO ORDER AND ROLL CALL (9:09:45)** - Chairperson Lori Bagwell called the Redevelopment Authority meeting to order, noting the presence of a quorum.

**16. PUBLIC COMMENT (9:09:53)** - Chairperson Bagwell entertained public comment; however, none was forthcoming.

**17. POSSIBLE ACTION ON APPROVAL OF MINUTES - June 6, 2019 (9:10:01)** - Chairperson Bagwell introduced this item, and entertained a motion. **Member Bonkowski moved to approve the minutes, as presented. Member Barrette seconded the motion.** Chairperson Bagwell called for a vote on the pending motion. **Motion carried 5-0.**

**18. CITY MANAGER - DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF ONE MEMBER TO THE CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE FOR THE POSITION OF BUSINESS OPERATOR OR PROPERTY OWNER FROM REDEVELOPMENT AREA NO. 1 TO FILL A PARTIAL TERM EXPIRING IN JUNE 2020 (9:10:28)** - Chairperson Bagwell introduced this item, and invited Katie Bawden to the meeting table. Ms. Bawden responded to questions regarding her interest in serving; suggestions on how to keep the downtown corridor clean; and her vision for the downtown core. Chairperson Bagwell offered Ms. Bawden the opportunity to comment further, and she provided background information on her 35-year residence in the community and her work as a realtor.

Chairperson Bagwell thanked Ms. Bawden for applying, and entertained a motion. **Member Bonkowski moved to appoint Katie Bawden to fill the vacancy for a partial term, expiring in January 2020. Member Barrette seconded the motion.** Chairperson Bagwell entertained discussion on the motion and, when none was forthcoming, called for a vote.

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<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Member Brad Bonkowski</b>
<b>SECOND:</b>	<b>Member John Barrette</b>
<b>AYES:</b>	<b>Members Bonkowski, Barrette, Crowell, Vice Chair Giomi, Chair Bagwell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**19. PUBLIC COMMENT (9:16:39)** - Chairperson Bagwell entertained public comment; however, none was forthcoming.

**20. ACTION TO ADJOURN REDEVELOPMENT AUTHORITY MEETING (9:16:44)** - Chairperson Bagwell adjourned the Redevelopment Authority meeting at 9:16 a.m., and returned the gavel to Mayor Crowell.

**21. RECONVENE BOARD OF SUPERVISORS MEETING (9:16:49)** - Mayor Crowell reconvened the Board of Supervisors meeting at 9:16 a.m.

**22. PUBLIC WORKS DEPARTMENT**

**22(A) DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION ACCEPTING THE DEDICATION OF RIGHT-OF-WAY FROM APN 009-854-01, ALSO KNOWN AS BONNIE PLACE, AS OFFERED ON THE FINAL MAP OF JACKSON VILLAGE PLANNED UNIT DEVELOPMENT, RECORDED AS DOCUMENT NO. 493943, MAP NO. 2963, ON APRIL 23, 2019 (9:16:55)** - Mayor Crowell introduced this item. Real Property Manager Stephanie Hicks presented the agenda materials, and responded to questions of clarification. Supervisor Giomi discussed concerns over accepting roadways into the City's inventory in consideration of road maintenance costs, and suggested agendizing a policy discussion for a future Board meeting.

Ms. Hicks and Public Works Department Director Darren Schulz responded to additional questions of clarification, and discussion followed. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Giomi moved to adopt Resolution No. 2019-R-19. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Stacey Giomi</b>
<b>SECOND:</b>	<b>Supervisor Lori Bagwell</b>
<b>AYES:</b>	<b>Supervisors Giomi, Bagwell, Bonkowski, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

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**22(B) DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION ACCEPTING THE DEDICATION OF RIGHT-OF-WAY FROM APN 007-653-02, ALSO KNOWN AS A PORTION OF COMBS CANYON ROAD, NORTH ORMSBY BOULEVARD, RED LEAF DRIVE, AND WHITE HAWK LANE, AS OFFERED ON THE FINAL MAP OF SILVER OAK PHASE 23A OF THE SILVER OAK PLANNED UNIT DEVELOPMENT, RECORDED AS MAP NO. 2962 ON APRIL 23, 2019 (9:28:25)** - Mayor Crowell introduced this item, provided a brief overview, and entertained public comment. When no public comment was forthcoming, Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2019-R-20. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Brad Bonkowski</b>
<b>SECOND:</b>	<b>Supervisor Stacey Giomi</b>
<b>AYES:</b>	<b>Supervisors Bonkowski, Giomi, Bagwell, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**22(C) DISCUSSION AND POSSIBLE ACTION REGARDING AN INTERIM INTERLOCAL AGREEMENT WITH THE STATE OF NEVADA FOR THE PURCHASE OF WATER BY CARSON CITY FROM THE MARLETTE LAKE WATER SYSTEM IN FYs 2020 AND 2021, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$2,700,000 (9:29:23)** - Mayor Crowell introduced this item, and Water Utility Manager Eddy Quaglieri presented the agenda materials. Supervisor Bonkowski called on the State of Nevada to “come to the table in good faith so that we can get this agreement done. We’ve been working on it already for close to five years or maybe more than five years and I’d like to get this wrapped up. And I feel like we’ve gotten some push back, maybe some unnecessary push back and so ... I’d just like to get this taken care of.” Supervisor Giomi expressed agreement with Supervisor Bonkowski, and expressed appreciation to Public Works Department staff. He suggested staying “strong as we move forward” and expressed his support. Supervisor Giomi further suggested that the subject agreement is “realistically ... two year[s] but we’ve got to get an agreement put to bed before the State builds the ... next biennial budget.” Supervisor Giomi offered his assistance, and again expressed his appreciation.

Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bagwell moved to approve the Water Agreement with the State of Nevada, as presented. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Lori Bagwell</b>
<b>SECOND:</b>	<b>Supervisor Stacey Giomi</b>
<b>AYES:</b>	<b>Supervisors Bagwell, Giomi, Bonkowski, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

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**22(D) DISCUSSION AND POSSIBLE ACTION REGARDING A ONE-YEAR LOST LAKES WATER LEASE AGREEMENT, BETWEEN CARSON CITY AND CARSON WATER SUBCONSERVANCY DISTRICT (“CWSD”) FOR AN AMOUNT NOT TO EXCEED \$6,100** (9:33:16) - Mayor Crowell introduced this item, and Water Utility Manager Eddy Quaglieri presented the agenda materials. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Giomi moved to authorize the Mayor to sign the Agreement, as proposed. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Stacey Giomi</b>
<b>SECOND:</b>	<b>Supervisor Lori Bagwell</b>
<b>AYES:</b>	<b>Supervisors Giomi, Bagwell, Bonkowski, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**23. PURCHASING AND CONTRACTS**

**23(A) DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF VARIOUS VACCINATIONS FOR THE HEALTH AND HUMAN SERVICES DEPARTMENT, THROUGH JOINDER CONTRACTS WITH GLAXOSMITHKLINE, THROUGH JUNE 30, 2020, AND SANOFI PASTEUR INC., THROUGH DECEMBER 31, 2019, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$229,202; AND REGARDING AUTHORIZATION OF THE PURCHASING AND CONTRACTS ADMINISTRATOR TO EXTEND THE SANOFI PASTEUR INC. JOINDER CONTRACT WHEN THE CONTRACT RENEWS** (9:35:16) - Mayor Crowell introduced this item, and Purchasing and Contracts Administrator Carol Akers presented the agenda materials. At Mayor Crowell’s request, Health and Human Services Department Director Nicki Aaker presented details of the contracts. 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 approve the joinder contract with GlaxoSmithKline, through June 30, 2020; and Sanofi Pasteur, Inc., through December 31, 2019; and authorize the Purchasing and Contracts Administrator to extend the Sanofi Pasteur, Inc. joinder contract when the underlying contract renews if the terms do not change. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Brad Bonkowski</b>
<b>SECOND:</b>	<b>Supervisor Lori Bagwell</b>
<b>AYES:</b>	<b>Supervisors Bonkowski, Bagwell, Giomi, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

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**23(B) DISCUSSION AND POSSIBLE ACTION REGARDING CONTRACT NO. 1920-060, A JOINDER CONTRACT WITH INTER-STATE OIL COMPANY, CARSON VALLEY OIL CO., AND FLYERS ENERGY, LLC, THROUGH THE STATE OF NEVADA CONTRACT #3064, FOR BULK FUEL AND DELIVERY SERVICES; AND WITH THOMAS PETROLEUM, LLC, THROUGH THE STATE OF NEVADA CONTRACT #3125, FOR CARD LOCK FUELING NETWORK, FOR AN AMOUNT NOT TO EXCEED \$1,051,424, FROM VARIOUS CITY FUEL ACCOUNTS FOR FISCAL YEAR 2019 - 2020; AND REGARDING AUTHORIZATION OF THE PURCHASING AND CONTRACTS ADMINISTRATOR TO EXTEND THE JOINDER CONTRACT WHEN THE STATE OF NEVADA RENEWS THE UNDERLYING CONTRACTS (9:37:52) - Mayor Crowell introduced this item, and Purchasing and Contracts Administrator Carol Akers presented the agenda materials. Fleet Manager Zach Good acknowledged the contract is renewed annually, and responded to an additional question of clarification. Mayor Crowell entertained public comment and additional Board member questions or comments and, when none were forthcoming, a motion. **Supervisor Bonkowski moved to approve Contract No. 3064, bulk fuel and delivery services through January 31, 2020; and Contract No. 3125, card lock fueling network through September 30, 2019, and authorize the Purchasing and Contracts Administrator to extend the joinder contracts if the terms of the underlying contracts do not change when the State renews them. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.**

