

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, September 7, 2021 ● 5:30 PM**  
**Community Center Robert "Bob" Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Court Cardinal</b>	<b>Vice Chair – Ronni Hannaman</b>
<b>Member – Katie Bawden</b>	<b>Member – Angela Bullentini-Wolf</b>
<b>Member – Holly "Andi" Fant</b>	<b>Member – Gina Lopez</b>
<b>Member – Lisa Schuette</b>	

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Dan Yu, Assistant District Attorney  
Tamar Warren, Senior 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.

The approved minutes of this meeting and of all other meetings are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**1. ROLL CALL AND DETERMINATION OF QUORUM**

Chairperson Cardinal called the meeting to order at 5:30 p.m. and noted that the meeting will be recessed for 10 minutes while waiting for meeting packets to be delivered.

Chairperson Cardinal reconvened the meeting at 5:34 p.m. Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Court Cardinal	Present	
Vice Chair Ronni Hannaman	Present	
Member Katie Bawden	Present	
Member Angela Bullentini-Wolf	Present	
Member Holly "Andi" Fant	Absent	
Member Gina Lopez	Present	
Member Lisa Schuette	Present	

**2. PUBLIC COMMENTS**

Chairperson Cardinal entertained public comments; however, none were forthcoming.

**3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – MAY 3, 2021**

Chairperson Cardinal introduced the item and entertained corrections, changes, and/or a motion.

**Vice Chair Hannaman moved to approve the May 3, 2021 RACC meeting minutes as presented. The motion was seconded by Member Bawden.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Bawden
<b>AYES:</b>	Cardinal, Hannaman, Bawden, Bullentini-Wolf, Lopez, Schuette
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Fant

Chairperson Cardinal announced that item 4.A will be removed from the agenda.

#### **4. MEETING ITEMS:**

**4.A RDA-2021-0133 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$21,801.08 FROM THE FISCAL YEAR (“FY”) 2022 REDEVELOPMENT REVOLVING FUND FOR A NEW SIGN AT THE MARV TEIXEIRA PAVILION LOCATED AT MILLS PARK, 851 EAST WILLIAM STREET WITHIN REDEVELOPMENT AREA NO. 1.**

This item was removed from the agenda.

**4.B RDA-2021-0276 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE V&T ROUND HOUSE ARCH CONCEPTUAL PLAN AND THE ASSOCIATED FUNDING OF THE IMPROVEMENT UP TO \$256,000 FROM THE UNDESIGNATED FUNDS.**

Chairperson Cardinal introduced the item. Ms. Sullivan gave background and presented the Staff Report which is incorporated into the record.

City Engineer Randal Rice introduced himself and Chief Stormwater Engineer Rob Fellows who would be managing the project. He stated that the Public Works Department Staff had worked with an advisory committee to review twelve proposed locations which had resulted in the recommendation of the following three locations for consideration by RACC adding that two of the proposed locations were in Mills Park and one was located along Stewart Street near Wright Way and the Department of Motor Vehicles. Mr. Rice noted that the cost for design and installation had been estimated to be between \$179,000 to \$256,000. He also noted that the original sandstone blocks were saved for future use as a historic Carson City monument when the engine house had been torn down.

Mr. Rice reviewed a PowerPoint presentation, incorporated into the record, featuring all three potential locations and the three potential design concepts along with the cost estimates. Mr. Rice and Mr. Fellows also responded to clarifying questions. Mr. Rice believed designs and locations were generally fungible with the exception of the space constraints at the Stewart Street location for the larger concepts.

Vice Chair Hannaman was concerned about parking near the Stewart Street location; however, she liked its proximity to the Railroad Museum. She also wished to take photo opportunities into consideration. Discussion ensued regarding the possibilities and Member Bawden was concerned about the shallow storm drain at Mills Park. Member Lopez believed that the Washington Street location was the best one from an arts and culture point of view. She also provided anecdotal data about her stepfather's company, Shaw Construction, that had taken the arch down and had preserved the pieces at no cost, adding that she would like to see his efforts acknowledged.

Chairperson Cardinal believe that the Washington Street location did not provide photo opportunities as a "go to, destination spot". Member Bullentini-Wolf was in favor of having the public interaction; however, she inquired about repairs and remediation. Mr. Rice noted that anti-graffiti paint could be used. The Oxoby Loop was suggested as a safer location by Vice Chair Hannaman. Chairperson Cardinal recommended three separate actions: 1) selecting the location, 2) selecting the design, and 3) voting on expenses. He also entertained a motion.

