

**MINUTES**  
**Special Meeting**  
**Carson City Redevelopment Authority Citizens Committee**  
**Wednesday, September 2, 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**

(5:29:14) – Chairperson Hannaman called the meeting to order at 5:30 p.m.

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

(5:29:30) – Roll was called and a quorum was present.

| <b>Attendee Name</b> | <b>Status</b> | <b>Arrived</b> |
|----------------------|---------------|----------------|
| Ronni Hannaman       | Present       |                |
| Garrett Lepire       | Absent        |                |
| Lori Bagwell         | Present       |                |
| Court Cardinal       | Present       |                |
| Craig Mullet         | Absent        |                |
| Lacy Sheck           | Absent        |                |
| Kristoffer Wickstead | Present       |                |

**3. PUBLIC COMMENTS**

(5:30:34) – Chet Hayes introduced himself as a Carson City Resident and President of Carson Lodge Number One on Carson and Washington Streets. Mr. Hayes explained that the Lodge was the first Masonic Lodge in Nevada since 1862, and a caretaker of the V&T Depot on Carson and Washington Streets for the past 60 years, a member of the National Historic Register. Mr. Hayes wished to ensure that the Downtown Streetscape Project would not obscure the visibility or historic structure of their historic building. He also suggested making the corner intersection safe and free from any possible water damage.

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

**(5:33:25) – I move to approve the minutes of the Carson City Redevelopment Authority Citizens Committee meeting for Monday July 6, 2015 meeting minutes as amended.**

|                     |  |
|---------------------|--|
| <b>RESULT:</b>      | <b>APPROVED (4-0-0)</b>                |
| <b>MOVER:</b>       | Bagwell                                |
| <b>SECONDER:</b>    | Wickstead                              |
| <b>AYES:</b>        | Hannaman, Bagwell, Cardinal, Wickstead |
| <b>NAYS:</b>        | None                                   |
| <b>ABSTENTIONS:</b> | None                                   |
| <b>ABSENT:</b>      | Lepire, Mullet, Sheck                  |

**5. AGENDA ITEMS**

**5.1 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE CARSON CITY BOARD OF SUPERVISORS REGARDING THE 60% DESIGN OF THE DOWNTOWN STREETScape PROJECT.**

(5:33:42) – Chairperson Hannaman introduced the item.

(5:33:58) – Mr. Plemel gave background and presented the Staff Report, incorporated into the record, which outlined the role of the Committee regarding the 60 percent design of the Downtown Streetscape Project. Mr. Plemel also introduced Michael Bennett, Consultant Team Leader with Lumos and Associates, and Patrick Pittenger, Public Works Transportation Manager.

(5:37:20) – Mr. Bennett updated the Committee on the results of the 60 percent design workshops and presented the design elements, incorporated into the record. He also clarified that they were balancing the requested changes and needs with the project budget. Discussion ensued regarding budgeting for future communication equipment such as fiber optics. Mr. Plemel explained that the budget was developed based upon cost estimates and iterated that the project was being designed to meet the budget. Mr. Pittenger assured the Committee that Mr. Bennett’s team is “being mindful of the budget”. Commissioner Bagwell wished to ensure that Mr. Hayes’ earlier public comments were captured as part of this meeting’s record. She also noted that the Committee could postpone the vote on this item. Mr. Plemel stated that the Committee’s role was to make a recommendation to Board of Supervisors. Chairperson Hannaman indicated that certain details, such as the location of electrical power, were still unclear. Ms. Fralick explained that the item was agendized for a recommendation to the Board of Supervisors; however, the Committee could vote to table it. Mr. Pittenger clarified that the Regional Transportation Commission (RTC) would also provide a recommendation to the Board of Supervisors.

There were no public comments.

