

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the July 1, 2013 Meeting

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Monday, July 1, 2013, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Lorraine Bagwell
Vice Chairperson Jed Block
Member Brad Bonkowski
Member Ronni Hannaman
Member Dan Neverett
Member Jean Perpich
Member Lacy Sheck

STAFF: Lee Plemel, Planning Division Director
Randal Munn, Chief Deputy District Attorney
Tamar Warren, Deputy Clerk/Recording Secretary

NOTE: A recording of these proceedings, the Committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting, are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

1. **CALL TO ORDER** (5:29:36) – Chairperson Bagwell called the meeting to order at 5:29 p.m.
2. **ROLL CALL** (5:29:48) – Roll was called and a quorum was present.
3. **PUBLIC COMMENTS AND DISCUSSION** (5:29:55) – Chairperson Bagwell entertained public comments; however, none were forthcoming.
4. **FOR POSSIBLE ACTION: APPROVAL OF MINUTES FROM MAY 6, 2013.** (5:30:56) – Chairperson Bagwell introduced the item. **Member Hannaman moved to approve the minutes of the May 6, 2013 meeting as written. The motion was seconded by Vice Chairperson Block. Motion carried 7-0.**
5. **AGENDA ITEMS:**

5-1 TO DISCUSS AND MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE USE OF UNDESIGNATED CAPITAL IMPROVEMENTS FUNDS IN THE AMOUNT OF \$162,124 FOR FISCAL YEAR 2013-14, AND DISCUSSION REGARDING CAPITAL IMPROVEMENTS PLANNING FOR FUTURE YEARS. (5:31:26) – Chairperson Bagwell introduced this item. Mr. Plemel presented the agenda materials which are incorporated into the record, and recommended that the Committee discuss potential Redevelopment infrastructure project for the Fiscal Year 2013/2014, in lieu of recommending a motion. Mr. Plemel presented two attachments, incorporated into the record, containing Redevelopment Area #1 Plan Objectives and Activities, and Redevelopment Area #2 Proposed Redevelopment Actions, for reference. He also noted that the Redevelopment budget for the upcoming year included \$162,124 for “undesignated infrastructure projects”. Mr. Plemel stated that several infrastructure items such as benches, street banners, and other City fixtures were in great need of repair as well. Chairperson Bagwell invited the applicants to present their requests to the Committee.

(5:38:35) – Vern Krahn, Carson City Park Planner presented background information and a request, incorporated into the record, to make landscaping and site improvements to the Carson City Fairgrounds Arena Plaza at Fuji Park, for a better event experience. He also noted that providing a large, ADA-accessible gazebo, shade trees and plants, and overall aesthetic improvements could enhance the visual aspect of the facility for potential renters. Member Bonkowski inquired about any renters that may have requested any changes. Member Neverett was informed that he project would cost \$141,278. In response to a question by Member Scheck, Mr. Krahn gave the example of a rodeo that had take place and

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had attracted 1,100 people. Discussion ensued regarding water usage, prevailing wages, sound systems, and completion timeframe and Mr. Krahn believed that should the improvements be approved, they could begin construction by next spring or summer. He also informed Member Hannaman that he could “scale the dollars back if needed”. Member Perpich received confirmation that the park facilities were funded through the General Fund and believed the rental fees provided cost-recovery at this time.

(5:59:11) – William Landry introduced himself as a property owner on the 3200 block of South Carson Street. He presented his request, incorporated into the record, noting that his property and three others in a three block area, did not have access to City water. Mr. Landry concluded that his property was “underperforming” due to the lack of City Water and fire hydrants. In response to a question by Member Hannaman, Mr. Landry noted that the neighboring properties were currently using well water, adding that he was acting as the spokesperson for the remainder of the tenants. He also stressed that real estate developers would be more inclined to develop the area should they have access to City water. Mr. Plemel explained the process by which said property could get water, and Mr. Landry estimated the cost of bringing in the water and the fire hydrant to the property to be around \$54,000. Mr. Plemel clarified that should the wells on the neighboring properties fail, they would be required to have a City water connection instead of digging for a new well.

(6:18:17) – Vice Chairperson Block noted that he would be stepping down from the dais to introduce the next project, since he was also the current president of the Brewery Arts Center (BAC). He gave background on the project, incorporated into the record, and introduced John Copoulos, the project architect. Mr. Copoulos presented the Minnesota Street closure phases and site expansion plan, and outlined the construction plan. In response to Member Hannaman’s question, Mr. Copoulos noted that the grants avenue was being pursued by BAC Executive Director John Shelton. Vice Chairperson Block noted that State Historic Preservation Office grants were also being pursued. Mr. Copoulos confirmed that the total requested amount would be \$81,421.99, per the cost-estimate spreadsheet incorporated into the record. Mr. Plemel confirmed that an administrative extension, until the end of 2014, could be given by the City. Member Perpich expressed concern over the use of neighborhood parking. Chairperson Bagwell entertained additional public comments; however, none were forthcoming. Member Neverett was informed by Mr. Plemel that he did not have an estimate for enhancements of several aforementioned items in need of repair by the City. Member Hannaman suggested involving the Downtown Business Association and Downtown 20/20 to assist with infrastructure projects. Discussion ensued regarding Historic District signage and kiosks. Chairperson Bagwell instructed Mr. Plemel to inquire with the Carson City Fire Department regarding the placement of a fire hydrant near Mr. Landry’s property, and to look into a “not-to-exceed” amount for the BAC. She also noted that she would like to see a gazebo at the Fairgrounds. Member Hannaman stated that she wished to find out from adjoining properties on South Carson Street regarding their water requirements, adding that she wished to receive more information on what projects would attract more people. Discussion ensued regarding the closure of Minnesota Street and its maintenance responsibilities. Member Bonkowski suggested touching up the paint on light poles in the downtown area as another project for consideration. Mr. Landry noted that his project could be accomplished in 90 days. Member Neverett was informed that future boards could not be committed to expenditures; however; Mr. Plemel encouraged planning for the future. Vice Chairperson Block suggested involving the downtown businesses in the painting of the light poles. Vice Chairperson Block suggested inviting Mr. Shelton for an update on the BAC activities. Mr. Munn suggested that Vice Chairperson Block state for the record his role as President of the BAC. Vice Chairperson Block confirmed that he was not compensated for being the President of the BAC, and that he served as a volunteer, adding that the project did not provide him with any financial gain. He also noted that he would complete his term in two months.

6. NON-ACTION ITEMS:

a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC. (6:54:07) – Mr. Plemel announced that the Community Center LED sign contract was approved and that the project would be completed in September. He also thanked Chairperson Bagwell for taking the lead on the 2013 Carson City Holiday Ornament.

b. FUTURE AGENDA ITEMS FOR THE NEXT MEETING ON August 5, 2013.

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c. RACC MEMBER REPORTS AND COMMENTS.

7. PUBLIC COMMENTS (6:55:40) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ACTION TO ADJOURN (6:55:59) – Chairperson Bagwell introduced the item. **Member Bonkowski moved to adjourn. The motion was seconded by Member Neverett. The meeting was adjourned at 6:56 p.m.**

The Minutes of the July 1, 2013 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 5th day of August, 2013.

LORRAINE BAGWELL, Chair