

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, December 2, 2019 • 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Board Members**

<b>Chair – Court Cardinal</b>	<b>Vice Chair – Ronni Hannaman</b>
<b>Member – John Barrette</b>	<b>Member – Katie Bawden</b>
<b>Member – Angela Bullentini-Wolf</b>	<b>Member – Sherri Powell</b>
<b>Member – Michael Smith</b>	

**Staff**

Lee Plemel, Community Development Director  
J. Daniel Yu, Assistant District Attorney  
Dan Stucky, City Engineer  
Tamar Warren, Deputy Clerk

**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.

An audio recording of this meeting is available on [www.carson.org/minutes](http://www.carson.org/minutes).

**1. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF A QUORUM**

(5:33:51) – Chairperson Cardinal called the meeting to order at 5:33 p.m. Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Court Cardinal	Present	
Vice Chair Ronni Hannaman	Present	
Member John Barrette	Present	
Member Katie Bawden	Present	
Member Angela Bullentini-Wolf	Present	
Member Sherri Powell	Absent	
Member Michael Smith	Absent	

**2. PUBLIC COMMENTS**

(5:34:28) – Chairperson Cardinal entertained public comments; however, none were forthcoming.

**3. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – August 5, 2019.**

(5:34:39) – Chairperson Cardinal introduced the item and entertained corrections, changes, or a motion.

**(5:34:48) – MOTION: I move to approve the August 5, 2019 RACC meeting minutes.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Cardinal, Hannaman, Barrette, Bawden, Bullentini
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Powell, Smith

#### 4. MEETING ITEMS

##### **4.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$11,800 FOR A NEW MESSAGE SIGN AT THE CHILDREN'S MUSEUM, LOCATED AT 813 N. CARSON STREET.**

(5:34:56) – Chairperson Cardinal introduced the item. Member Bullentini disclosed that her law firm, Kilpatrick and Bullentini, had made a charitable donation to the Children's museum. Additionally, she disclosed that the museum had placed a non-permanent sign in front of the museum advertising the law firm. She stated that although this was not a disqualifying conflict, she was making the disclosure in order to be fully transparent.

(5:36:13) – Mr. Plemel presented the agenda materials which are incorporated into the record and explained that the total cost of the sign, including the required Special Use Permit (SUP) would exceed the \$11,800 available funds. In response to a question by Member Barrette, Children's Museum Board President Casey Gilles introduced the new Museum Director Chris Brandon and explained that the Museum has a \$1 per year lease with the City, which will be up for renewal in 2022, but was not certain of that date. Ms. Gilles thanked members of the community who helped with the type of sign to purchase, adding that they had worked with the Historic Resources Commission to choose the type of base they would approve for the sign. Chairperson Cardinal was informed that the sign was programmable and could be turned off at certain times. Chairperson Cardinal entertained public comments and when none were forthcoming, a motion.

**(5:45:51) – MOTION: I move to recommend to the Redevelopment Authority approval of the expenditure of up to \$11,800 for the Children's Museum replacement sign, subject to completion of the sign installation by June 30, 2020.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Bullentini
<b>AYES:</b>	Cardinal, Hannaman, Barrette, Bawden, Bullentini
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Powell, Smith

**Items 4.B and 4.C**

(5:46:46) – Chairperson Cardinal introduced items 4.B and 4.C, noting that they will be heard together.

(5:47:35) – Mr. Plemel gave background and noted that since item 4.C contained “a significant change from what you’ve seen previously for this parking lot, Public Works is prepared to do a presentation regarding that.” He referenced the report outlined in the agenda materials for item 4.B for the projects that have been funded for this fiscal year and highlighted the status of certain projects. Mr. Plemel also responded to clarifying questions.

(5:55:11) – City Engineer Dan Stucky introduced himself and Project Manager Darren Anderson who would manage all the downtown projects, and presented the parking lot rehabilitation proposal on Third and Curry Streets, which is incorporated in the agenda materials. He provided the members with several options including plans for shade structures and tree removals, and noted the tight timelines to meet the Farmers’ Market schedule in early June 2020. Mr. Stucky also responded to clarifying questions by the Committee. Chairperson Cardinal expressed concern that the shade structures may prohibit vendors from utilizing their tents and for food trucks to fit in. Vice Chair Hannaman inquired about requests for the parking lot use outside of the Farmers Market dates. Mr. Plemel explained that they had not received requests yet; however, he believed that several events would request the venue in lieu of closing the streets. Discussion ensued regarding street closures for events and the need for shade structures. Member Bullentini suggested having landscaping that would provide shade instead.

(6:19:14) – Chairperson Cardinal questioned whether the property would serve primarily as a parking lot or an events center and Mr. Stucky noted it would have a dual function. Discussion ensued regarding the trees that have roots that interfere with the parking lot surface. Member Barrette was not in favor of shade structures and preferred trees. Vice Chair Hannaman suggested utilizing properties such as the Marv Teixeira Pavilion as an alternate venue for the Farmers Market. The Committee was in agreement that the rehabilitation of the parking lot was necessary; however, they were not in favor of the shade structures. Member Barrette also noted that he did not like the proposed parking lot configuration. Member Hannaman believed “it seems like a lot of money...I don’t know whether there’s a need for this or not.” Mr. Plemel suggested a separate motion for each expenditure as recommendations to the Board of Supervisors.