<b>RESULT:</b>	Approved [5 - 0]
<b>MOVER:</b>	Supervisor Brad Bonkowski
<b>SECOND:</b>	Supervisor Lori Bagwell
<b>AYES:</b>	Supervisors Bonkowski, Bagwell, Giomi, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**24. CITY MANAGER**

**24(A) PUBLIC HEARING ON THE REPORT OF THE CITY MANAGER ON THE FISCAL IMPACT AND RECOMMENDED APPROVAL OF THE AMENDED COLLECTIVE BARGAINING AGREEMENT, BETWEEN CARSON CITY AND THE CARSON CITY SHERIFF'S SUPERVISORY ASSOCIATION, ON BEHALF OF THE CARSON CITY SHERIFF'S LIEUTENANTS / CAPTAINS ASSOCIATION, EFFECTIVE JULY 1, 2019 TO JUNE 30, 2024, WITH AN ESTIMATED FISCAL IMPACT OF \$386,230 FOR THE TERM OF THE AGREEMENT (9:40:31) - Mayor Crowell introduced this item, and opened the public hearing. Ms. Paulson presented the agenda materials in conjunction with displayed slides. Supervisor Bonkowski thanked the members of the bargaining unit for working through the negotiation process. Mayor Crowell entertained public comment and, when none was forthcoming, closed the public hearing.**

**24(B) DISCUSSION AND POSSIBLE ACTION ON A PROPOSED AMENDED COLLECTIVE BARGAINING AGREEMENT, BETWEEN CARSON CITY AND THE CARSON CITY SHERIFF'S SUPERVISORY ASSOCIATION, ON BEHALF OF THE CARSON CITY SHERIFF'S LIEUTENANTS / CAPTAINS ASSOCIATION, EFFECTIVE JULY 1, 2019 TO JUNE 30, 2024, WITH AN ESTIMATED FISCAL IMPACT OF \$386,230 FOR THE TERM OF THE AGREEMENT (9:45:22) - Mayor Crowell introduced this item, and Captain Jim Primka expressed**



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appreciation for the professionalism through the negotiation process. Sheriff Ken Furlong expressed pride in the three captains involved in the bargaining unit, and commended their knowledge, experience, and expertise in their areas of responsibility at the Sheriff's Department. Mr. Yu also commended the professionalism of everyone involved in the negotiation process, and reviewed an additional revision to the contract to include an evergreen clause. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to approve the agreement and to authorize the District Attorney's Office to make any necessary revisions that are clerical and not substantive when finalizing the agreement. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Brad Bonkowski</b>
<b>SECOND:</b>	<b>Supervisor Lori Bagwell</b>
<b>AYES:</b>	<b>Supervisors Bonkowski, Bagwell, Giomi, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

Mayor Crowell recessed the meeting at 9:50 a.m., and reconvened at 10:02 a.m.

**24(C) DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF DEPUTY CITY MANAGER ADRIANA FRALICK AS THE ACTING PUBLIC GUARDIAN, EFFECTIVE JULY 18, 2019, UNTIL THE APPOINTMENT OF A NEW PUBLIC GUARDIAN BY THE BOARD OF SUPERVISORS (10:02:19)** - Mayor Crowell introduced this item, and Ms. Fralick entertained questions or comments. Ms. Fralick introduced Deputy Public Guardian John Giomi. Mayor Crowell entertained public comment; however, none was forthcoming. Supervisor Giomi requested to agendaize discussion regarding the selection process, and expressed a preference that one to two Board members participate in the search committee. Mayor Crowell provided an overview of the last selection process, and thanked Supervisor Giomi for his comments. Ms. Fralick and Ms. Paulson responded to questions of clarification.

Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Bagwell moved to appoint Adriana Fralick, Deputy City Manager, as the Acting Public Guardian, effective July 18, 2019, until the appointment of a new Public Guardian by the Board of Supervisors. Supervisor Giomi seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Lori Bagwell</b>
<b>SECOND:</b>	<b>Supervisor Stacey Giomi</b>
<b>AYES:</b>	<b>Supervisors Bagwell, Giomi, Bonkowski, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

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Mayor Crowell requested the Board members to advise Ms. Paulson of their interest in serving on the Public Guardian selection committee. Supervisor Giomi expressed an interest.