**(6:11:44) – I move to table this item.**

|                     |  |
|---------------------|--|
| <b>RESULT:</b>      | <b>APPROVED (4-0-0)</b>                |
| <b>MOVER:</b>       | Bagwell                                |
| <b>SECONDER:</b>    | Cardinal                               |
| <b>AYES:</b>        | Hannaman, Bagwell, Cardinal, Wickstead |
| <b>NAYS:</b>        | None                                   |
| <b>ABSTENTIONS:</b> | None                                   |
| <b>ABSENT:</b>      | Lepire, Mullet, Sheck                  |

**5.2 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING REDEVELOPMENT OBJECTIVES, PROGRAMS AND PROJECT PRIORITIES FOR THE FUTURE USE OF UNDESIGNATED REDEVELOPMENT FUNDS.**

(6:12:24) – Chairperson Hannaman introduced the item.

(6:12:50) – Mr. Plemel gave background and presented the agenda materials which are incorporated into the record. He also reviewed each project and suggested that each member rank the projects for a Committee recommendation to the Redevelopment Authority from one to seven, one being the highest priority. After discussion, the Committee agreed to the rankings below.

| Objective/Program/Project  | Ronni | Lori | Kris | Garrett | Lacy | Court | Craig | Avg. |
|--|-------|------|------|---------|------|-------|-------|------|
| East/West Downtown Street improvements to match Carson/Curry Street improvements | 2     | 1    | 1    |         |      | 2     |       | 1.50 |
| Purchase downtown equipment/infrastructure to facilitate special events          | 1     | 2    | 4    |         |      | 1     |       | 2.00 |
| Downtown Façade Improvement Program  | 3     | 3    | 5    |         |      | 4     |       | 3.75 |
| Continue with Special Event funding  | 6     | 7    | 2    |         |      | 3     |       | 4.50 |
| Assist with undergrounding and utility extensions for new development            | 7     | 5    | 3    |         |      | 5     |       | 5.00 |
| Provide more directional signage throughout the Redevelopment Areas              | 5     | 4    | 6    |         |      | 6     |       | 5.25 |
| Purchase property for future redevelopment                                       | 4     | 6    | 7    |         |      | 7     |       | 6.00 |

There were no public comments.

(6:44:57) – “I move to recommend to the Redevelopment Authority the Redevelopment objectives, programs and project priorities as approved by RACC for consideration in allocating the use of current and future available undesignated Redevelopment funds as voted on by RACC tonight, and with the caveat that we’re not focusing all the funding on number one and preventing any of the other things from being funded.”

|                     |  |
|---------------------|--|
| <b>RESULT:</b>      | <b>APPROVED (4-0-0)</b>                |
| <b>MOVER:</b>       | Wickstead                              |
| <b>SECONDER:</b>    | Bagwell                                |
| <b>AYES:</b>        | Hannaman, Bagwell, Cardinal, Wickstead |
| <b>NAYS:</b>        | None                                   |
| <b>ABSTENTIONS:</b> | None                                   |
| <b>ABSENT:</b>      | Lepire, Mullet, Sheck                  |

**6. NON-ACTION ITEMS:**

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

(6:46:03) – Mr. Plemel announced a project called “Greening William Street”, funded by the Greening of America’s Capitals grant, and invited the public to attend the upcoming public meetings. He also stated that Mr. Bennet would present the next phase of the Downtown Streetscape Project at the November 2, 2015 meeting.

**b. FUTURE AGENDA ITEMS.**

(6:47:46) – None.

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

(6:48:04) – Chairperson Hannaman thanked the Public Works Department for revamping the “blue line” and announced a ground breaking ceremony in September 2015 with a ribbon-cutting ceremony planned for December 2016 for a United Federal Credit Union building on William Street.

**7. PUBLIC COMMENTS**

(6:49:01) – Commissioner Bagwell thanked Lumos and Associates for their hard work on the Downtown Streetscape Project.

There were no public comments.

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

**(6:49:53) – MOTION: Member Bagwell moved to adjourn. Member Cardinal seconded the motion. The meeting was adjourned at 6:50 p.m.**

The Minutes of the September 2, 2015 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 1<sup>st</sup> day of February, 2016.

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RONNI HANNAMAN, Chair