

**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF THE MEETING OF THE
BOARD OF SUPERVISORS AND REDEVELOPMENT AUTHORITY**

Day: Friday
Date: June 20, 2025
Time: Beginning at 8:30 am
Location: Community Center, Robert 'Bob' Crowell Board Room
851 East William Street
Carson City, NV 89701

AGENDA

NOTICE TO THE PUBLIC:

Members of the public who wish to view the meeting may watch the livestream of the Board of Supervisors and Redevelopment Authority meeting at www.carson.org/granicus and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191. Livestream of the meeting is provided solely as a courtesy and convenience to the public. Carson City does not give any assurance or guarantee that the livestream or cable channel access will be reliable. Although all reasonable efforts will be made to provide livestream, unanticipated technical difficulties beyond the control of City staff may delay, interrupt, or render unavailable continuous livestream capability.

The public may provide public comment in advance of a meeting by written submission to the following email address: publiccomment@carson.org. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be submitted via email by not later than 3:00 p.m. the day before the meeting. Public comment during a meeting is limited to three minutes for each speaker.

1. **Call to Order - Board of Supervisors**
2. **Roll Call**
3. **Invocation - Peggy Locke, Fountainhead Four Square**
4. **Pledge of Allegiance**
5. **Public Comment:****

The public is invited at this time to provide comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

6. For Possible Action: Approval of Minutes

- 6.a May 15, 2025 & May 27, 2025
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7. Special Presentations

- 7.a Presentation of Length of Service certificates to City Employees. (Alana Mills,

Consent Agenda

All matters listed under the consent agenda are considered routine and may be acted upon by the Board of Supervisors with one action and without an extensive hearing. Any member of the Board may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The Mayor, or the Mayor Pro-Tem, retains discretion in deciding whether or not an item will be pulled off the consent agenda.

8. Assessor

- 8.a For Possible Action: Discussion and possible action regarding the Annual Technology Fund Report required to be submitted by the Carson City Assessor pursuant to NRS 250.085, containing the projected expenditures from the fund for Fiscal Year ("FY") 2025. (Kimberly Adams, kadams@carson.org)
[Click Here for Staff Report](#)
- 8.b For Possible Action: Discussion and possible action regarding a request to remove the taxes and penalties from the Unsecured Tax Rolls for Fiscal Years ("FYs") 2018/19, 2019/20, 2020/21, 2022/23 and 2023/24 per NRS 361.5607 in the amount of \$27,608.63. (Kimberly Adams, kadams@carson.org)
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9. City Manager

- 9.a For Possible Action: Discussion and possible action on ratifying the approval of bills and other requests for payments by the City Manager for the period of May 5, 2025, through June 6, 2025. (Nancy Paulson, npaulson@carson.org)
[Click Here for Staff Report](#)
- 9.b For Possible Action: Discussion and possible action regarding a resolution permitting Carson City to exercise its right, under Article 4 of its collective bargaining agreement ("CBA") with its full-time grant- and contract-funded wildland fire bargaining unit ("Wildland Firefighters"), to permit general funds from General Ledger Department No. 1012545 to be expended to support the Wildland Firefighters. (Nancy Paulson, npaulson@carson.org and Sean Slamon, sslamon@carson.org)
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10. Courts

- 10.a For Possible Action: Discussion and possible action regarding a proposed amendment to extend the interlocal contract between the State of Nevada, acting by and through its Department of Health and Human Services, Division of Public and Behavioral Health ("Rural Clinics"), and Carson City, acting by and through its Justice/Municipal Court, from July 1, 2025, to June 30, 2026, at no cost for the collaborative case coordination of Mental Health Court participants. (Max Cortes, mcortes@carson.org)
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11. Finance

- 11.a For Possible Action: Discussion and possible action regarding the report on the condition of each fund in the treasury and the statements of receipts and expenditures through June 6, 2025, per NRS 251.030 and NRS 354.290. (Sheri Russell-Benabou, srussell@carson.org)
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- 11.b For Possible Action: Discussion and possible action regarding a proposed two-year agreement for excess workers' compensation and employer's liability insurance with Safety National Casualty Corporation ("Safety National"), with annual premiums over that two-year term calculated at \$0.757 per \$100 of payroll, resulting in a total estimated premium of \$216,693 for Fiscal Year ("FY") 2026. (Sheri Russell-Benabou, srussell@carson.org)
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- 11.c For Possible Action: Discussion and possible action regarding insurance agreements for a total aggregate premium not to exceed \$1,632,182 to be paid from the Insurance Fund and to be entered into with: (1) the Nevada Public Agency Insurance Pool ("POOL") for property coverage, liability coverage, cyber liability coverage and pollution liability coverage (excluding the landfill) for Fiscal Year ("FY") 2026 for a premium not to exceed \$1,584,929; (2) Great American Insurance ("Great American") for crime/employee dishonesty coverage for FY 2026 for a premium not to exceed \$16,796; and (3) Lloyds of London ("Lloyds") for landfill pollution liability coverage for FY 2026 and FY 2027 for a total amount not to exceed \$30,457. (Sheri Russell-Benabou, srussell@carson.org)
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12. Parks, Recreation & Open Space