**25. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION**

**25(A) DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION PROVIDING FOR THE TRANSFER OF CARSON CITY'S 2019 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY (10:08:55)** - Mayor Crowell introduced and provided an overview of this item. Community Development Director Lee Plemel presented the agenda materials. Mr. Plemel and Nevada Rural Housing Authority Executive Director Bill Brewer responded to questions of clarification. Mayor Crowell entertained additional Board member questions or comments and public comments and, when none were forthcoming, a motion. **Supervisor Giomi moved to adopt Resolution No. 2019-R-21. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	Approved [5 - 0]
<b>MOVER:</b>	Supervisor Stacey Giomi
<b>SECOND:</b>	Supervisor Lori Bagwell
<b>AYES:</b>	Supervisors Giomi, Bagwell, Bonkowski, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**25(B) DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A TENTATIVE SUBDIVISION MAP TO CREATE A 103-LOT SINGLE FAMILY SUBDIVISION WITHIN THE LOMPA RANCH SPECIFIC PLAN AREA AND WITHIN THE BLACKSTONE RANCH SPECIFIC PLAN AREA, ON PROPERTY ZONED SINGLE FAMILY 6,000, AND LOCATED AT THE EAST END OF RAILROAD DRIVE, APN 010-051-44 (10:13:31)** - Mayor Crowell introduced this item, and Planning Manager Hope Sullivan presented the agenda materials in conjunction with displayed slides. Ms. Sullivan reviewed recommended revisions to conditions of approval 17 and 22. She noted the Planning Commission's recommendation of approval, with an additional condition to comply with the Army Corps of Engineers recommendations and requirements, as part of the construction plan. Ms. Sullivan introduced Mike Raley, Loren Chilson, and Jeff House, representing the applicant. Senior Project Manager Stephen Pott y and Ms. Sullivan responded to questions of clarification.

Supervisor Bonkowski expressed concern over ten-year development agreements, and a preference to move away from them. "... they can expire and we've seen them expire, especially on water and waste line development agreements ... and then the City ends up being on the hook for those replacements after the development agreement expires. So, I'd prefer a different method. I'm not clear on what that method might be or that there actually is a better method but let's take a look at that."

Mr. Chilson, Mr. Pott y, Mr. House, and Ms. Sullivan responded to questions of clarification. Mr. Raley provided background information on the existing plan, including details of the two neighborhood meetings. Mr. Raley and Ms. Sullivan responded to additional questions of clarification.

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Mayor Crowell entertained public comment. (10:44:55) In response to a question, Kelly Clark advised that the traffic study had been done “at 4:15, after school hours.” She expressed concern “that there are a few misrepresentations that have been put forth ... Another fact that I’d like to bring to your attention. At the time that the new 580 was put in, that area was zoned agricultural. There was no requirement for a sound wall and, if you drive that area, you’ll see there is, in fact, no sound wall whatsoever. The City acted to change the permit for the zoning, from agricultural to residential. At that point was when a sound hazard and a safety hazard occurs for residents in the immediate vicinity who will be living in those homes. I think that you should look very carefully at your regulations and your responsibility. Where does your regulatory view change? The state said ... it needed to have a sound wall. Why would the City not say that a sound wall was required? I think the only reason there’s no sound wall is it’s not residential at the time the highway was proposed and things have changed now.

“Also, I’d like to bring attention to the fact that the application, as presented, misrepresented that this project was in a flood plain; completely said it was not applicable. And I believe that could effect additional reviews of this project. As this project is put forth to the state, they are looking at an application that they believe is accurate. It was not, not in regard to flood plain. When you review the application, the page number that’s cited was not available for public view within that document. I think that’s a concern and I trust that you will look out for our safety and health. Early on, you took a very strong action and said ... an emergency access or a temporary access was not enough. I really would encourage you to look at our safety and health for the long term for the community and for the people who’ll be living in that immediate area. Thirty-three homes in the flood plain, I think with all of the media coverage we’ve seen lately about Lemmon Valley and other areas that are affected by flood, we would want to be very concerned about building in a flood plain. Thank you.”

In response to a question, Ms. Clark questioned the quality of life “for those people who are going to be within feet of the highway.” In response to a further question, Ms. Clark expressed the belief that the development will comply with FEMA and flood plain regulations “under current regulations. But I would also say this, with climate change and we’re having this amazing flooding ... almost every ten years we’re seeing significant flooding, I doubt that the flood plain delineation maps have already incorporated climate change and the fact that we’re going to have significant, continued, measurable water coming down from the sky. I don’t think it’s going to deaden the sound to my home. I believe that a barrier of some type, a line of trees, at least, would provide some barrier but I don’t think the houses themselves will deaden the sound that’s coming off that freeway. The freeway opened on motorcycle weekend when all the motorcycles come from Virginia City. It is unbelievable already. It’s really, really loud already. I don’t think it’ll be deadened at all, Mr. Mayor.”

At Supervisor Giomi’s request, Mr. Chilson sincerely apologized for the earlier misstatement. He advised that the traffic studies were conducted between 4:00 and 6:00 p.m. and 7:00 to 9:00 a.m. “The reason we studied those periods is we’re looking at the impact of the project. The project’s impacts are the highest when it creates the most trips, which is the peak hours, the commute hours. This is a residential project so we’re looking at the impacts of that project, trying to identify the overall peak volumes which typically occur during the commute hour. Yes, there are high volumes during the school hours as well but, overall, when you combine the project and background traffic, less during 2:00 to 3:00 than during the 4:00 to 6:00 hour so that’s why we analyzed those periods. But, again, my apologies.” Mr. Chilson acknowledged that one study was conducted during 7:00 to 9:00 a.m. which is a time period that children are being dropped off at school plus commute time.

