

DRAFT MINUTES
Regular Meeting
Carson City Redevelopment Authority Citizens Committee
Monday, January 5, 2015 • 5:30 PM
Community Center Sierra Room
851 East William Street
Carson City, Nevada

Board Members

Chair – Lorraine Bagwell	Vice Chair– Ronni Hannaman
Member – Garrett Lepire	Member – Jean Perpich
Member – Lacy Sheck	Member – Kristoffer Wickstead

Staff

Lee Plemel, Community Development Director
Vern Krahn, Senior Park Planner
Tamar Warren/Deputy Clerk/Recording Secretary

NOTE: A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours.

The televised Carson City Redevelopment Authority Citizens Committee (RACC) meetings are available on http://www.breweryarts.org/?page_id=2647.

- 1. CALL TO ORDER** (5:31:30) – Chairperson Bagwell called the meeting to order.
- 2. ROLL CALL AND DETERMINATION OF QUORUM** (5:31:44) – Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Lorraine Bagwell	Present	
Ronni Hannaman	Present	
Garrett Lepire	Present	
Jean Perpich	Present	
Lacy Sheck	Present	
Kristoffer Wickstead	Absent	

3. PUBLIC COMMENTS

(5:32:40) – Barbara Patterson introduced herself and expressed concern regarding pedestrian safety during heavy traffic due to the removal of the fences on Carson Street. She suggested having the larger sidewalks on the side streets instead. She also questioned the conversion of Carson Street into two lanes by asking “where is that traffic gonna go?” Ms. Patterson wished to see signage providing reasons to go to Downtown Carson City including information regarding famous persons, such as Mark Twain, who have lived there. She also suggested having mustang exhibits in town and having a reason for Downtown merchants to possibly stay open late one evening per week. Member Sheck mentioned the ice skating rink Downtown and Ms. Patterson explained that it was not well-advertised as an attraction.

(5:37:17) – Barbara Van Heise also introduced herself and noted her concern about the Downtown Project because the upcoming freeway would reduce the number of people visiting downtown, and because alternate routes would take visitors away from it as well. Member Lepire noted that the wider sidewalks were important to make Downtown more walkable, and believed the mustangs would be a good attraction. Mr. Plemel explained that he was scheduled to provide an update to the Committee regarding the Downtown Project during a later agenda item; however, if any audience members were to leave early, he encouraged them to contact the Planning Division for information on traffic studies and other information.

4. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES FROM OCTOBER 6, 2014.

(5:41:10) – I move to approve the minutes of the October 6, 2014 meeting.

RESULT:	APPROVED (5-0-0)
MOVER:	Hannaman
SECONDER:	Perpich
AYES:	Bagwell, Hannaman, Lepire, Perpich, Scheck
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wickstead

5. AGENDA ITEMS

5.1 FOR POSSIBLE ACTION: TO ELECT A RACC CHAIR AND VICE CHAIR FOR 2015.

(5:41:45) – Mr. Plemel introduced the item and noted that because Chairperson Bagwell was now a member of the Board of Supervisors; therefore, she could not be reelected to the position of chairperson.

(5:42:15) – I move to nominate Ronni Hannaman as Chairperson of the RACC.

RESULT:	APPROVED (5-0-0)
MOVER:	Lepire
SECONDER:	Perpich
AYES:	Bagwell, Hannaman, Lepire, Perpich, Scheck
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wickstead

(5:42:45) – I move to nominate Garrett Lepire as Vice Chairperson of the RACC.

RESULT:	APPROVED (5-0-0)
MOVER:	Hannaman
SECONDER:	Perpich
AYES:	Bagwell, Hannaman, Lepire, Perpich, Scheck
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wickstead

There were no public comments.

5.2 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF \$271,942 FROM THE FISCAL YEAR 2014-15 REDEVELOPMENT REVOLVING FUND AND \$218,058 FROM THE FISCAL YEAR 2015-16 REDEVELOPMENT REVOLVING FUND, FOR A TOTAL OF \$490,000, TO DESIGN AND CONSTRUCT A PEDESTRIAN AND EVENTS PLAZA ON 3RD STREET BETWEEN CARSON STREET AND CURRY STREET, INCLUDING RECOMMENDATIONS REGARDING CONCEPTUAL DESIGNS.

(5:44:15) – Mr. Plemel introduced Vern Krahn, Senior Park Planner and presented the agenda materials, which are incorporated into the record. He also thanked the current owners, the Lopiccolos, who have donated an easement, and would be making improvements on Third Street, and the former owners, the McFaddens, for their \$125,000 donation.

(5:51:16) – Mr. Krahn presented the conceptual designs, the cost estimate, and the funding summary, all of which are incorporated into the record.