- 12.a For Possible Action: Discussion and possible action regarding (1) Amendment #1 to Interlocal Contract #NDOC21029 between the State of Nevada, by and through its Department of Corrections ("NDOC") and Carson City, by and through its Parks, Recreation and Open Space Department ("Department"), for NDOC to provide inmate services to Carson City for the care and maintenance of Carson City's parks and open space, extending the term from June 30, 2025, through June 30, 2029, and (2) authorization for the Department Director to spend a total not to exceed amount of \$128,000 on inmate services from June 30, 2025, through June 30, 2029, for a total not to exceed amount of \$316,000 over the life of the contract. (Jennifer Budge, jbudge@carson.org)
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13. Public Works

- 13.a For Possible Action: Discussion and possible action regarding a proposed amendment ("Amendment") to the non-exclusive utility easement ("Easement") from the State of Nevada's Division of State Lands ("State") allowing Carson City to build, maintain and operate a sewer lift station and sewer lines located at the Northern Nevada Correctional Center, Assessor's Parcel Number ("APN") 010-281-46, with the Amendment adding terms concerning late fees, attorneys' fees, judicial venue for

disputes and document recording. (Robert Nellis, RNellis@carson.org and Audrey Link, ALink@carson.org)
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14. Purchasing and Contracts

- 14.a For Possible Action: Discussion and possible action regarding an amendment to Contract No. 24300014 with Sierra Psychological Associates, LLC (Dr. Joseph McEllistrem) to add an additional \$4,000 to the previously approved contract total for Fiscal Year (“FY”) 2025, for a total amount in FY 2025 of \$98,688.12 and a total contract amount of \$288,385.79 covering FYs 2024, 2025 and 2026. (Carol Akers, cakers@carson.org and Sheriff Ken Furlong, kfurlong@carson.org)
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- 14.b For Possible Action: Discussion and possible action regarding an agreement (“Agreement”) between Carson City on behalf of the Sheriff’s Office (“CCSO”) and Axon Enterprise Inc. (“Axon”) for body-worn cameras, car cameras, video, digital storage/retention, data processing, video investigation features and virtual training, for a not to exceed amount of \$5,514,574.39 through July 31, 2035, and a contingency amount of \$285,425.61, for a total not to exceed amount of \$5,800,000, and authorization for the Sheriff to expend the contingency, if necessary. (Carol Akers, cakers@carson.org and Undersheriff Jerome Tushbant, jtushbant@carson.org)
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- 14.c For Possible Action: Discussion and possible action regarding authorization to purchase cationic flocculant chemicals (“Chemicals”) for use at the Carson City Water Resource Recovery Facility (“WRRF”) utilizing a joinder contract (“Contract”) between Solenis, LLC (“Solenis”) and the City of Thousand Oaks, for a not to exceed annual amount of \$120,000 through June 30, 2026. (Carol Akers, cakers@carson.org and Andy Hummel, ahummel@carson.org)
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- 14.d For Possible Action: Discussion and possible action regarding authorization to purchase Sodium Hypochlorite (“Bleach”) for use in the Carson City Water Resource Recovery Facility (“WRRF”), the Carson City Water System and the Aquatic Center utilizing joinder contract no. 212528 (“Contract”) between the City of Tucson (“Tucson”) and Thatcher Company of Arizona, Inc. (“Thatcher”) for a not to exceed amount of \$200,000 through September 30, 2025. (Carol Akers, cakers@carson.org and Andy Hummel, ahummel@carson.org)
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- 14.e For Possible Action: Discussion and possible action regarding authorization to purchase Badger Meter, Inc. (“Badger”) water meters and parts through Hydro Specialties Company, LLC (“Hydro”) for a not to exceed amount of \$275,000 through Fiscal Year (“FY”) 2026. (Carol Akers, cakers@carson.org and Andy Hummel, ahummel@carson.org)
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- 14.f For Possible Action: Discussion and possible action regarding authority to purchase fuel and related delivery services for a total amount not to exceed \$1,312,455 through

