

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee**  
**Monday, July 6, 2015 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Board Members**

<b>Chair – Ronni Hannaman</b>	<b>Vice Chair– Garrett Lepire</b>
<b>Member – Lori Bagwell</b>	<b>Member – Court Cardinal</b>
<b>Member – Craig Mullet</b>	<b>Member – Lacy Sheck</b>
<b>Member – Kristoffer Wickstead</b>	

**Staff**

Lee Plemel, Community Development Director  
Adriana Fralick, Chief Deputy District Attorney  
Tamar Warren, Deputy Clerk/Recording Secretary

**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 available for review during regular business hours.

An audio recording of this meeting is available on [www.carson.org/minutes](http://www.carson.org/minutes).

**1. CALL TO ORDER**

(5:28:19) – Chairperson Hannaman called the meeting to order at 5:28 p.m.

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

(5:28:32) – Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Left</b>
Ronni Hannaman	Present	
Garrett Lepire	Absent	
Lori Bagwell	Present	
Court Cardinal	Present	
Craig Mullet	Absent	
Lacy Sheck	Present	6:29 p.m.
Kristoffer Wickstead	Present	

**3. PUBLIC COMMENTS**

(5:29:00) – None.

**4. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES FROM MAY 4, 2015.**

(5:29:32) – I move to approve the Carson City Redevelopment Authority Citizens Committee Monday May 4, 2015 meeting minutes as presented.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Bagwell
<b>SECONDER:</b>	Wickstead
<b>AYES:</b>	Hannaman, Bagwell, Cardinal, Sheck, Wickstead
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Lepire, Mullet

## 5. AGENDA ITEMS

### 5.1 TO MAKE RECOMMENDATIONS TO THE CARSON CITY BOARD OF SUPERVISORS REGARDING THE 30 PERCENT DESIGN OF THE DOWNTOWN STREETScape PROJECT.

(5:29:47) – Chairperson Hannaman introduced the item.

(5:29:57) – Mr. Plemel gave background and presented the Staff Report, incorporated into the record, which outlined the role of the Committee regarding the 30 percent design of the Downtown Streetscape Project. Mr. Plemel then introduced Michael Bennett, Consultant Team Leader with Lumos & Associates, and Danny Rotter, Public Works Engineering Manager.

(5:31:24) – Mr. Rotter updated the Committee on the results of the 30 percent design workshops and presented the design elements, incorporated into the record. He also showed a video simulation of the proposed design which is available on [www.carsonproud.com](http://www.carsonproud.com). Chairperson Hannaman inquired about the \$11,000,000 cost estimate, which she believed was low based on the estimated costs of building the Multi-purpose Athletic Center (MAC) and the new animal shelter. Mr. Rotter explained that the Construction Manager at Risk (CMAR) process would help them stay within budget without sacrificing quality, adding that “a little contingency” was also taken into consideration. Member Cardinal received confirmation that the “historical boardwalk” would be on the Carson Street side. He also noted that bike rack options two, three, and four were much clearer than options one and five. Discussion ensued regarding pavers versus stamped concrete, and Mr. Rotter noted that the current looks were concepts and the actuals would be determined by the budget. Chairperson Hannaman wished to see “the best that this [project] can be” since “we have one shot at this”. Member Cardinal was informed by Mr. Plemel that “any new development would have to bring its own parking”. Mr. Bennett explained that 40 new spaces would be added to Carson Street and 15 would be taken away on Third Street, for a net gain of 25 spaces. Discussion ensued regarding planning for future expansions and Mr. Bennett noted that they were planning with future businesses in mind. Member Bagwell was informed that new grass would be added in certain locations to match “the look and feel” [of those locations]. Mr. Plemel explained that they were working with Michael Salogga in Economic Development, to attract new businesses and keep the property owners and business owners involved. Mr. Bennett added that the business owners were primarily concerned about potential loss of customers during the construction period, and noted that they were planning on a joint meeting with the contractor and the business owners to address their concerns.

### PUBLIC COMMENTS

(6:12:20) – None.

**(6:12:32) – I move to recommend to the Board of Supervisors acceptance of the 30 percent design of the Downtown Streetscape Project, with the comments made.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Wickstead
<b>SECONDER:</b>	Cardinal
<b>AYES:</b>	Hannaman, Bagwell, Cardinal, Sheck, Wickstead
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Lepire, Mullet

**5.2 FOR POSSIBLE ACTION: TO PROVIDE DIRECTION TO STAFF FOR FUTURE DISCUSSIONS REGARDING REDEVELOPMENT PRIORITIES.**

(6:13:12) – Chairperson Hannaman introduced the item.

(6:13:22) – Mr. Plemel gave background and presented the Staff Report which is incorporated into the record. He also suggested starting the discussions in September, as he and Chairperson Hannaman would not be able to attend the August meeting. Member Bagwell suggested using the Redevelopment funds to create infrastructure to take advantage of the downtown construction, instead of supporting a particular event. Chairperson Hannaman suggested looking into storage options for event equipment owned by the Parks and Recreation Department, and Member Sheck agreed. Member Wickstead noted that the list provided by Mr. Plemel conveyed the areas of focus for the Committee; however the prioritization needed to be changed. Chairperson Hannaman stated that incentives for the improvement of vacant properties and facades should be prioritized “at the top of the list”. Discussion ensued regarding Fuji Park improvements versus signage.

(6:29: 40) – Member Sheck left the meeting.

**PUBLIC COMMENTS**

(6:30:10) – Maurice White introduced himself and suggested that the members read the Committee’s “founding documents”, indicating that the priorities had already been set but ignored over the years. He noted that providing “missing infrastructure” and support to the different businesses were some of the previously-identified priorities.

(6:32:35) – Nate Amrhein introduced himself and explained that he was attending the meeting as a step to receive his Communications Merritt Badge. He also noted that the [Downtown Streetscape] Project seemed costly to him, as he was “not used to that kind of a budget”.

(6:33:59) – Kathi Amrhein introduced herself and stated that the “two-car pullout parking” may detract certain individuals with mobility issues, and they may avoid the downtown area altogether. Member Cardinal stressed the importance of convenient parking.

**6. NON-ACTION ITEMS:**

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

(6:36:20) – Mr. Plemel noted that the regularly-scheduled August meeting will be cancelled and a special meeting will be scheduled for September 8, 2015 for the 60 percent design review.

**b. FUTURE AGENDA ITEMS.**

(6:37:00) – 60 percent design review and RACC prioritization.

**c. RACC MEMBER REPORTS AND COMMENTS.**

(6:37:45) – None .

**7. PUBLIC COMMENTS**

(6:38:26) – Shelby Wickstead suggested having more shade downtown.

(6:39:10) – Samantha Amrhein requested more parking spaces.

**8. FOR POSSIBLE ACTION: ADJOURNMENT.**

**(6:39:25) – MOTION: Member Bagwell moved to adjourn. Member Cardinal seconded the motion. The meeting was adjourned at 6:40 p.m.**

The Minutes of the July 6, 2015 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 2<sup>nd</sup> day of September, 2015.

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RONNI HANNAMAN, Chair