

CARSON CITY REGIONAL TRANSPORTATION COMMISSION
Minutes of the May 12, 2004, Meeting
Page 1

A regularly scheduled meeting of the Carson City Regional Transportation Commission was held on Wednesday, May 12, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, following the Carson Area Metropolitan Planning Organization meeting which began at 5:30 p.m.

PRESENT: Chairperson Richard S. Staub, Vice Chairperson Steve Reynolds, and Commissioners Shelly Aldean, Charles Des Jardins, and Michael Zola

STAFF PRESENT: Development Services Director Andrew Burnham, Deputy City Engineer Flansberg, RTC Engineer Harvey Brotzman, and Recording Secretary Katherine McLaughlin (RTC 5/12/04 Tape 1-0007)

A. ROLL CALL AND DETERMINATION OF A QUORUM - Chairperson Staub convened the meeting at 7:27 p.m. Roll call was taken. The entire Commission was present, constituting a quorum.

B. APPROVAL OF MINUTES (1-0017) - None.

C. MODIFICATIONS TO THE AGENDA (1-0020) - Chairperson Staub gave a brief description of Items F-2 and F-3 and explained that they were the same as CAMPO's Agenda Items F- 5 and F-6. As the RTC members are also CAMPO members and presentations on these items had been given to CAMPO, RTC will adopt CAMPO's presentations as having been made to RTC. (CAMPO 1-0024) He announced that no action will be taken on these items at this time.

D. PUBLIC COMMENTS (RTC 1-0034) - None.

E. DISCLOSURES (1-0043) -Commissioner Zola disclosed a discussion he had with residents about the Northridge and Roop intersection. He had talked to Mr. Flansberg about it and had personally visited the site. He felt that it takes a long time to turn left from Northridge onto Roop. The residents had asked what could be done about the intersection.

F. PUBLIC MEETING ITEMS

F-1. ACTION TO APPROVE THE EXPENDITURE OF RTC FUNDS FOR A PUBLIC IMPROVEMENT CONSTRUCTION, COST SHARING AND REIMBURSEMENT AGREEMENT BY AND BETWEEN WALMART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, ALEXANDER K. BERNHARD AND LENORE J. BERNHARD, AS TRUSTEES OF THE BERNHARD FAMILY TRUST DATED SEPTEMBER 12, 1994, R. L. SHAHEEN BUSINESS PARKS, LLC, A NEVADA LIMITED LIABILITY COMPANY, G&D STOKES COMPANY, LP, A CALIFORNIA LIMITED PARTNERSHIP, AND THE CITY OF CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, FOR IMPROVEMENTS TO COLLEGE PARKWAY AT HOT SPRINGS ROAD, ROOP STREET, AND TABLE ROCK DRIVE AND DIRECTION TO STAFF TO PRESENT AN INTERAGENCY AGREEMENT WITH THE CARSON CITY BOARD OF SUPERVISORS FOR REIMBURSEMENT OF PART OR ALL OF THESE FUNDS THROUGH INCREASED SALES TAX GENERATED BY THIS PROJECT (1-0057) - Deputy City Engineer John Flansberg explained the agreement, its purpose, how the \$200,000 cost was developed, the improvements, and the reasons the agreement was sent to the Board

CARSON CITY REGIONAL TRANSPORTATION COMMISSION

Minutes of the May 12, 2004, Meeting

Page 2

of Supervisors before coming to the Commission. The Board had directed staff to have the Commission approve the agreement. Commissioner Zola explained his lack of information regarding the request and his feeling that he could not analyze the request or approve it. Discussion explained that staff had reviewed and used the Solaegui traffic study prepared for NDOT in its negotiations. Only the improvements to College Parkway and the Roop/Hot Springs areas that were needed by the development were considered. Commissioner Zola reiterated his concerns about the lack of information on which he could make a decision. Commissioner Aldean explained that RTC is not expending the funds but would be the conduit for reimbursement of its funds. Development Services Director Andrew Burnham explained that the improvements are being made to a State roadway. The City does not control College Parkway. The improvements will be made as part of the freeway project. Mr. Flansberg also explained that the developer will be required to make improvements on College Parkway as well as on Roop and Hot Springs as part the overall \$1.2 million project. Chairperson Staub clarified that the agreement requires reimbursement to RTC for the \$200,000 fronted for the project. These funds are to be returned from Walmart sales tax revenue. The RTC should receive these funds within 12 months. It is possible that they may be returned within six months. Walmart will install and pay for a signal at College Parkway and Hot Springs. RTC is paying \$200,000 for a lane and sidewalk at College Parkway, to move the Roop and Hot Springs signal to a location that will align the light to be consistent with egress and ingress on the west side of Walmart's parking lot, and to provide northbound Roop Street with dual left turn lanes for access to westbound College Parkway. Justification for the dual westbound lanes from Roop to College Parkway was provided. Chairperson Staub felt that the improvement packet should have been provided to the Commission. Both he and Supervisor Aldean had seen it when it was presented to the Board. Discussion reiterated that College Parkway is a state-owned roadway. Mr. Flansberg then gave a more detailed explanation of the improvements, the funding, justification for having the project included as part of the freeway project, and the impact to Northridge and Roop as provided in the Solaegui report. Last year's traffic study of the Roop and Northridge intersection showed that it meets 80 percent of the signal warrant requirements. Staff is continuing to monitor it. Mr. Flansberg indicated that he is also analyzing widening Northridge and Roop to four lanes. He then explained the developer's plan to connect the pedestrian/bicycle access at Table Rock to the multipurpose freeway path. Removal of the bicycle lane on Northridge will provide another left turn lane at Roop. The developer's desire to have a good traffic flow was stressed. Commissioner Aldean pointed out that RTC would have had to make the dual left turn lanes at College Parkway and Roop if Walmart had not decided to develop the property. The proposal will install the improvements faster and cheaper than RTC would have been able to do. Chairperson Staub directed staff to provide the plans to the Commissioners. If the Commissioners have questions after reviewing the plans, they should contact Mr. Flansberg. He pointed out that Walmart will be making substantial investment and improvements as part of the project and had asked for a small amount of assistance to do so. He urged the Commission to approve the agreement as he felt it was in the City's best interest and provides for future transportation needs and development. Commissioner Reynolds expressed his comfort with the proposal. Discussion between Commissioner Zola and Chairperson Staub reiterated the plan to reimburse RTC with sales tax revenues within 12 months. Clarification indicated that if the Commission accepts the agreement as written, it does not have to be returned to the Board for reconsideration. Public comments were solicited but none were given. Commissioner Reynolds moved to approve the expenditure of RTC funds for a public improvement construction, cost sharing and reimbursement agreement by and between Walmart Real Estate Business Trust, a Delaware Statutory Trust, Alexander K. Bernhard and Lenore J. Bernhard, as Trustees of the Bernhard Family Trust dated September 12, 1994, R. L. Shaheen Business Parks, LLC, a Nevada Limited Liability Company, G&D Stokes Company, LP, a California Limited Partnership, and the City of Carson City, a political subdivision of the State of Nevada, for improvements to