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Mayor Crowell acknowledged Ms. Clark's concern over climate change and inquired as to whether it's fair to hold developers to "something that's unknown as of right now. Or should they be held to existing law with respect to development of a wetland? Because if the answer is ... they could never build there because we don't know what to expect of climate change, then what we're really saying is that property is undevelopable. But if it is buildable and is capable to be mitigated through flood plain measures, then development can occur. ... Which way do you think it should go? No development at all because they'll never be able to meet the flood plain requirements or, if they meet the current flood plain requirements, that may not be good enough down the road?" Ms. Clark expressed the opinion that "the appropriate development is development that considers the long-term effects and codifies into the agreement, any agreement that the City makes, who's responsible for which portions. So if this project gets put on hold for how ever many years, it should be revisited. Absolutely, there should be revisiting of the rules. And do I think that the developer should be held accountable? I think the developer should be held accountable for providing an application that is correct and accurate at the point that it's submitted. There are many flood delineation maps that already clearly noted that this is in a flood plain. Why, then, did they not represent that in this application?" Discussion followed.

(10:57:13) Lee Harder commended Ms. Clark's presentation, and expressed the opinion "there are at least two reasons why this matter should go back to the Planning Commission. First of all, I believe there has been a substantial failure to comply with the statutory requirements of [Chapter] 278.330. Specifically, Planning [Division] staff is required to send a copy of the tentative map to two divisions within the State Department of Conservation and Natural Resources. Under [NRS] 278.335, required to send it to the Division of Water Resources and the Division of Environmental Protection. In fact, Ms. Sullivan acknowledges she sent the tentative map. The problem is the tentative map, as presented, is wrong, as detailed by [Ms. Clark]. ... they knew it was a flood plain. They stated all along it's not a flood plain. They state in the application it does not go through sensitive areas. ... the sensitive area delineation, wetlands delineation study had not even been done or published when they submitted this application. We find out there are the three wetlands there. Commissioner Esswein on the Planning Commission was the first one to tip us all off that ... there were 33 lots within the flood plain. ... Why wasn't the map available to the Planning Commission to see how much flood plain there was as the developer is consistently denying?"

"When questioned why the application stated there was no flood plain or sensitive areas involved in there, the response was ... it's a mistake. Okay, mistake? Who knows? But the problem is the Planning Commission knew or certainly should have known that that was a falsehood in this application. I'm certain it is a material misrepresentation to tell the [Division] of Environmental Protection and the [Division] of Water Resources nothing to see here, no flood plain, no sensitive issues. And by the City forwarding this errant report to those required state agencies, they're complicit in upholding what the applicant said."

In response to a question, Ms. Sullivan acknowledged the requirement to submit the tentative map to two state agencies, the Division of Water Resources and NDEP. "When we provide those maps, we provide just the map. We don't provide any supplemental information. The map has a seal on it with a signature by the engineer. As Supervisor Bonkowski pointed out to the other Supervisors and the audience, page CFO of that plan set, which appears on page ... 465 of your package, clearly delineates the flood plain. To the extent there was an error, I suspect it was in a narrative provided by the applicant. That narrative never

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was put forward to the state agencies because there's not a requirement to. We simply provide the map itself and staff has never indicated that there was not flood plain here. We've been very clear on that point."

Ms. Sullivan acknowledged that Planning Division staff complied with the statutory requirement to send the tentative map to the Division of Water Resources and the Division of Environmental Protection, and that the tentative map does, in fact, indicate the flood plain. Ms. Sullivan advised that the Planning Commission had received the "exact same map which, on page CFO, definitely delineates the flood plain. So the Planning Commission was fully aware as well in the materials they received." In response to a question, Ms. Sullivan advised of having included two slides in the PowerPoint. "One is this flood plain which is simply from our GIS maps and the second is the aquatic resources and I provided you with the entire aquatic resource study. Although those are both part of the record, I did not provide those to the Planning Commission in their packets."

Ms. Sullivan advised that the plan set starts on page 437 of the Board's agenda materials and extends through page 466. "It's a rather large plan set and the entire plan set comprises of the tentative map probably about 25 pages." In response to a question, Ms. Sullivan advised that Planning Division staff "has an obligation to provide the tentative map to two state agencies. The staff has done that. The map is the one in your packet. It does have a seal with a signature on it by the engineer. The staff did not submit to the Army Corps of Engineers. My understanding is the applicant's been in consultation with them so I can't speak to what's been submitted to the Army Corps of Engineers, although you do have a wetlands delineation report prepared by Resource Concepts, which is a reputable engineering firm in the City who has prepared that delineation report in anticipation of jurisdiction by the Army Corps of Engineers. Jeff House or Mike Raley can probably speak more specifically." Ms. Sullivan acknowledged a condition of approval which requires complete compliance with all conditions and recommendations from the Army Corps of Engineers.