June 30, 2026, through the following joinder contracts: (1) fuel access through a card lock fueling network using State of Nevada joinder contract 99SWC-NV21-7551 with Pilot Thomas Logistics, LLC (“Pilot”); and (2) bulk fuel and related delivery services utilizing State of Nevada joinder contract 99SWC-NV20-4287 with Interstate Oil Company (“Interstate”) and 99SWC-NV20-4283 with Flyers Energy, LLC dba Western Energetix LLC (“Flyers”) (collectively “Bulk Fuels Contracts”), and authorization for the Purchasing and Contracts Administrator to continue using the Bulk Fuels Contracts if they are renewed and their terms do not substantively change. (Carol Akers, cakern@carson.org and Mike Shaffer, mshaffer@carson.org)

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- 14.g For Possible Action: Discussion and possible action regarding Contract No. 26300003 (“Contract”) with Empire Southwest, LLC (“Empire”) to provide repair and preventative maintenance services, as needed, for heavy equipment at the Carson City Landfill (“Landfill”) during Fiscal Year (“FY”) 2026, for an amount not to exceed \$150,000. (Carol Akers, cakern@carson.org and Justin Tiearney, jtiearney@carson.org)

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- 14.h For Possible Action: Discussion and possible action regarding Contract No. 26300006 (“Contract”) with Carson Pump, LLC (“Carson Pump”) for water well maintenance and on-call services, for a not to exceed amount of \$250,000 through June 30, 2026. (Carol Akers, cakern@carson.org and Andy Hummel, ahummel@carson.org)

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- 14.i For Possible Action: Discussion and possible action regarding an amendment, effective from July 1, 2025, to Conflict Counsel Attorney Services Contract No. 24300067, effective from July 1, 2023, to June 30, 2026, with Daniel J. Spence for conflict counsel services, increasing the amount of the contract by \$172,982.36 for Fiscal Year (“FY”) 2026 through June 30, 2026, \$12,748.53 per month for conflict counsel services and an additional \$20,000 for services to assign indigent defense cases to conflict counsel under Carson City’s Indigent Defense Services Plan (“IDS”), for a total not to exceed amount of \$364,210.36 for FY 2026 and \$814,381.56 over the life of the contract. (Carol Akers, cakern@carson.org and Nancy Paulson, npaulson@carson.org)

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15. Sheriff

- 15.a For Possible Action: Discussion and possible action regarding a resolution under NRS 277.050 declaring Carson City's intent to lease approximately 2,330 square feet of space in the Carson City Sheriff's Office ("CCSO") facility, located at 911 East Musser Street, Carson City, Nevada, Assessor's Parcel Number ("APN") 004-174-09, to the State of Nevada's Department of Administration, Public Works Division as the Lessee and the Department of Public Safety's Nevada Highway Patrol ("NHP") as the Tenant (together, the “State”), from July 1, 2025, to June 30, 2027, for \$3,104.73 per month for Fiscal Year ("FY") 2026 (July 1, 2025, through June 30, 2026), and \$3,182.35 per month for FY 2027 (July 1, 2026, through June 30, 2027), with the option for the State to renew the lease for one additional two-year term. (Undersheriff Jerome Tushbant, jtushbant@carson.org)

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16. Treasurer

- 16.a For Possible Action: Discussion and possible action regarding the Treasurer’s monthly statement of all money on deposit, outstanding checks and cash on hand for May 2025, submitted per Nevada Revised Statutes ("NRS") 354.280. (Andrew Rasor, arasor@carson.org)

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(End of Consent Agenda)

Ordinances, Resolutions, and Other Items

17. Item(s) pulled from the Consent Agenda will be heard at this time.

18. City Manager

- 18.a For Possible Action: Discussion and possible action regarding the appointment of four members to the Library Board of Trustees, with two appointments for 4-year terms that will expire in June 2029, one appointment for a partial term that will expire in June 2026 and one appointment for a partial term that will expire in June 2027. (Nancy Paulson, npaulson@carson.org)

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- 18.b For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 102, an ordinance modifying the plan for the Downtown Neighborhood Improvement District (“DNID”) to designate Carson City as the administrator. (Hope Sullivan, hsullivan@carson.org)

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19. Public Works

- 19.a For Possible Action: Discussion and possible action regarding a Letter of Intent to Lease (“LOI”) from BOAC, LTD. (“Landlord”) to Carson City (“City”) containing proposed, nonbinding terms for Carson City to rent approximately 12,120 square feet of office space at 600 East William Street, Suite 100, Assessor’s Parcel Number 002-145-01 (“Premises”), to house the Carson City Clerk-Recorder’s Office (“CCCR”) for a term of 120 months commencing December 1, 2025, or upon completion of improvements, whichever is sooner, with no rent owed for the first three months, then at a rate of \$2.20 per square foot per month, plus annual rate increases of 3 percent, for an aggregate amount of \$3,588,082.54. (Robert Nellis, rnellis@carson.org)

