

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, October 3, 2022 ● 5:30 PM**  
**Community Center Robert “Bob” Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Ronni Hannaman</b>	<b>Vice Chair – Court Cardinal</b>
<b>Member – Richard Bragiel</b>	<b>Member – Holly "Andi" Fant</b>
<b>Member – Nicole Kastens</b>	<b>Member – Gina Lopez</b>
<b>Member – Lisa Schuette</b>	

**Staff**

Hope Sullivan, Planning Manager  
Todd Reese, Deputy 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**

(5:30:13) – Chairperson Hannaman 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 Ronni Hannaman	Present	
Vice Chairperson Court Cardinal	Absent	
Member Richard Bragiel	Present	
Member Holly "Andi" Fant	Present	
Member Nicole Kastens	Present	
Member Gina Lopez	Absent	
Member Lisa Schuette	Absent	

**2. PUBLIC COMMENTS**

(5:31:01) – Chairperson Hannaman welcomed three attendees from the Carson City Chamber of Commerce Leadership Institute Class of 2023 and encouraged them to attend other meetings as well. She also entertained public comments; however, none were forthcoming.

**3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – AUGUST 1, 2022**

(5:31:39) – Chairperson Hannaman introduced the item and entertained changes, and/or a motion.

(5:32:16) – Member Bragiel moved to approve the August 1, 2022 RACC meeting minutes as presented. The motion was seconded by Member Fant.

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

#### 4. MEETING ITEMS:

##### 4.A RDA-2022-0393 DISCUSSION AND POSSIBLE ACTION REGARDING THE PROGRESS OF THE DOWNTOWN SIDEWALKS PROJECT.

(5:32:33) – Chairperson Hannaman introduced the item. Ms. Sullivan invited City Engineer Randall Rice and Public Works Project Manager Brianna Greenlaw to review the project. Mr. Rice gave background and defined the project as a reconstruction of deteriorated sidewalks and pedestrian ramps that are not compliant with the Americans with Disabilities Act (ADA) and the construction of new sidewalks and ramps in areas without existing facilities. He noted that a total of \$835,000 in redevelopment funds were allocated to complete the improvements in Redevelopment Area No.1 (\$635,000 in FY 2022 and \$200,000 in FY 2023). He also expected to utilize the \$200,000 as a match to obtain up to \$1 million per year in federal grants.

(5:35:36) – Ms. Greenlaw highlighted the locations of missing ADA curb ramps and missing and deteriorating sidewalks in the project areas. She also explained that the Redevelopment Area No. 2 project funded by Community Block Development Grant (CBDG) funds was being re-bid (due to supply chain issues and cost increases) with an anticipated construction start date of Spring 2023. Mr. Rice also discussed the challenges and issues the team had encountered during the bid process, hoping that the prices would be more favorable, and why it would take “longer to get to the finish line.” Chair Hannaman acknowledged the frustration with the length of time that would take to complete projects due to funding and supply chain issues. Mr. Rice hoped that with the current Robust plan and new funding sources, they would be closer to meeting the new timelines. Chair Hannaman entertained Committee discussion.

(5:45:36) – Member Fant thanked Public Works for making “three out of four corners” in her neighborhood ADA-compliant. Chairperson Hannaman recommended being diligent in using the funds to avoid a “use it or lose it” situation. No action was taken on this item.

##### 4.B RDA-2022-0391 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PROGRESS OF THE WILLIAM STREET COMPLETE STREETS PROJECT DESIGN PLANS.

(5:46:30) – Chairperson Hannaman introduced the item. Ms. Sullivan invited Project Manager Darren Anderson who introduced team members Mr. Rice and Angie Hueftle, Principal at NCE Engineering and Environmental Services. Mr. Rice thanked the RACC for allocating \$385,000 of redevelopment funds towards the \$17 million project and reviewed a PowerPoint presentation, incorporated into the record, providing a design update and the progress made to date. Ms. Hueftle reviewed the feasibility study outlined in the presentation, the traffic study results, the development alternatives and their evaluations, and the preferred alternative. Mr. Anderson presented the funding information and the next steps of the project. At Ms. Sullivan’s request, Ms. Hueftle reviewed the proposed pedestrian crossing at the William and State Street intersection and the prohibiting of a left turn from State Street onto William Street.

(6:11:10) – Chairperson Hannaman expressed concern that access to the Carson City Multipurpose Athletic Center is difficult and wished to see it easily accessed. Discussion ensued regarding roundabouts and Mr. Rice stated that procurements of right-of-ways may be difficult, especially when businesses are displaced and land purchases are required; therefore, this project would not include roundabouts. Chairperson Hannaman inquired about the deterioration of the trees on the eastern side of Carson Street. Mr. Rice discussed the replacement of trees which he noted is usually built in the project cost in the form of a warranty. He also explained that irrigation lines would have to be included with landscaping projects which would take into consideration purchasing the right vegetation with the right project as well.

(6:16:18) – Member Kastens was informed that the landscaping would be maintained by creating a Neighborhood Improvement District. Mr. Rice also explained to her that as part of the community outreach, they would be working with Carson High School to coordinate student release times and “work around them” with the contractor. He believed that having dedicated crossing areas and alternative detours would be implemented. Chairperson Hannaman thanked Staff for their presentation and noted that no action would be taken at this time.

## **5. DISCUSSION ONLY:**

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

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

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

(6:18:56) – Chairperson Hannaman introduced the item. Ms. Sullivan stated that she would be introducing the resolution to authorize the payment of the revolving fund items, which have been budgeted, to the Board of Supervisors in their next meeting.

(6:19:38) – Mr. Anderson provided additional clarification to Chairperson Hannaman’s concern regarding the left turn to the Multipurpose Athletic Center on Russell Way. He explained that the left turn would be “so close to I-580 interchange” and would create a conflict with the interchange.

(6:20:39) – Chairperson Hannaman reminded everyone that Nevada Day receives \$25,000 from the RACC in support of the events and invited everyone to attend the festivities. She also announced the Silver and

snowflakes tree lighting and holiday event on December 2, 2022 which, she noted, was in the planning stages.

**6. PUBLIC COMMENTS**

(6:21:31) – Chairperson Hannaman entertained final public comments. Mr. Rice updated the Committee on the Engine House Arch Project, noting that \$43,000 of the \$265,000 project has been allocated to the design (which included structural, civil, architectural, and construction inspection). Mr. Rice also explained that they were working toward the 90 percent design phase and planned to have a bid by spring 2023, adding that they had encountered some issues in the structural design phase due to the use of sandstone which he called “a weak rock;” therefore, it would be used as façade only. Chairperson Hannaman recommended July 4, 2023 as a completion date for the project.

(6:23:40) – Betsy Strasburg inquired whether the William Street design would be 100 percent complete prior to public input. She also inquired whether speed limit changes or reductions would be recommended as part of the project. Mr. Andersen clarified that a public meeting will be held in December 2022, after the completion of the 60 percent design phase. He also noted the design would be finalized six months after the comment period. Mr. Anderson referenced the traffic study portion of the earlier presentation and Mr. Rice explained that with the anticipated growth between now, 2030, and 2050, the current recommendation was to keep the speed limit close to its existing limit.

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

**(6:27:01) – Chairperson Hannaman adjourned the meeting at 6:27 p.m.**

The Minutes of the October 3, 2022 Carson City Redevelopment Authority Citizens Committee are so approved this 6<sup>th</sup> day of February, 2023.