(11:05:54) Rick Riendeau provided background information on his property which he purchased approximately 30 years ago. "... the map that I was given says, right in that new neighborhood, ... 'area of minimal flood hazard.' Oh really? In the almost 30 years that I've lived in my home, when the flood control canal in linear park overflows, the water table comes up and it comes up under my house. My predecessors, the first buyers of my house, had put a piece of carpet down under the house when their daughter was little to play on with their kids. That is in the process of rotting because of the seepage that has come up under the house since." Following a brief discussion, Mr. Riendeau discussed concerns over the proposed density of the development. He expressed a preference "simply for the rules to be followed. When we first started this, we found in the Code that there had to be two access roads. When the ... developer proposed one and the Planning Commission sent that to us, we asked for two and then they said ... we'll put it over on Trolley which also feeds Railroad. Guess what? They're not looking out after the Code. They're not playing by the rules so to speak so now we're all suspicious. We don't trust what's going on. ... You mean to tell me you can't wait for the Army Corps report? I'd like to see a FEMA report, in writing, regarding the wetlands. This doesn't talk about wetlands and I got lectured before the last Planning Commission meeting that there's a huge difference between the definition of wetlands and flood plain. Flood plain you can build on. Wetlands ... be careful. Really? We're still not playing by the rules? What is this?"

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“A number of my neighbors who don’t participate with any of this say you can’t fight City Hall. Who do you work for? You work for us. What is the deal? You represent us. Our concerns are ... this project is going to change the spirit of our neighborhood. I don’t own the pasture. They’re going to build on the pasture. I get it. Can we cut down some of the homes? Can we watch out for this flood plain? Can we wait for the Army Corps to give us an analysis of what’s going on and what it’s going to take to fix it?” Mr. Riendeau requested a copy of the Army Corps of Engineers analysis and the FEMA report. Mayor Crowell advised that the documents are or will be public records.

Mr. Harder expressed concern over timing of the availability of the reports. “When do we get to see it? When they submit for the final map or when it comes in? I mean, we have state agencies yet to put in their letter of approval.” In response to a question, Ms. Sullivan advised that the documentation would be available prior to construction permits being issued. “So there’s not a formal public meeting at that point. It’s administrative. But ... Rick and Lee both have me on speed dial. They know how to reach out to me. They’re welcome to call and I’m happy to make anything we have available to them.”

Mr. Harder expressed the opinion, “It just seems premature when the City has yet to review the flood plain modifications. The Corps of Engineers has yet to weigh in. FEMA has yet to weigh in. The state agencies have yet to weigh in.” Discussion followed.

In response to a question, Ms. Sullivan explained the project time line. “Should this be approved, we then go to construction drawings. We don’t approve construction drawings until all outside agencies have made their approvals. That includes Army Corps, FEMA, so on and so forth. Once they’ve built the infrastructure consistent with all those outside agency requirements ... we come back to the Board. ... they cannot build a house until the Board of Supervisors approves the final map. As part of the staff presentation to the Board, we are required to go through every single, solitary condition of approval and explain to the Board of Supervisors how each of those conditions of approval associated with the tentative map have been complied with and, should we find there’s not compliance, we will not recommend approval of the final map. We will have the FEMA and the Army Corps information prior to the Board’s consideration of that final map and I anticipate the Board will expect us to speak very specifically to it given that we have conditions of approval that rely on the action of those agencies. So, again, every single condition you see, we state that condition in the staff report and we respond to how that condition has been met. So there is another public meeting. At that public meeting, for sure we will have the information from FEMA and Army Corps and, ... should the Board approve the final map, the applicant then has to record it, the lots are created and then they can start building houses.

“But what the Board’s doing here is just another step where they’re saying, ‘Ok, these will be the next set of rules. Now, when you build it, you have to follow all these rules and, by the way, you don’t get to record until we have evidence that you’ve followed all those rules.’”

Mr. Harder expressed appreciation for Ms. Sullivan’s courtesy in providing information, when requested. Mr. Riendeau advised that his neighbors had expressed worry over construction vehicles coming down Railroad Drive. “And what came out in the Planning Commission, whoever the head of that was, came up and said, ‘Well, there’s a school zone right there so of course they’re not going to use that would they.’ And of course all the construction guys said, ‘No, we wouldn’t use that. We will use the Fifth Street.’ I would like some condition that says you’ve got to use the Fifth Street. Once that school gets started, Fremont is right there and they’re expanding it with all kinds of heavy machinery that spends a lot of time

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backing up with their beepers going. Drives me crazy. Okay, 200 more students in that school? They walk down my street. A whole bunch of them do. These little kids. The last time I mentioned that to the Planning Commission, I was told, 'Well, they'll have to walk on the sidewalk.' There's one sidewalk on one side of the street. They're little kids. It's early in the morning and it's late ... in the afternoon. I don't want that construction traffic going down. I would like some requirement that says build it to Fifth Street and then use that Fifth Street to get into your construction part of this." Discussion followed.