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20. Community Development

- 20.a For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 103, an ordinance approving a requested tentative Planned Unit Development (“PUD”) (PUD-2025-0066), including (1) an amendment to the zoning map to change the use districts of the property from Multifamily Apartment (“MFA”) and Public

Regional (“PR”) to MFA-PUD; and (2) approval of a tentative subdivision map that would create 240 single family townhome residences with a minimum lot size of 985 square feet and approximately 8.17 acres of common area on a site approximately 22.08 acres in size located to the north and west of Morgan Mill Road, Assessor’s Parcel Numbers (“APNs”) 008-522-36 and 008-522-38. (Heather Manzo, hmanzo@carson.org)

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21. Finance

21.a For Possible Action: Discussion and possible action regarding a resolution for a temporary interfund loan from the Regional Transportation Fund to the Carson Area Metropolitan Planning Organization ("CAMPO") Fund for an amount not to exceed \$481,000, and from the General Fund to the Transit Fund for an amount not to exceed \$685,000. (Sheri Russell-Benabou, srussell@carson.org)

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21.b For Possible Action: Discussion and possible action regarding a resolution to augment and amend the Carson City Fiscal Year ("FY") 2024-25 Budget in the amount of \$7,202,388. (Sheri Russell-Benabou, srussell@carson.org)

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21.c For Possible Action: Discussion and possible action regarding Carson City’s Community Development Block Grant (“CDBG”) 2025-2026 Annual Action Plan (“Annual Plan”). (Sheri Russell-Benabou, srussell@carson.org)

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21.d For Possible Action: Discussion and possible action regarding a resolution renaming the South Carson Street Neighborhood Improvement District ("SCNID") Fund as the Neighborhood Improvement Districts Fund, a special revenue fund. (Sheri Russell-Benabou, srussell@carson.org)

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22. Board of Supervisors

Non-Action Items:

City Manager Update

Status review of projects

Internal communications and administrative matters

Correspondence to the Board of Supervisors

Status reports and comments from the members of the Board

Staff comments and status report

23. Public Comment:**

The public is invited at this time to provide comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

24. For Possible Action: To Adjourn as the Board of Supervisors

Redevelopment Authority

25. Call to Order - Redevelopment Authority

26. Roll Call

27. Public Comment:**

The public is invited at this time to provide comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

28. For Possible Action: Approval of Minutes

28.a May 27, 2025

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29. Finance

29.a For Possible Action: Discussion and possible action regarding a resolution to augment and amend the Carson City Redevelopment Authority Fiscal Year ("FY") 2024-25 Budget in the amount of \$25,000. (Sheri Russell-Benabou, srussell@carson.org)

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30. Public Comment:**

The public is invited at this time to provide comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

31. For Possible Action: To Adjourn

Closed Non-Meeting to Confer with Management Representatives and Counsel:

Following a recess or adjournment, the Carson City Board of Supervisors may gather to meet with its management representatives or to receive information from an attorney employed or retained by the City regarding potential and/or existing litigation involving matters over which the public body has supervision, control, jurisdiction or advisory power and to deliberate toward decisions on the matters.

****PUBLIC COMMENT LIMITATIONS** - The Mayor and Supervisors meet at various times as different public bodies: the Carson City Board of Supervisors, the Carson City Liquor and Entertainment Board, the Carson City Redevelopment Authority, and the Carson City Board of Health. Each, as called to order, will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. **Public comment will be limited to three minutes per speaker to facilitate the efficient conduct of a meeting and to provide reasonable opportunity for comment from all members of the public who wish to speak.** Testimony from a person who is directly involved with an item, such as City staff, an applicant or a party to an administrative hearing or appeal, is not considered public comment and is not subject to the three-minute time limitation.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the

agenda or delay discussion relating to an item on the agenda at any time.

Titles of agenda items are intended to identify specific matters. If you desire detailed information concerning any subject matter itemized within this agenda, you are encouraged to call the responsible agency or the City Manager's Office. You are encouraged to attend this meeting and participate by commenting on any agenda item.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Manager's Office in writing at 201 North Carson Street, Carson City, NV, 89701, or by calling (775) 887-2100 at least 24 hours in advance.

To request a copy of the supporting materials for this meeting contact Alexis Philippi aphilippi@carson.org or call (775) 887-2100.

This agenda and backup information are available on the City's website at www.carson.org/agendas and at the City Manager's Office - City Hall, 201 N. Carson Street, Ste 2, Carson City, Nevada (775) 887-2100.

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