

MINUTES
Regular Meeting
Carson City Redevelopment Authority Citizens Committee (RACC)
Monday, March 2, 2020 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Court Cardinal	Vice Chair – Ronni Hannaman
Member – John Barrette	Member – Katie Bawden
Member – Angela Bullentini-Wolf	Member – Michael Smith

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 are available for review during regular business hours.

An audio recording and the approved minutes of this meeting are available on www.Carson.org/minutes.

1. ROLL CALL AND DETERMINATION OF QUORUM

(00:36) – Chairperson Cardinal called the meeting to order at 5:30 p.m. Roll was called and a quorum was present.

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

2. PUBLIC COMMENTS

(01:01) – Chairperson Cardinal entertained public comments; however, none were forthcoming.

3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – DECEMBER 2, 2019

(01:12) – Chairperson Cardinal introduced the item and entertained corrections, changes, and/or a motion.

(01:26) – Member Bullentini-Wolf moved to approve the December 2, 2019 RACC meeting minutes. The motion was seconded by Member Barrette.

RESULT:	APPROVED (5-0-0)
MOVER:	Bullentini-Wolf
SECONDER:	Barrette
AYES:	Cardinal, Barrette, Bawden, Bullentini-Wolf, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Hannaman

4. MEETING ITEMS:

4.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ELECT A CHAIRPERSON AND VICE-CHAIRPERSON FOR CALENDAR YEAR 2020.

(01:35) – Chairperson Cardinal introduced the item. Mr. Plemel informed the Committee that a Chairperson may serve two consecutive years before taking a year off, and a new Chairperson should be elected since Chairperson Cardinal had already served for two years. He also cited the bylaws that stated a Supervisor may not serve as a Chairperson or Vice Chairperson; therefore, Member Barrette may not be elected for either position.

(02:55) – Member Smith moved to nominate Ronni Hannaman to the position of RACC Chairperson. The motion was seconded by Member Bawden. Chairperson Cardinal entertained Member discussion and, when none was forthcoming, called for a vote.

RESULT:	APPROVED (5-0-0)
MOVER:	Smith
SECONDER:	Bawden
AYES:	Cardinal, Barrette, Bawden, Bullentini-Wolf, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Hannaman

(04:31) – Member Bullentini-Wolf moved to nominate Court Cardinal to the position of RACC Vice Chairperson. The motion was seconded by Member Bawden. There were no public comments.

RESULT:	APPROVED (5-0-0)
MOVER:	Bullentini-Wolf
SECONDER:	Bawden
AYES:	Cardinal, Barrette, Bawden, Bullentini-Wolf, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Hannaman

4.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE ALLOCATION OF UNDESIGNATED REDEVELOPMENT FUNDS FOR FISCAL YEAR 2020 AND 2021,

AND ESTIMATING FUTURE ALLOCATIONS FOR THE FOLLOWING FOUR YEARS TO IMPLEMENT REDEVELOPMENT OBJECTIVES.

(05:04) – Vice Chairperson Cardinal introduced the item. Mr. Plemel presented the Staff Report which included the FY 2021 Tentative Budget Allocations, all of which are incorporated into the record, and responded to clarifying questions.

(17:15) – Mr. Stucky pointed out that “NV Energy came out this last year with an overhead power underground management plan” which would institute a way that NV Energy could contribute funds, with a city or county match, to have underground power in redevelopment areas or in long corridors.

(19:48) – Vice Chairperson Cardinal entertained a motion to approve the budget allocations with or without the Public Works Alternative recommendation. Mr. Yu clarified that the Committee would make a recommendation to the Redevelopment Authority to approve the budget allocations. There were no public comments.

(21:04) – Member Bullentini-Wolf moved to recommend to the Redevelopment Authority the allocation of the Undesignated Redevelopment Infrastructure Funds as recommended by the Redevelopment Authority Citizens Committee, with the Public Works Alternative.

RESULT:	APPROVED (5-0-0)
MOVER:	Bullentini-Wolf
SECONDER:	Barrette
AYES:	Cardinal, Barrette, Bawden, Bullentini-Wolf, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Hannaman

4.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE ADOPTION OF STANDARDS FOR THE UTILITY EXTENSION AND SIDEWALK GRANT PROGRAM.

(21:40) – Vice Chairperson Cardinal introduced the item. Mr. Plemel gave background and referenced the Staff Report with the attached resolution adopted in 2018, incorporated into the record, and responded to clarifying questions.

(25:51) – In response to Member Barrette’s question, Mr. Stucky explained that adjacent ramps are upgraded during any reconstruction of roadways by the Public Works Department to meet federal Americans with Disabilities Act (ADA) requirements.

(28:24) – Vice Chairperson Cardinal agreed with the “Eligible Properties” referenced in the Staff Report and was not in favor of extending the Program for residential properties. Discussion ensued regarding the referenced “Eligible Improvements” in the Staff Report, especially façade improvements to encourage beautification. The Committee was in favor of the water and sewer line but not the overhead power line assistance. The members also requested the removal of landscaping assistance from the program.

(40:18) – Member Bullentini-Wolf did not believe a market price bid was appropriate for an owner builder, and Mr. Plemel agreed to modify the document stating that the contractors are reimbursed based on their actual costs. The

Committee was also in agreement with the 50 percent match from the property owners and with the up to \$5,000 sidewalk and right-of-way landscaping administrative approval by Staff. Mr. Plemel thanked the Committee and summarized the two modifications outlined above. No members of the public were present to comment. Vice Chairperson Cardinal suggested a motion.

(50:48) – Vice Chairperson Cardinal moved to recommend to the Redevelopment Authority the program standards for the Utility Extension and Sidewalk Grant Program as amended during the discussion in this meeting.

RESULT:	APPROVED (5-0-0)
MOVER:	Cardinal
SECONDER:	Smith
AYES:	Cardinal, Barrette, Bawden, Bullentini-Wolf, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Hannaman

5. DISCUSSION ONLY:

a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC.

(51:40) – Vice Chairperson Cardinal introduced the item. Mr. Plemel mentioned that the Board of Supervisors' Strategic Planning session was held the week prior, and one of the objectives that was discussed for the upcoming year was to review the Five-Year Plan. He believed it would be beneficial to have a planning effort to establish policy. He also noted that no special event funds had been allocated for the upcoming year; therefore, no applications were received.

b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.

(52:49) – Mr. Plemel noted that the next regular meeting was scheduled for May 4, 2020 at 5:30 p.m.

c. RACC MEMBER REPORTS AND COMMENTS.

(53:37) – Vice Chairperson Cardinal introduced the item. There were no Member reports or comments.

6. PUBLIC COMMENTS

(54:45) – Vice Chairperson Cardinal entertained public comments; however, none were forthcoming.

7. FOR POSSIBLE ACTION: ADJOURNMENT.

(53:53) – Member Smith moved to adjourn. Member Bullentini-Wolf seconded the motion. Vice Chairperson Cardinal adjourned the meeting at 6:27 p.m.

The Minutes of the March 2, 2020 Carson City Redevelopment Authority Citizens Committee are so approved this 1st day of June 2020.