In response to a question, Ms. Sullivan explained that "when an application comes in, the staff's not pushing paper. We're looking at this critically. We're fact checking. We're not necessarily agreeing with what the applicant has to say. The application is just that, the application. And there are times I take an application in and we do our agenda and the agenda describes the request and I sometimes get the question, 'but we're not supporting that so why is it stated that way?' Because that's the request. Staff isn't necessarily in agreement with what the applicant says. And this is generic, my comments at the moment.

"So staff looks at every single application critically. We're fact checking everything. We don't take anything for granted. We're analyzing everything against the City's policies and the City's regulations and here's my repeat. We cast a wide net. We try to think of everything we can think of when we're reviewing this application against the findings of fact to ensure that we're considering every potential impact and we're identifying the mitigation. Then we go to the Planning Commission. The staff doesn't get the benefit of the public hearing. And going to what Supervisor Bagwell said, the neighbors get noticed, they come in to look at the application. The staff report is typically not done at that point. And we don't necessarily have the opportunity to sit there and talk to the neighbor ... Usually, you just ... do a high level overview of what the request is because you know you're going to do your staff report and you know you're going to put it on the record. So, when Supervisor Bagwell asks about correcting the record, traditionally and typically the record gets corrected through the staff report because the staff is confident in the facts that we're putting forward in our staff report.

"So the Planning Commission has a public hearing. We have a lot of public input and they get a lot of public input. Staff may hear things we didn't think about when we cast that wide net. You're coming up with solutions that staff didn't think about. I said I think it's a good idea to have a sign but I didn't want to enforce it so let's not put it in. In the course of this meeting, you all have sort of resolved that. Okay, let's have a sign and let's put the general contractor in charge of enforcement. Things come up through the collaborative process. So when staff's all by ourselves, sitting there, we're working together to do our report, Planning Commission gets public input. They get ideas. They say, '... let's improve upon this. Let's give the Board a different recommendation that improves upon what staff put forward.' There's not always agreement because we're always getting more data. You just got more data than the Planning Commission because I understood the Planning Commission was very concerned with the flood plain and with the aquatic resources. So I brought that forward to you. I missed that. I didn't catch that the Planning Commission was going to have that level of interest so I learned and I brought it forward to you.

"So, when you say, 'Well the applicant has this mistake. Why didn't we just stop in our tracks and re-do the application?' I'm being honest with you. I never assume that the facts put forward by an applicant are correct. I fact check every single thing."

In response to a question, Mr. Raley explained that his firm was retained by Blackstone Development "to develop an application to go with the tentative map. And the report was submitted and I know, because

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I wrote that report, that there was reference to the CLOMR that would remove this site from the flood plain. I will tell you that, ... from the time that we submitted our original application, the map has morphed three or four times, based on access, based on reduction in lots, based on ... Blackstone Development ... in an effort to save money, amended our report that we submitted without any input from me. Whether the CLOMR reference was taken out, I can't speak to that but I don't think that if they did it was intentional. But there was discussion that the area would be removed from the flood plain and would, therefore, be eligible for development. So I think there just may be a little confusion. It's somebody that's not involved in that terminology from day to day may not have understood the reference for the CLOMR."

Supervisor Giomi advised that the last thing he looks at is the application "because by the time it comes to us, the Planning Commission has looked at it, staff has looked at it, and the application that an applicant has filed has been fact checked and gone through *ad nauseum* ... I do look at it but I look at it after staff has filed their report and notes from the Planning Commission and the other City agencies have been put forth because that, to me, is factual information that I'm looking at. The application is an application. I look at it as a formality. It's the starting point. It's a proposal ... And when I'm reading those, there are questions on there and I've filled them out as a member in my private capacity and I come up to a question that makes no sense to me. I don't understand this question. It doesn't apply to me but maybe you try and fill it out as an applicant in an effort to be open and forthright and you fill it out the wrong way by saying, '... there's an open space requirement.' Well, there's not an open space requirement."

In reference to a displayed slide, Supervisor Giomi explained that "FEMA has flood zones, flood districts and they're pretty specific. They're mapped very specifically so, on a given parcel of 40 acres, you can have areas of minimal flooding to a full-on flood plain. And so that's what you see there. Where they're talking about area of minimal hazards, the area they're talking about is that bench on the property that is out of the flood plain. So that's why, when you see area of minimal flooding, it's not speaking to the whole parcel. It's speaking to the part of the parcel that is, indeed, not in a flood plain." Supervisor Giomi responded to questions of clarification.

Mayor Crowell commended the public process, and entertained additional public comment. (11:37:37) Carole Lee Challender advised that Railroad Drive is the only way to access her home on Caboose Drive. She expressed the opinion that the developer chose to develop in the particular area because of Railroad Drive. She expressed the further opinion that an extension of Railroad Drive to Fifth should not be considered as a secondary access, and that there should be a secondary access off of the Railroad Drive extension. She expressed concern over emergency ingress and egress, and suggested that construction of the extension should start from Fifth Street "not on our little four blocks. Because if you lived in our neighborhood, would you approve two trailer dump trucks and lumber trucks and construction workers coming up your little four blocks? The only way you get in. Sixty-five homes get in and out. I don't think so." In consideration of developments throughout town, several of which Ms. Challender listed, she expressed concern over traffic congestion around town.

