

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, October 4, 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**

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**

(5:30:46) – Chairperson Cardinal called the meeting to order at 5:30 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 Katie Bawden	Absent	
Member Angela Bullentini-Wolf	Present	
Member Holly "Andi" Fant	Absent	
Member Gina Lopez	Absent	
Member Lisa Schuette	Present	

**2. PUBLIC COMMENTS**

(5:31:13) – Chairperson Cardinal entertained public comments; however, none were forthcoming.

**3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – SEPTEMBER 7, 2021**

(5:31:31) – Chairperson Cardinal introduced the item and entertained corrections, changes, and/or a motion.

(5:31:38) – Vice Chair Hannaman moved to approve the September 7, 2021 RACC meeting minutes as presented. The motion was seconded by Member Bullentini-Wolf.

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Bullentini-Wolf
<b>AYES:</b>	Cardinal, Hannaman, Bullentini-Wolf, Schuette
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Bawden, Fant, Lopez

(5:31:56) – Chairperson Cardinal noted that he had received requests from members of the public to have RACC members identify themselves prior to speaking, as more of them were now viewing the meetings online.

**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 \$30,000 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.**

(5:32:28) – Chairperson Cardinal introduced the item. Ms. Sullivan provided background and reviewed the Staff Report, incorporated into the record. She also stated that based on the bids received, the Parks, Recreation, and Open Space Department had requested the RACC’s recommendation to the Redevelopment Authority to spend the entire budgeted amount of \$30,000.

(5:34:04) – Member Schuette referenced the graphics, incorporated into the agenda materials, and believed utilizing smaller lettering (36 inches) would look less distracting. Applicant and Parks Project Manager Nick Wentworth explained that the font size was recommended by both bidders based on visibility and legibility at certain levels of vehicle speed allowed in the area. Discussion ensued regarding offsetting the letters to the right as well and Chair Cardinal was in favor of keeping the name centered and was comfortable with the proposed font size to accommodate out of town visitors who may not know the location of the pavilion.

(5:41:26) – Member Bullentini-Wolf inquired whether the font and color were consistent with the current Parks signage in the City, noting it would be more aesthetically pleasing. Mr. Wentworth clarified that the Signage Master Plan contained approved signage fonts; however, utilizing simple block letters would be cost-effective in this case and would accommodate internal LED lights. However, he offered, to consult with the signage vendor.

(5:43:45) – Chairperson Cardinal received confirmation that the letters would be black during the day and a soft white at night. Mr. Wentworth noted that should the Signage Master Plan be followed, the sign would be either forest green or chocolate brown; however, the black signage was simpler. Recreation Superintendent Dan Earp clarified that the concrete monument park signs were blue. Member Bullentini-wolf noted that was advocating for consistency and Mr. Wentworth offered to look into it. Discussion ensued regarding the materials and Mr. Wentworth explained that the material costs had increased by 15-25 percent and that \$500 - \$1,000 would be used for the electrical work and wiring.

(5:54:04) – Chairperson Cardinal informed Member Bullentini-Wolf that the unused funds would be returned to the RACC. Vice Chair Hannaman clarified that Ms. Sullivan would be providing updates on expenditures moving forward. Chairperson Cardinal recommended not delaying the project any longer due to the rising costs of material. Discussion ensued regarding the concerns raised by the members. Ms. Sullivan stated that the motion to allocate the up to \$30,000 could stand with the added condition: “with the understanding that the applicant will provide renderings of alternative sizes of the sign with 36-inch maximum, as well as report back on the font and the color consistent with the Parks [Signage] Master Plan.” Chairperson Cardinal entertained a motion.

