

## **CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

### **Minutes of the October 10, 2001 Meeting**

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, October 10, 2001 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Vice Chairperson Linda Johnson  
Art Hannafin  
Joe McCarthy  
Fred Nietz

**STAFF:** Rob Joiner, Economic Development/Redevelopment Manager  
Kathleen King, Recording Secretary  
(RACC 10/10/01)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0001)** - Chairperson Williamson called the meeting to order at 5:35 p.m. Roll was called; a quorum was present. Members Browne and Tresnit were absent.

**B. ACTION ON APPROVAL OF MINUTES - SEPTEMBER 12, 2001 (1-0010)** - Member Nietz referred to page 4 and clarified that Doreen Mack, of the Downtown Merchants Association, will be coordinating the cooperative advertising with the Nevada *Appeal* for the Silver and Snowflakes Christmas Event. Mr. Joiner referred to item E-6 and advised that appropriate action had already been taken at the August meeting making the action taken at the September meeting redundant. He further advised that the action taken regarding cooperative advertising under item E-6 was inappropriate and should have been addressed under item E-4. This matter may need to be reagendized and addressed in a future meeting. **Vice Chairperson Johnson moved to approve the minutes. Member McCarthy seconded the motion. Motion carried 5-0.**

**C. MODIFICATION OF AGENDA (1-0084)** - Chairperson Williamson modified the agenda to address items E-7 and E-2 prior to item E-1. The agenda was further modified during the course of the meeting to accommodate interested citizens and Mr. Mooney's schedule.

**D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0090)** - Maxine Nietz advised that the Salsa Y Salsas Festival has been rescheduled for Sunday, October 14, 2001 from 10:00 a.m. to 4:00 p.m. at the Legislative Mall.

#### **E. PUBLIC HEARING:**

**1. DISCUSSION AND ACTION ON PROPOSED AMENDMENTS TO CARSON CITY REDEVELOPMENT PLAN FOR THE CARSON CITY REDEVELOPMENT PROJECT NUMBER ONE, ORIGINALLY ADOPTED FEBRUARY 20, 1986 (1-1296)** - Mr. Joiner distributed copies of the Redevelopment Plan and a fax of suggested revisions from Attorney Mark Wasser. Mr. Joiner provided

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an overview of the suggested revisions and discussion took place with regard to the same. Consensus of the Committee was to request Deputy District Attorney Neil Rombardo to contact Mr. Wasser and review the proposed revisions. Vice Chairperson Johnson suggested that the Committee members review the plan and the proposed revisions and schedule a special meeting to discuss and take action on the same. Following discussion, consensus of the Committee was to schedule the meeting for Monday, October 22<sup>nd</sup> at noon in the Capitol Conference Room. Vice Chairperson Johnson requested that Mr. Rombardo be invited to the meeting. No formal action was taken.

**2. DISCUSSION AND ACTION REGARDING CHRISTMAS ACTIVITIES FOR DECEMBER 2001, INCLUDING TREE LIGHTING AND CITY HALL OPEN HOUSE (1-0624)** - Maxine Nietz distributed a draft press release and advised that the first meeting of the Christmas Tree Coordinating Committee was held on October 4<sup>th</sup>. She reviewed and discussed the schedule of events as delineated in the press release. In response to a question, Mr. Joiner indicated that he would coordinate the City Hall activities with staff of the Finance and Treasurer's Departments. Ms. Nietz advised of a conversation with Ms. Mack, who acknowledged that the Merchants Association will be hosting Santa and his live reindeer beginning Thursday, December 6<sup>th</sup> and continuing throughout the weekend. Ms. Nietz advised that the Arlington Group will be discussing cooperative advertising for the event with Ms. Mack. The Arlington Group has been working with school district representatives regarding the coloring contest. Discussion took place regarding the coloring contest theme, and Ms. Nietz advised of other groups and individuals who have requested to participate in the event. In response to a question, Ms. Nietz advised there has been no indication from the restaurant owners that they will be doing anything special to participate in the event. Vice Chairperson Johnson suggested referring to the restaurants in the press release. No formal action was taken.

**3. DISCUSSION AND ACTION ON GHOST WALK 2001 (1-0791)** - Mr. Joiner reviewed the staff report. He advised that skits will be performed inside Comma Coffee and Java Joe's, and that the Telegraph Square Merchants have planned sidewalk sales, open houses, etc. Chairperson Williamson circulated the flyer prepared by the Carson City Convention and Visitors Bureau. In response to a question, Mr. Joiner advised that three houses will be open in addition to several other porches and yards. He listed the open houses, and discussion took place regarding the involvement of the owners of the Rinckel and Bliss Mansions. No formal action was taken.

**4. DISCUSSION AND ACTION ON NEVADA DAY 2001 (1-1496)** - Mr. Joiner referred to the redevelopment logo included in the agenda materials and reviewed the staff report. No formal action was taken.

