

REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the September 8, 1999 Meeting

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A regular meeting of the Redevelopment Authority Citizens Committee was held at 5:15 p.m. on Wednesday, September 8, 1999 in the City Hall Executive Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Steve Browne
Art Hannafin
Linda Johnson
Joe McCarthy

STAFF: Kathleen King, Recording Secretary
(RACC 09/08/99; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0002) - Chairperson Williamson called the meeting to order at 5:17 p.m. A quorum was present. Members Schmidt and Thayer were absent. Member Hannafin arrived at 5:24 p.m.

B. APPROVAL OF MINUTES (1-0008) - Member McCarthy moved to approve the minutes of July 22, 1999. Chairperson Williamson seconded the motion. Motion carried 4-0-3-0.

C. MODIFICATION OF AGENDA (1-0018) - Member Browne moved to address item G-5 following item F-2. Member Johnson seconded the motion. Motion carried 4-0-3-0.

D. COMMITTEE REPORTS

D-1. DOWNTOWN STREET ABANDONMENTS - JUDICIAL REVIEW (1-0032) - Chairperson Williamson reported that this matter has been submitted to the District Court for summary judgment.

E. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0147) - Mayor Masayko provided information and a brief video presentation on clarion chimes for the clock tower in the Laxalt building. Dottie Kelly is coordinating solicitation of funds for the project. Mayor Masayko contacted Bill Hartman and his partner, who volunteered their time to refurbish the clock, and has received their pledge of support. In addition, Mike Meizel, of the Public Works Board, and Tom Tait, of the Department of Tourism, have expressed their approval of the idea. Mayor Masayko then presented the five-minute informational video on Verdin Bells. Chairperson Williamson will be presenting the information and the video to the Mainstreet Committee on September 9, 1999. Mayor Masayko is hopeful funds for the project can be received through the Chamber of Commerce Mainstreet Committee, as a 501(c)(3) organization. He believes the citizens of Carson City will support this project and advised that once the "bell" system is purchased, it can be easily installed and will add to the ambience of downtown. Mayor Masayko expressed his appreciation to Dottie Kelly and Bill Hartman for volunteering to raise the funds for this project. He expressed his hope that the project will have the support of the Redevelopment Authority Citizens Committee and advised he may be returning to discuss additional support at a later date. Chairperson Williamson thanked Mayor Masayko for his presentation.

F. DISCUSSION AND ACTION ON:

1. CARSON STREET RESURFACING PROJECT, SUMMER 2000 (1-0040) - Larry Osborne, Executive Vice President of the Carson City Area Chamber of Commerce, confirmed that the Nevada Department of Transportation ("NDOT") plans to resurface Carson Street during the summer of

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2000. He advised that this information was presented some time ago to the Board of Supervisors and that the Chamber of Commerce had expressed concern at that time. He provided information on the last resurfacing project done in 1990 and stated it was at that time NDOT established a policy to cooperate with the business community. The summer 2000 resurfacing project involves milling and overlaying two inches of asphalt. NDOT representatives have been attending the Chamber of Commerce Transportation Committee meetings, and have toured the project site with Chamber of Commerce staff. NDOT has assured the Chamber that most of the work can be done at night; business owners will be notified in advance; intersections will be done one at a time; and one lane of the two-lane highway, in each direction, will be open at all times. NDOT will attempt to mitigate and minimize the impact to the businesses as much as possible. Member Browne pointed out that once the Graves Lane extension is completed, through traffic, such as large trucks, can be rerouted. Mr. Osborne advised the entire project will take approximately six weeks, and will extend from Fairview Drive to College Parkway. NDOT representatives anticipate submitting the project to the bid process by the end of this season. Once the bid is awarded, the Chamber will begin working closely with the contractor. (Member Hannafin arrived at 5:24 p.m.) Mr. Osborne will be working with the City to coordinate the use of temporary signage pending completion of the project. Chairperson Williamson thanked Mr. Osborne for the information. No formal action was taken.

2. STRUCTURE AND TERMS OF OFFICE FOR CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-0631) - In a recent conversation with Deputy District Attorney Melanie Bruketta, Chairperson Williamson was advised of legal issues involved in this matter. This item was tabled until a later date. No formal action was taken.

3. DOWNTOWN DESIGN GUIDELINES, INCLUSION OF MINIMUM PROPERTY MAINTENANCE STANDARDS (1-0649) - Deferred.

G. UPDATE OF REDEVELOPMENT PROJECTS

1. FORMER GOLDEN SPIKE BUILDING, 716 NORTH CARSON STREET (\$100,000 INCENTIVE FUND SET-A-SIDE) (1-0652) - Member Hannafin advised of the new name: Washington Street Station. He further advised of a meeting this afternoon with City staff and State Public Works staff to review the matters of relocating a power pole and installing new transformers on this site. The parking areas and landscaping have been discussed. Plans are scheduled to be completed on Friday, September 10, and will then be submitted to the permit process next week. The owners have expressed an interest in incorporating a railroad theme into the lobby of the building. They are also interested in utilizing sandstone, which is prominent around town and which originally came from the Curry quarry. This will be incorporated into a border on the outside of the building and will be utilized in the lobby as well. A representative of the State Public Works Department has offered to arrange acquisition of the sandstone from the prison.