CARSON CITY REGIONAL TRANSPORTATION COMMISSION

Minutes of the May 12, 2004, Meeting

Page 3

College Parkway at Hot Springs Road, Roop Street, and Table Rock Drive and direction to staff to present an interagency agreement with the Carson City Board of Supervisors for reimbursement in 12 months following the opening of Walmart from increased sales tax generated by this project. Commissioner Des Jardins seconded the motion. Motion carried 5-0.

F-2. DISCUSSION AND POSSIBLE ACTION ON ADOPTION OF POLICIES AND PROCEDURES BETWEEN THE CARSON AREA METROPOLITAN PLANNING ORGANIZATION AND THE CARSON CITY REGIONAL TRANSPORTATION COMMISSION; AND, F-3. DISCUSSION AND POSSIBLE ACTION ON ACCEPTANCE OF AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CARSON AREA METROPOLITAN PLANNING ORGANIZATION, CARSON CITY REGIONAL TRANSPORTATION COMMISSION, AND THE CARSON CITY BOARD OF SUPERVISORS DEFINING THEIR RESPECTIVE RESPONSIBILITIES (1-0020) (1-0342) (CAMPO 1-0770) - Previously discussed. No action was taken.

G. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS - NONACTION ITEMS

G-1. PROJECT STATUS REPORTS ON THE FOLLOWING: DEER RUN ROAD, ROOP STREET WIDENING, AND FAIRVIEW DRIVE WIDENING (1-0347) - Deputy City Engineer Flansberg briefly reviewed his status reports. Discussion indicated that Roop Street has an early July construction start date. Other important completion dates were noted. Discussions have been held with the property owners/businesses along the street. They are aware of the proposed closures. A request from Waltons for a connection to the City's reclaimed water line was explained. They also want the utility lines placed under ground. Mike Schellin has requested a planter between his office and the sidewalk. Mr. Burnham explained the justification for using water and sewer utility funds to make the reclaimed waterline improvements. Funding for this purpose has been included within the budget. Mr. Burnham hoped that the storm drainage improvements can be funded within its budget. Discussion also explained traffic and signal problems encountered at Carson and Fairview and the business complaints. Mr. Flansberg felt that there may be enough space for a second left turn lane from Carson Street onto Fairview although the lanes may be "skinny". The 10-1/2 foot wide lanes should be adequate for trucks. A presentation regarding this revision will be made to the Commission next month. He agreed to check the turning radius to insure that trucks can negotiate the turn. Preliminary evaluations indicate that it is possible. Commissioner Zola urged him to talk to truckers to make certain that it is possible to make the turn due to concerns for individuals in small cars. He also pointed out that double and triple trailers do not consider the lane lines when making turning movements. No formal action was required or taken on any of these items.

G-2. FUTURE AGENDA ITEMS (1-0490) - Development Services Director Burnham indicated that a funding agreement for the second phase of the freeway may be ready for the Commission to consider at the next meeting. No formal action was required or taken.

H. ADJOURNMENT (1-0497) - Commissioner Aldean moved to adjourn. Chairperson Staub seconded the motion. Motion carried unanimously. Chairperson Staub adjourned the meeting at 7:55 p.m.

A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

CARSON CITY REGIONAL TRANSPORTATION COMMISSION

Minutes of the May 12, 2004, Meeting

Page 4

The Minutes of the May 12, 2004, Carson City Regional Transportation Commission meeting

ARE SO APPROVED ON July 29, 2004.

/s/

Richard S. Staub, Chairperson