Mayor Crowell entertained additional public comment and, when none was forthcoming, entertained additional Board member discussion. In response to a question, Ms. Sullivan reiterated that the Planning Commission had recommended additional condition of approval 49 regarding consultation with the Army Corps and incorporation of the recommendation and requirements of the Army Corps into the construction plans. Staff has recommended and put on the record modifications to conditions of approval 17 and 22, "essentially clarifying the nature." Based on discussion of the Board members, Ms. Sullivan suggested



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considering condition of approval 50, as follows: “At the final map recordation, a disclosure shall be recorded recognizing the homes will be subject to noise from the freeway, and that the homes may be subject to a high water table.” Ms. Sullivan suggested a modification to condition of approval 20 “to recognize that the road will be upgraded or bonded and that the end of that condition would say, ‘If bonded, the road must be upgraded prior to full build out.’” Ms. Sullivan suggested a potential condition of approval 51, as follows: “Signs directing construction traffic to utilize Fifth Street shall be posted at Saliman and Railroad. The construction traffic enforcement will be the responsibility of the general contractor and the general contractor shall include a contact phone number on the signs for residents to report concerns.” Discussion followed. Ms. Sullivan and Mr. Pottèy responded to questions of clarification. Mayor Crowell recessed the meeting at 11:49 a.m. and reconvened at 11:55 a.m.

In response to a question, Ms. Sullivan suggested the following additional language for condition of approval 20, based on the Board’s discussion: “Bonding for these improvements shall not be permitted. At the time of final map, the Board of Supervisors shall defer acceptance of the road. The Board of Supervisors shall consider acceptance of the roads when construction has concluded and will accept the roads only if all damage has been repaired.” She responded to questions of clarification.

Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to approve TSM-19-054, based on the ability to make the required findings in the affirmative and subject to the conditions of approval recommended by the Planning Commission, with the additional condition of approval 49 regarding the Army Corps of Engineers, as recommended by the Planning Commission and read into the record by staff; the revisions to conditions of approval 17 and 22, as read into the record by staff; revising condition of approval 20 regarding acceptance of the road and bonding, as read into the record by staff; and adding condition of approval 50 regarding disclosures for freeway noise and condition of approval 51 regarding construction traffic being required to come in off of Fifth Street and posting signage with the developer’s phone number and making the developer responsible for enforcement, as read into the record by staff.** Supervisor Bonkowski responded to a question of clarification. **Supervisor Bagwell seconded the motion.** Mayor Crowell entertained public comment and, when none was forthcoming, called for a vote on the pending motion.

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

**25(C) DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2020 AND 2021, AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR THE YEARS 2022 AND 2023; ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE WITHIN THE DEVELOPMENT PROJECT AND GENERAL PROPERTY OWNER CATEGORIES; AND ESTABLISHING A MAXIMUM AVERAGE DAILY**

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**WATER USAGE FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR GROWTH MANAGEMENT COMMISSION REVIEW (12:00:20)** - Mayor Crowell introduced this item, and Community Development Director Lee Plemel presented the agenda materials in conjunction with displayed slides. Mr. Plemel and Ms. Sullivan responded to questions of clarification and discussion followed. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Giomi moved to adopt Resolution No. 2019-R-22. Supervisor Bonkowski seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Supervisor Stacey Giomi</b>
<b>SECOND:</b>	<b>Supervisor Brad Bonkowski</b>
<b>AYES:</b>	<b>Supervisors Giomi, Bonkowski, Bagwell, Barrette, and Mayor Crowell</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**26. BOARD OF SUPERVISORS NON-ACTION ITEMS:**

**FUTURE AGENDA ITEMS (12:12:56)** - Supervisor Bonkowski reiterated his request to agendize discussion on the master plan and policy changes.

**STATUS REVIEW OF PROJECTS**

**INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS**

**CORRESPONDENCE TO THE BOARD OF SUPERVISORS**

**STATUS REPORTS AND COMMENTS FROM BOARD MEMBERS (12:13:09)** - Supervisor Barrette provided an overview of items presented at the July 17<sup>th</sup> Airport Authority meeting. Supervisor Giomi reminded everyone of the Taste of Downtown event scheduled for Saturday, July 20<sup>th</sup>. Mayor Crowell reported on a recent visit to the Tesla Gigafactory with several City and School District representatives.

**STAFF COMMENTS AND STATUS REPORTS**

**27. PUBLIC COMMENTS (12:14:54)** - Mayor Crowell entertained public comment; however, none was forthcoming.

**28. ACTION ON ADJOURNMENT (12:15:02)** - Mayor Crowell adjourned the meeting at 12:15 p.m.

The Minutes of the July 18, 2019 Carson City Board of Supervisors meeting are so approved this \_\_\_\_\_ day of August, 2019.

ATTEST:

\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

\_\_\_\_\_  
AUBREY ROWLATT, Clerk - Recorder