2. FORMER LUCKY SPUR BUILDING, 302 NORTH CARSON STREET (\$75,000 INCENTIVE FUND SET-A-SIDE) (1-0711) - Chairperson Williamson reported that the time frame for the \$75,000 set aside lapsed this month. Discussion ensued with regard to the availability of the \$75,000 for other projects, the need to address the Lucky Spur building, and utilizing eminent domain to acquire the property. Chairperson Williamson will research the eminent domain option.

3. NEVADA STATE MUSEUM, FORMER FIRST INTERSTATE BANK BUILDING PLANS FOR RENOVATION (1-0818) - Chairperson Williamson reported on a meeting with Rob Joiner, wherein she was advised that the plans of the Museum are dovetailing with the Washington Street Station plans. She received approval, from Finance Director David Heath, to give the \$50,000, which had been set aside for the facade improvements, to the Museum to go toward their plans for \$120,000 worth of facade improvements. The project coordinators have also requested a scale drawing of the mural which the Mainstreet Committee has proposed in order to ensure enough wall space is designated. Mr. Osborne advised of a telephone conversation with the Nevada Arts Council ("NAC") Director, who informed him that the mural project must be submitted to the NAC's selection process. He indicated the Mainstreet Committee is opposed to this as an artist has been retained, a design has been reviewed and approved, and funding is in

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place. Mr. Osborne described the NAC selection process as being similar to a RFP. Kurt Brown, a member of the Public Works Board, described his experiences with the NAC's selection process, and offered to work with the Committee to bring this matter to the attention of the Director of the Public Works Board. Mr. Osborne pointed out that the situation is worsened by the fact that the NAC did not make their position more clear three years ago, at the beginning of the project. He will work with Mr. Brown to get the matter resolved. Discussion ensued regarding the statutory authority upon which the NAC is relying, and Mr. Brown provided background information on the Nevada Arts Council.

4. RETAIL AND RESTAURANT PROJECTS (METCALF BUILDERS AND RJS INC.) AT SOUTH CARSON AND E. TENTH STREETS (1-1025) - These projects are proceeding on schedule.

5. TELEGRAPH SQUARE PARKING AND STREETSCAPE IMPROVEMENTS (1-0385) -

Member Hannafin reported that water and utility lines have been installed between the four corners, City crews are placing the forms for the concrete curbing, and the project is on schedule for completion between now and Nevada Day 1999. Member Hannafin described needed parking modifications on Curry Street and advised that Streets Operations Manager John Flansberg will be installing signs limiting parking to standard-sized or smaller vehicles. Additionally, Member Hannafin and Kurt Brown, of Capital Beverages, met approximately a week ago and discussed the designated loading zone on Nevada and Telegraph. Mr. Brown had indicated logistical problems with moving several tons of product each day into the Horseshoe Club, Cactus Jack's, Moe and Sluggo's, the Old Globe, etc. Member Hannafin had observed a delivery truck, not belonging to Mr. Brown, parked in the middle of Telegraph Street, causing traffic to back-up onto Main Street. Accordingly, Member Hannafin and Mr. Brown discussed the possibility of utilizing three parallel parking spaces in front of Beauty and the Bead as a designated loading zone, from the hours of 6:00 a.m. to 10:00 a.m. Member Hannafin then sent a note and a plan to Chairperson Williamson recommending this modification. Discussion followed regarding leaving the loading zone on Telegraph Street, and the procedure for off-loading product from the street side of the delivery truck versus the sidewalk side. Mr. Osborne agreed with leaving the Telegraph Street loading zone. Chairperson Williamson advised of discussing this matter with Rob Joiner, who expressed concern over the three handicapped parking spaces. She then checked with John Flansberg, who indicated this was not a problem. Discussion regarding possible damage to the existing pavers followed, and Mr. Brown assured the Committee that most beer distributors off-load product from the street-side of the delivery truck, and that other delivery trucks are off-loaded from the rear. Chairperson Williamson advised that the modifications discussed will be incorporated barring any opposition from the Committee members and that, until the project is complete, signs will be installed to indicate the changes. Discussion regarding the disposition of Marilyn Harper's pavers followed. Member Browne reported two new retail shops are moving in; one retail shop is expanding; and more new shops are anticipated. Chairperson Williamson commented that the Streets Department crew had made unusual discoveries while digging up the streets, such as pipes encased in rock, etc. Mr. Flansberg had advised that this would have resulted in many change orders and extra expenses if a private contractor had been involved. Chairperson Williamson thanked Member Hannafin and Mr. Brown for the resolution to the parking/loading zone problem. (1-1065) Member Hannafin acknowledged that the project is on schedule and will be opened Nevada Day 1999. The Historic Architecture Review Commission will be reviewing a request to place a commemorative plaque on one of the planters. Chairperson Williamson requested input regarding a bequeathment by P.K. Gardner for planters, and discussion ensued with regard to the same.

H. PUBLIC COMMENTS (1-1121) - The Committee discussed new applications for projects and advertising the availability of the \$75,000.

I. ADJOURNMENT (1-1140) - Member Johnson moved to adjourn the meeting at 6:19 p.m. Member Browne seconded the motion. Motion carried 5-0.

The Minutes of the September 8, 1999 meeting of the Redevelopment Authority Citizens Committee are so approved this _____ day of December, 1999.

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ROBIN L. WILLIAMSON, Chairperson