**Member Schuette moved to recommend to the Redevelopment Authority approval of the Oxoby Loop location, with the option to locate it further north of the current conceptual plan, and with the objective of it being visible from William Street.**

<b>RESULT:</b>	<b>APPROVED (5-1-0)</b>
<b>MOVER:</b>	Schuette
<b>SECONDER:</b>	Bullentini-Wolf
<b>AYES:</b>	Hannaman, Cardinal, Bawden, Bullentini-Wolf, Schuette
<b>NAYS:</b>	Lopez
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Fant

Discussion continued regarding the design element. Member Bullentini-Wolf preferred concept one with the added element of the ruins concept. Member Schuette was in favor of both concepts one and three (the tunnel element). Chairperson Cardinal was informed that concept one depicted the original engine house better. He also reminded the Committee that concept one was the most expensive design; therefore, additional design elements would add to the cost; however, he preferred concept one. Vice Chair Hannaman also preferred concept one, adding that the project should be done right "let's spend \$10,000 or \$15,000 more" to do it right. She also believed that when asked, the community would contribute as they had done in the past. Member Bawden also preferred concept one and agreed with Member Schuette

of possibly placing one cattle catcher on Washington Street. Member Lopez noted that she, like the rest of the Committee, preferred concept one.

Mr. Rice wished to receive further direction on the placement of the concept. Discussion ensued regarding visibility. Chairperson Cardinal entertained a motion.

**Vice Chair Hannaman moved to recommend approval of concept number one on the Oxoby Loop location with the added design concept of incorporating the “double loop” design and returning to the RACC for approval, prior to providing a recommendation to the Redevelopment Authority.**

Mr. Rice reminded the Committee that changes to the concept would require additional funds noting “we’re basically out of money,” and sending the project back to the designer for changes would not be feasible at the current budget levels. He recommended providing the designer direction but allowing him to determine the specific placement detail. The Committee was amenable to Mr. Rice’s recommendation and informed him that they wished to see certain elements such as the cow catcher in the Washington Street/Roop Street location. Ms. Sullivan recommended describing the preferred concept in the motion as the “double arches” to ensure the minutes reflect the detail. Chairperson Cardinal entertained a new motion as the initial motion was withdrawn.

**Ms. Sullivan suggested that the motion recommend to the Redevelopment Authority “to have the design of the arches consistent with concept one which is the side-by-side double arches consistent with the historic building located on the Oxoby Loop site, and locating the cow catcher on the Roop Street site.” Vice Chair Hannaman so moved. The motion was seconded by Member Schuette. Chairperson Cardinal called for the vote.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Schuette
<b>AYES:</b>	Hannaman, Cardinal, Bawden, Bullentini-Wolf, Lopez, Schuette
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Fant

Chairperson Cardinal invited the Committee to discuss the up to \$256,000 originally allocated from the fiscal year (“FY”) 22 Undesignated funds and recommended looking into private resources as well, since the design changes and the addition of the cow catcher at a different location would require more funds. Mr. Rice recommended the new amount of \$265,000.

**Vice Chair Hannaman moved to recommend to the Redevelopment Authority approval of up to \$265,000 from the Undesignated Funds for the concept one design as discussed, on Oxoby Loop. The motion was seconded by Member Bullentini-Wolf.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Bullentini-Wolf
<b>AYES:</b>	Hannaman, Cardinal, Bawden, Bullentini-Wolf, Lopez, Schuette
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Fant

## **5. DISCUSSION ONLY:**

### **a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.**

Ms. Sullivan indicated that item 4.A will be re-agendized because the bid had not included all the activities to reflect all the expenditures. She also received confirmation from the Committee to present a report on the undesignated funds to better budget for future projects. Discussion ensued regarding the Marv Teixeira Pavilion and Vice Chair Hannaman believed that Question 18 funds and Parks and Recreation Department may have been budgeted for activities other than the proposed sign. She also wished to discuss additional façade improvement programs.

### **RACC MEMBER REPORTS AND COMMENTS.**

Chairperson Cardinal entertained RACC member comments and Vice Chair Hannaman announced the cancellation of the Taste of Downtown event. Chairperson Cardinal ensured everyone that the Casino Fandango Oktoberfest celebration was still scheduled for October 2 and 3, 2021. Member Lopez announced that the Brewery Arts Center would resume the Levitt AMP Carson City Music Series on September 10 and 11, 2021, which were postponed due to the fires. She also offered to report on the concert series which bring 2,000 - 3,000 people downtown every Saturday night. Member Schuette announced the Carson Animal Services Initiative (CASI) Pooch Plunge on September 18, 2021 at the Carson City Aquatic Center beginning at 9 a.m. She also confirmed for Vice Chair Hannaman that the September 11 remembrance event will take place at 4 p.m. on that day.

## **6. PUBLIC COMMENTS**

Chairperson Cardinal entertained final public comments; however, none were forthcoming.

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

**Chairperson Cardinal adjourned the meeting at 6:58 p.m.**

The Minutes of the September 7, 2021 Carson City Redevelopment Authority Citizens Committee are so approved this 4<sup>th</sup> day of October, 2021.