(6:09:27) – Chairperson Hannaman explained that this project had been supported by the Chamber of Commerce, and the vision was to have a stage, “otherwise why do this?” She was also in favor of moving the crosswalk and installing blinking pedestrian lights. Chairperson Hannaman suggested bringing the water feature close to the center, especially if it were to be used as a cooling feature. Mr. Krahn explained that the water feature was designed away from the center to provide “a quieter eating experience” for restaurant patrons. He also believed the water feature would attract multi-generational visitors.

(6:16:10) – Member Perpich was informed that the directional signage would be a part of the Carson Street improvements, while plaza event signs might be considered on Third Street. Mr. Krahn also noted that benches would not be excluded but to better utilize the area, the planters and the stage might double for seating space.

(6:18:17) – Vice Chairperson Lepire called the plan “awesome” and saw this as an answer to the lack of a place for families to visit Downtown. He was also informed that the water feature was small and would not splash the stage. Discussion ensued regarding the type of events the area could accommodate, and who would be in charge of the events. Mr. Plemel noted that the City would be involved in coordinating the events with property owners and organizers. Mr. Krahn explained that continuity was important for public works as they selected the same design team for the Downtown and Third Street projects. He also noted that the monument “near Mom and Pop’s Restaurant” would stay in the area but may be part of the Carson Street improvements. Discussion ensued regarding the budget figures. Member Perpich advised looking into liability issues when the stage was not in use. Vice Chairperson Lepire stressed the importance of seating as well.

PUBLIC COMMENTS

(6:28:25) – Ms. Patterson inquired about the empty lot on the west side of “Firkin and Fox” and was informed it belonged to another property owner. Mr. Krahn also noted that the surface would be one height with no curbs or uneven areas.

(6:30:24) – Rob McFadden expressed his family’s excitement “to see this happening”. The Committee thanked him for his donation.

(6:31:33) – Les Patterson inquired about event seating and was informed that the event promoters would bring their own portable seating when necessary. Mr. Krahn estimated capacity of at least two hundred persons.

(6:34:04) – I move to recommend to the Redevelopment Authority regarding the expenditure of \$271,942 from the Fiscal Year 2014-2015 Redevelopment Revolving Fund for a total of \$490,000, to design and construct a pedestrian and events plaza on Third Street.

RESULT:	APPROVED (5-0-0)
MOVER:	Perpich
SECONDER:	Scheck
AYES:	Bagwell, Hannaman, Lepire, Perpich, Scheck
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wickstead

5.3 DISCUSSION ONLY REGARDING AN UPDATE ON THE DOWNTOWN CARSON STREET PROJECT SCHEDULE.

(6:35:25) – Mr. Plemel presented the staff report, incorporated into the record, containing the upcoming RACC-related activities and timelines involving the Downtown Carson Street Project.

(6:37:15) – Vice Chairperson Lepire was informed that the Downtown Property Owners and businesses would incur some expenses as well, and inquired if some of the allocated funds could be returned to the City. Mr. Plemel did not believe that was allowable by the Nevada Revised Statute (NRS), noting that property owners might have to pay for the expense increases. Member Bagwell inquired about the Commercial Area Vitalization (CAV) District and wondered if the 30 percent government-owned buildings would incur 30 percent of the costs. Mr. Plemel explained that the detail was not worked out yet. Vice Chairperson Lepire suggested having the Brewery Arts Center (BAC) participate in Plaza events and promotion, and wished to see the stage and water feature with future expansion options.

PUBLIC COMMENTS

(6:48:08) – Maurice White requested information on CAV creation and the hours spent on that. Mr. Plemel noted that he was working with Downtown businesses as directed and had not totaled the hours spent solely on CAV creation.

6. NON-ACTION ITEMS:

- a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC.**
- b. RACC MEMBER REPORTS AND COMMENTS.**
- c. FUTURE AGENDA ITEMS.**

(6:50:16) – Mr. Plemel noted that he would update the Committee on the “bid district”, and noted that updated to the Downtown Project would be presented to RACC in a future meeting. Chairperson Hannaman requested an

update on the role of RACC and Vice Chairperson Lepire inquired about the removal of the Business Development Manager's salary from the Redevelopment budget.

7. PUBLIC COMMENTS – None.

8. FOR POSSIBLE ACTION: ADJOURNMENT. (6:53:14) – **Member Perpich moved to adjourn.** The motion was seconded by Member Bagwell. The meeting was adjourned at 6:53 p.m.

The Minutes of the January 5, 2015 Carson City Redevelopment Authority Citizens Committee meeting are so approved this _____ day of _____, 2015.

RONNI HANNAMAN, Chair