(6:30:55) – Vice Chair Hannaman noted that the parking lot resurfacing had already been approved (\$190,000) and that the tree removal (\$80,000) was needed. She was in favor of the parking lot reconfiguration (\$160,000) at the same time and recommended approving the \$430,000. Member Bullentini inquired about the electrical upgrades and Mr. Stucky noted that they would “bring the power capacity to [the] light poles” in the interior of the parking lot. Discussion ensued regarding the property usage.

**4.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REDEVELOPMENT DISCRETIONARY FUNDS BUDGET ALLOCATIONS FOR FISCAL YEAR (FY) 2020 AND FY 2021.**

(6:43:02) – Chairperson Cardinal entertained public comments and when none were forthcoming, he closed the discussion on this item.

**4.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$12,000 FOR PURCHASE AND PLACEMENT OF INFORMATIONAL SIGNS AT MILLS PARK, LOCATED AT 851 E. WILLIAM STREET, IN ACCORDANCE WITH THE ADOPTED PARKS, RECREATION & OPEN SPACE DEPARTMENT SIGNAGE MASTER PLAN.**

(6:42:24) – Chairperson Cardinal summarized the earlier discussion and entertained comments. Member Barrette was concerned about the parking lot reconfiguration. Mr. Stucky explained that the planters will be re-landscaped as part of the proposed cost. Mr. Plemel noted that if part of the proposal is rejected, he would pass it on the Board of Supervisors with an explanation. The Chair entertained a motion.

**(6:50:16) – MOTION: “I move to [recommend to the Redevelopment Authority] approval of the resurfacing of the parking lot, the parking lot reconfiguration, and the tree removal, with the caveat of revisiting the electrical upgrades as that information is provided to us, and excluding the shade trees.”**

<b>RESULT:</b>	<b>APPROVED (4-1-0)</b>
<b>MOVER:</b>	Bawden
<b>SECONDER:</b>	Bullentini
<b>AYES:</b>	Cardinal, Hannaman, Bawden, Bullentini
<b>NAYS:</b>	Barrette
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Powell, Smith

(6:50:55) – Member Barrette explained that he voted against the motion because he was not in favor of the reconfiguration; however, he was in favor of the resurfacing and the removal of the trees. Mr. Yu clarified that the motion was not to approve the items but to provide a recommendation to the Redevelopment Authority.

**4.D FOR DISCUSSION ONLY: DISCUSSION ONLY REGARDING THE STATE LAWS RELATED TO AMENDING REDEVELOPMENT PLANS, INCLUDING ADDING OR REMOVING AREAS TO OR FROM AN EXISTING REDEVELOPMENT PLAN AREA.**

(6:51:41) – Chairperson Cardinal introduced the item. Mr. Plemel gave background and presented the Staff Report which is incorporated into the record. He also referenced the included Nevada Revised Statute (NRS) 279.608 and the current Redevelopment Area maps. Mr. Plemel informed the Committee that new areas may be added to the map, but none may be removed. Vice Chair Hannaman thanked Mr. Plemel for bringing the item to the Committee upon her request and inquired about one-time grants to properties outside the area such as the Nevada State Prison which she believed will help the Redevelopment efforts. Mr. Plemel clarified that funds could be spent outside the area, as long as it related to the [Redevelopment] Plan and approved by a 4 out of 5 Board of Supervisors members. Chairperson Cardinal entertained public comments.

(6:57:05) – Maurice White introduced himself as the Vice Chair of the Nevada State Prison Preservation Society and the Chair of the Nevada State Prison Maintenance Committee. Mr. White noted that funding

is an issue for their organization and that they “would appreciate any help that we could receive. We are currently in need of \$50,000 that will take care of quite a few projects that will bring to a conclusion our application for a Change of Use Permit.” He elaborated on the request which he stated was for ADA upgrades, and for virtual reality experience projects for disabled persons who cannot go into certain areas. Mr. White specifically cited the State Historic Preservation Office guidelines that prohibited them from having elevators for ADA compliance. Chairperson Cardinal explained that should an item be agendized in the future “we will be able to hear it and discuss it, and take it under advisement.”

**5. DISCUSSION ONLY****a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC.**

(6:59:45) – Mr. Plemel stated that he did not anticipate any items for discussion in early January noted that the next regular meeting would be held in February for discussion of next year’s budget. Additionally, he indicated a discussion may also be agendized for a comprehensive plan to address street lamps, sidewalks, etc. Mr. Plemel also anticipated several applications including one from the Nevada State Prison Preservation Society.

**b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.**

This item was previously discussed under item 5.a.

**c. RACC MEMBER REPORTS AND COMMENTS**

(7:01:39) – Vice Chair Hannaman announced the tree lighting ceremony on Friday, December 6, 2019, at 4:30 p.m. despite the expected bad weather, noting that the Governor and the First Lady will also be in attendance. Member Barrette reiterated the reason for his no vote regarding the Third Street parking lot project, which he noted would cause the loss of six parking spaces.

**6. PUBLIC COMMENTS**

(7:04:09) – There were no public comments.

**7. FOR POSSIBLE ACTION: ADJOURNMENT.**

(7:04:20) – Vice Chair Hannaman moved to adjourn. The motion was seconded by Member Bullentini. Chairperson Cardinal adjourned the meeting at 7:04 p.m.

The Minutes of the December 2, 2019 Carson City Redevelopment Authority Citizens Committee meeting are so approved on this 2<sup>nd</sup> day of March, 2020.