

**CARSON CITY CONSOLIDATED MUNICIPALITY**  
**NOTICE OF THE MEETING OF THE**  
**BOARD OF SUPERVISORS**

**Day:** Thursday  
**Date:** January 15, 2026  
**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 meeting at [www.carson.org/granicus](http://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@carsoncity.gov](mailto:publiccomment@carsoncity.gov). 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 - Pastor Ken Haskins, First Christian Church**
- 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 December 18, 2025  
[Click Here for Staff Report](#)
- 7. Special Presentations**
  - 7.a Presentation of Length of Service certificates to City Employees. (Alana Mills,

amills@carsoncity.gov)  
[Click Here for Staff Report](#)

- 7.b Radon Month Proclamation  
[Click Here for Staff Report](#)
- 7.c For Discussion Only: Discussion and presentation on the University of Nevada, Reno ("UNR") Carson City Extension Program Annual Report by Adam Carpenter, Extension County Coordinator. (Adam Carpenter, [arichardcarpenter@unr.edu](mailto:arichardcarpenter@unr.edu))  
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### **Consent Agenda**

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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.

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## **8. Assessor**

- 8.a For Possible Action: Discussion and possible action regarding the appointment of one member to the Carson City Board of Equalization ("CCBOE") to fill the remainder of a four-year term ending in January 2027, per NRS 361.340. (Kimberly Adams, [kadams@carsoncity.gov](mailto:kadams@carsoncity.gov))  
[Click Here for Staff Report](#)

## **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 December 8, 2025, through January 2, 2026. (Glen Martel, [gmartel@carsoncity.gov](mailto:gmartel@carsoncity.gov))  
[Click Here for Staff Report](#)

## **10. Finance**

- 10.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 January 2, 2026, per Nevada Revised Statutes ("NRS") 251.030 and 354.290. (Pamala Ganger, [pganger@carsoncity.gov](mailto:pganger@carsoncity.gov))  
[Click Here for Staff Report](#)

## **11. Health and Human Services**

- 11.a For Possible Action: Discussion and possible action regarding (1) deobligating \$223,775 in American Rescue Plan Act Comprehensive Reproductive Services ("ARPA CRS") funds awarded to Carson City through a grant agreement with the Department of Human Services, Nevada Division of Public and Behavioral Health ("DPBH"), resulting in a new award amount not to exceed \$1,051,025, and (2) authorization for the Mayor to sign any documents necessary to effectuate the deobligation of \$223,775 in ARPA CRS funds. (Jeanne Freeman,

jmfreeman@carsoncity.gov)  
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## 12. Public Works

12.a For Possible Action: Discussion and possible action regarding (1) a proposed Public Highway Agreement (“Agreement”) between Carson City (“City”) and Golden Gate Petroleum of Nevada, LLC (“Golden Gate”) for the City to acquire certain rights from Golden Gate to property located on Assessor’s Parcel Number 008-153-07, also known as 2651 Highway 50 East (“Property”), for the North Lompa Lane Multi-Use Pathway Project (“Project”); (2) acceptance of a Temporary Construction Easement (“Easement”) from Golden Gate consisting of approximately 690 square feet located on the Property; and (3) Golden Gate’s dedication to the City of approximately 410 square feet located on the Property (“Dedication”) for public use. (Robert Nellis, rnellis@carsoncity.gov and Audrey Link, alink@carsoncity.gov).  
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12.b For Possible Action: Discussion and possible action regarding AMH NV17 Development, LLC’s (“AMH”) dedication to Carson City of approximately 42,153 square feet of land (“Dedication”) for drainage channels on three parcels within Assessor’s Parcel Numbers (“APN”) 004-441-02, 004-445-12 and 004-443-15, Parcels “D”, “E” and “F”, respectively, as shown on the Final Map for Blackstone Ranch North, Phase 1 (“Final Map”). (Robert Nellis, rnellis@carsoncity.gov and Audrey Link, alink@carsoncity.gov)  
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12.c For Possible Action: Discussion and possible action regarding The Myers Family Exempt Trust’s (“Trust”) dedication to Carson City of approximately 1.42 acres of land (“Dedication”) for drainage channels on two parcels within Assessor’s Parcel Numbers (“APN”) 010-041-88 and 010-041-89, Parcels “G”, and “H”, respectively, as shown on the Final Map for Blackstone Ranch North, Phase 1 (“Final Map”). (Robert Nellis, rnellis@carsoncity.gov and Audrey Link, alink@carsoncity.gov)  
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## 13. Purchasing and Contracts

13.a For Possible Action: Discussion and possible action regarding (1) a determination that Crosno Construction, Inc. (“Crosno”) is the lowest responsive and responsible bidder pursuant to Nevada Revised Statutes (“NRS”) Chapter 338 and whether to award Contract No. 26300256 (“Contract”) for re-painting TANSTAAFL tank’s interior and exterior (“Project”) to Crosno for a total amount of \$551,220; (2) authorization of a 10 percent contingency amount of \$55,122, for a total not to exceed amount of \$606,342; and (3) authorization for the Public Works Director to expend the contingency, if necessary. (Carol Akers, cakers@carsoncity.gov and Darren Anderson, danderson@carsoncity.gov)  
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13.b For Possible Action: Discussion and possible action regarding purchase authority for three vehicles for the Building Division of the Community and Economic Development Department during Fiscal Year (“FY”) 2026, for a total not to exceed

amount of \$105,351.75 utilizing joinder contract 99 SWC- NV25-25627 between the State of Nevada and Carson City Toyota Scion. (Hope Sullivan, hsullivan@carsoncity.gov)