**(5:58:50) – Member Schuette moved to recommend to the Redevelopment Authority approval of the expenditure of up to \$30,000 for a new sign at the Marv Teixeira Pavilion with the understanding that the applicant will provide renderings of alternative sizes of the sign with 36-inch maximum, as well as report back on the font and the color consistent with the Parks [Signage] Master Plan.”**

(6:00:30) – Discussion ensued regarding the possible additional cost of changing the font size and the color. Mr. Yu expressed concern that the motion above added an extra step which would be taken prior to recommending the expenditure to the Redevelopment Authority. He suggested delaying the recommendation to the Redevelopment Authority, directing Staff to make the recommended changes and returning to the RACC for review. Vice Chair Hannaman expressed concern that the added step may cause additional supply chain delays and costs. Mr. Yu noted that another option would be to leave the final discretion to the Redevelopment Authority/Board of Supervisors.

*(6:06:42) – The motion on the floor was withdrawn and Chairperson Cardinal entertained a new motion based on the discussion above.*

**(6:06:52) – Chairperson Cardinal moved to recommend to the Redevelopment Authority approval of the expenditure of up to \$30,000 for a new sign at the Marv Teixeira Pavilion, with the potential rendering of a 36-inch [lettering] option as well as color options to be provided to the Redevelopment Authority/Board of Supervisors for consideration as they move forward with the project. The motion was seconded by Vice Chair Hannaman.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Cardinal
<b>SECONDER:</b>	Hannaman
<b>AYES:</b>	Cardinal, Hannaman, Bullentini-Wolf, Schuette
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Bawden, Fant, Lopez

**4.B FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION REGARDING IMPROVEMENTS TO THE BOB BOLDRICK THEATER, THE CITY'S POOL DECK, AND THE FUJI PARK SOUND SYSTEM LOCATED AT 851 E WILLIAM STREET, 841 N ROOP STREET, AND 601 OLD CLEAR CREEK ROAD RESPECTIVELY.**

(6:07:39) – Chairperson Cardinal introduced the item. Ms. Sullivan gave background and noted that this agenda item was a review of projects that had been completed using Redevelopment funds.

(6:08:27) – Mr. Earp presented three Parks and Recreation projects that had utilized the Redevelopment funds and responded to clarifying questions:

- Replacement of the Community Center Pool Decks in Redevelopment Area 1 utilizing \$8,879.90 of the allocated \$52,000, as the work was being done in-house and in sections to ensure the pool did not close completely. He also noted that the work was still being performed, and had challenges such as staffing shortages.
- Bob Boldrick Theater replacement of the theater seats, new carpeting, painting, and replacement of the acoustic panes, utilizing Redevelopment Area 1 Redevelopment funds of \$252,996.
- Replacement of the current sound system at the Fairgrounds at Fuji Park using Redevelopment Area 2 Redevelopment funds of \$44,754.

This item was not agendized for action.

**5. DISCUSSION ONLY:**

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

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

(6:17:30) – Ms. Sullivan noted that she planned on inviting the Public Works Department at a future meeting to update the RACC on their Redevelopment projects.

**RACC MEMBER REPORTS AND COMMENTS.**

(6:18:15) – Chairperson Cardinal entertained RACC member comments. Vice Chair Hannaman recommended completing the installation of the V&T Arches prior to the upcoming July 1-4, 2022 train show coming to Carson City that would attract around 5,000 visitors. Ms. Sullivan noted that the Board of Supervisors would vote on the design of the Arches at the Board’s October 21, 2021 meeting.

(6:19:34) – Member Schuette noted her appreciation of the dialogue in this meeting to ensure “the final product is something we can all be really proud of, and it’s the right decision.” Chairperson Cardinal called the dialogue “healthy.”

(6:20:14) – Vice Chair Hannaman announced that she had met with the Carson City School District and that the Silver and Snowflakes Festival of Lights (a RACC project) would take place this year on December 3, 2021, at 5:30 p.m.

**6. PUBLIC COMMENTS**

(6:22:00) – Chairperson Cardinal entertained final public comments; however, none were forthcoming.

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

**(6:22:23) – Chairperson Cardinal adjourned the meeting at 6:22 p.m.**

The Minutes of the October 4, 2021 Carson City Redevelopment Authority Citizens Committee are so approved this 7<sup>th</sup> day of February, 2022.