**5. DISCUSSION AND ACTION TO REVIEW FINAL DRAFT DOCUMENT AND TIME LINE TO COMPLETE IMPLEMENTATION STRATEGIES FOR GOALS AND OBJECTIVES OF THE REDEVELOPMENT AUTHORITY STRATEGIC PLAN (1-0907)** - Mr. Mooney discussed his involvement in plans to place an American flag above the "C" on C Hill. He reviewed the Gantt chart included in the agenda materials, and discussion took place regarding the schedule. Mr. Mooney advised that he would be preparing similar charts for each of the goals in the strategic plan. Consensus of the Committee was to begin the task of determining the City's cultural heritage in January rather than in November. Chairperson Williamson suggested identifying individuals to participate in the survey groups between now and January. Mr. Mooney reviewed the time frames depicted on the chart in conjunction with the listed tasks. Discussion took place regarding surveys, the possibility of hiring a consultant to conduct

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surveys, focus groups, and involving the UNR Small Business Development Center. Mr. Mooney advised that the final redevelopment plan is ready to print and that he will do so shortly. [Chairperson Williamson recessed the meeting at 6:44 p.m. and reconvened the meeting at 6:50 p.m.]

**6. DISCUSSION AND ACTION ON REDEVELOPMENT AUTHORITY BUDGET EXPENDITURES (1-1525)** - Mr. Joiner referred to the spreadsheets included in the agenda materials. He advised that Employers Insurance Company of Nevada ("EICN") paid personal property tax although it was not required. Assessor Kit Weaver has indicated that if EICN discovers the error, they can request the payment to be returned. In response to a question, Mr. Joiner advised that Mr. Weaver is not obligated to notify EICN of the error. (1-1634) Chairperson Williamson advised that \$675,000 was allocated to the Brewery Arts Center this week toward purchase of St. Teresa's Catholic Church.

**7. DISCUSSION AND ACTION ON A REQUEST OF THE NEVADA STATE MUSEUM FOR REVIEW OF PROPOSED WALL AND MONUMENT SIGNS LOCATED AT 600 NORTH CARSON STREET (1-0111)** - Mr. Joiner introduced Director Jim Barmore and Facilities Supervisor Mark Falconer, of the Nevada State Museum, and reviewed the staff report. Mr. Barmore discussed the purpose for the proposed signs, including adequate identification of the new north building, "unification of the complex" with a standard, consistent identity, and enhancement of the institutional image. He indicated that the proposed signs are a "work in progress" and that Young Electric Sign Company has been helpful in the design process.

Mr. Falconer displayed and reviewed the proposed designs, and advised of the museum staff's preference. He discussed the proposed placement of signs on the north building in order to adequately identify the building and the entrance. In response to a question, he explained the reason for proposing the same signage on both sides of the north building. Mr. Falconer reviewed the proposed design of the monument sign and the proposed materials. Mr. Barmore described the method by which the monument sign will be illuminated. In response to a question, Mr. Falconer advised that the proposed monument sign is in addition to the building signs. He solicited input from the Committee members regarding the design of the monument sign. Member Hannafin suggested that the monument sign should be more in keeping with the new building but with the same forms as the old building. He commented that the main entrance portico should stand on its own. Vice Chairperson Johnson commented that tying the complex together is excellent. Discussion took place regarding downtown harmony and the possibility of a mural.

In response to a question regarding applicability of the City's sign ordinance, Mr. Joiner explained that State building signage is something of an anomaly because the buildings are not commercial or residential/multi-family. He advised that since Caroline Street is included in the downtown design district and the museum is included in the historic district, the Historic Architecture Review Commission will review the design if the sign is on the museum building. The other signs will be submitted to the downtown design review process. In response to a further question, Mr. Joiner advised that if the signs were subject to the sign ordinance, they would be in compliance. Chairperson Williamson commended Mr. Barmore and Mr. Falconer on their efforts to make the museum easier to find and more accommodating to visitors.

In response to a question, Mr. Barmore described the exhibit which is currently housed in the north building. Ms. Nietz suggested including an electrical outlet as a part of, or near, the monument sign. Mr. Falconer agreed that this could be done, and advised that electrical outlets were included in the design of the plaza. Member Hannafin referred to the U.S. Mint Building and the mine entrance addition and noted

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that porticos with columns are a part of each design. He suggested an open, columnar design for the monument sign rather than the massive base depicted in the displayed design. Mr. Barmore acknowledged that revised designs will be resubmitted for the Committee's review at a future meeting. Discussion took place with regard to the suggested revisions, and Member Hannafin diagramed the same. In response to a question, Mr. Barmore reviewed the project costs. No formal action was taken.

**F. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-1558)** - Chairperson Williamson advised of the Nevada Supreme Court ruling that the City cannot charge for street abandonment. In response to a question, Vice Chairperson Johnson explained the concept of equitable estoppel. In response to a further question, Chairperson Williamson advised that the decision will not result in a debt to the Redevelopment Authority because the events at issue took place prior to its formation. (1-1647) Member McCarthy discussed the Indemnity Agreement which will be included as a part of closing escrow on the sale of St. Teresa's Catholic Church to the Brewery Arts Center. The Agreement will indemnify the Brewery Arts Center and the City from any responsibility over environmental issues associated with the leaking oil tank discovered underground. Member McCarthy advised that the church has hired a contractor to excavate and remove the oil tank and any contaminated soil.

**F-1. FUTURE AGENDA ITEMS** - Previously covered.

**G. ACTION ON ADJOURNMENT (1-1683)** - Member McCarthy moved to adjourn the meeting at 7:07 p.m. Vice Chairperson Johnson seconded the motion. Motion carried 5-0.

The Minutes of the October 10, 2001 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this \_\_\_\_\_ day of November, 2001.

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ROBIN WILLIAMSON, Chairperson