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**14. Treasurer**

14.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 December 2025, submitted per Nevada Revised Statutes ("NRS") 354.280. (Andrew Rasor, arasor@carsoncity.gov)

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**(End of Consent Agenda)**

**Ordinances, Resolutions, and Other Items**

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

**16. Treasurer**

16.a For Possible Action: Discussion and possible action regarding the annual review of the Carson City Treasurer's Investment Policy ("Investment Policy") for the investment of surplus money and management of the investment portfolio, including proposed revisions to the Investment Policy. (Andrew Rasor, arasor@carsoncity.gov)

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**17. Sheriff**

17.a For Discussion Only: Discussion and presentation on the Carson City Sheriff's Office ("CCSO") Tyler Technology Implementation Project, which includes the Computer Aided Dispatch, Records Management System and Jail Management System ("CAD/RMS/JMS"). (Jerome Tushbant, jtushbant@carsoncity.gov)

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17.b For Discussion Only: Presentation of a biannual report on Carson City jail conditions and information concerning deaths of prisoners within the jail. (Matthew Smith, msmith@carsoncity.gov)

[Click Here for Staff Report](#)

**18. Community Development - Planning**

18.a For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 107, an ordinance amending the Silver Oak Planned Unit Development ("PUD") to modify the minimum front yard setbacks to establish a setback standard for side-loaded garages for Cluster Housing Blocks "DD" and "EE" within Silver Oak Phases 25 and 26, Assessor's Parcel Numbers ("APNs") 007-552-19, 007-691-04 through 007-691-34, 007-691-52 through 007-691-56, 007-692-01 through 007-692-20, and 007-693-01 (PUD-2025-0387). (Heather Manzo, hmanzo@carsoncity.gov)

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18.b For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 108, an ordinance approving the fifth addendum to a development agreement between Carson City and Silver Oak Development Company Limited Partnership to modify a portion of Article 2.2 Cluster Housing of the Silver Oak Development Agreement to establish a front yard setback standard for side-loaded garages for Cluster Housing Blocks "DD" and "EE" within Silver Oak Phases 25 and 26, and providing other matters properly related thereto for properties identified as Assessor's Parcel Numbers ("APNs") 007-552-19, 007-691-04 through 007-691-34, 007-691-52 through 007-691-56, 007-692-01 through 007-692-20, and 007-693-01 (PUD-2025-0387). (Heather Manzo, [hmanzo@carsoncity.gov](mailto:hmanzo@carsoncity.gov))  
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18.c For Possible Action: Discussion and possible action regarding a request from KDH Builders ("Applicant") concerning a tentative subdivision map, known as Blackstone Ranch South, to allow for the creation of 103 single family residential lots and necessary site improvements on a site approximately 28.85 acres in size located within the Blackstone Ranch South Specific Plan Area ("SPA") and zoned Single Family Residential 6,000 Square Feet ("SF6-SPA") located on the west side of I-580, at the eastern terminus of Railroad Drive, Assessor's Parcel Numbers ("APNs") 010-051-44, 010-042-04 and 010-051-40 (SUB-2025-0399). (Heather Manzo, [hmanzo@carsoncity.gov](mailto:hmanzo@carsoncity.gov))  
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18.d For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 109, an ordinance amending the zoning map to change the zoning of a 0.2646-acre portion (previously Assessor's Parcel Number (APN) 004-083-02) of a 5.83-acre parcel from General Office ("GO") to Public ("P") and to change the zoning of a 1.1381-acre parcel from Public Regional ("PR") to P, located at 303 S. Roop Street and 515 E. Musser Street, respectively, Assessor's Parcel Numbers ("APNs") 004-188-07 and a portion of 004-083-12. (Heather Ferris, [hferris@carsoncity.gov](mailto:hferris@carsoncity.gov)).  
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18.e For Possible Action: Discussion and possible action to introduce, on first reading, a proposed ordinance establishing various provisions relating to the relocation of a contributing structure that has been designated a historic place in the Historic District. (ZA-2025-0394) (Heather Ferris, [hferris@carsoncity.gov](mailto:hferris@carsoncity.gov))  
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## **19. 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

## **20. 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.

## **21. 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.

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**\*\*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 agendized 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@carsoncity.gov](mailto:aphilippi@carsoncity.gov) or call (775) 887-2100. This agenda and backup information are available on the City's website at [www.carsoncity.gov/agendas](http://www.carsoncity.gov/agendas) and at the City Manager's Office - City Hall, 201 N. Carson Street, Ste 2, Carson City, Nevada (775) 887-2100.

This notice has been posted at the following locations:  
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Community Center 851 East William Street  
[www.carsoncity.gov/agendas](http://www.carsoncity.gov/agendas)  
<http://notice.nv.gov>