

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special Meeting of January 28, 1993
Page 1

A special meeting of the Carson City Board of Supervisors was held on Thursday, January 28, 1993 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 5:30 p.m.

PRESENT: Mayor Marv Texeira; Supervisors Janice Ayres, Kay Bennett, Greg Smith and Tom Tatro

STAFF: John Berkich, City Manager; Walter Sullivan, Community Development Director; Mike Suglia, Deputy District Attorney; Fran Smith, Recording Secretary (BOS 1-0000)

A. CALL TO ORDER - Mayor Texeira called the meeting to order at 5:40 p.m. A roll call was taken and a quorum was present.

B. AGENDA ITEM - Action on the Establishment of Priorities for Applications for Enhancement Funds Under the Intermodal Surface Transportation Enhancement Act (ISTEA) - (1-0029) City Manager Berkich provided participants with a packet of information. Supervisor Bennett suggested that the Board do a round of presentations so that recommendations could be made to the ISTEA technical advisory committee. Mayor Texeira advised that he would be attending a meeting of that committee on January 29 and felt that this Board should establish a priority list. He added that the people involved would make presentations at this time.

V&T Right-of-Way Development - (1-0172) Mr. Sullivan advised that the route of the V&T right-of-way was from Kings Canyon Road north through the planned unit development along Longview, through Community College property, and through private property to Lakeview. He said this is approximately four miles and that the cost estimate is \$50-60K.

Extension of the V&T from Carson City to Virginia City - Bicycle and Pedestrian Paths Along Winnie Lane, Kings Canyon, Washington Street Expanding to the East Side of the City - (1-0255) Mr. Sullivan advised that an alternative is being sought to link the east and west with other than roadways but that the cost is not known.

Acquisition and Rehabilitation of the Masons Building - (1-0275) Mr. Sullivan felt that the cost would be \$100-200K.

Overpass Construction at Edmonds near Empire School - (1-0296) Mr. Sullivan advised that a preliminary estimate of the cost was \$100K. He added that potential funding sources are RTC monies and income contribution.

Mr. Sullivan felt that there is the possibility of using RCT funds for the V&T project and that the bikeways might also be able to utilize these funds. Mr. Sullivan believed that CLG, historic grants, redevelopment funds, income contributions and service clubs were also potential sources.

Removal of Illegal Billboards - (1-0334) Mr. Sullivan advised

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special Meeting of January 28, 1993
Page 2

that there are no illegal billboards in the City at this time. He added that a number of signs are due to for second stage use permits and, if they are not renewed, there are funds allocated for removal and that the cost would be \$30-40K.

Landscaping Along the Right-of-Way on Highway 395 South - (1-0358) Mr. Sullivan said this was Supervisor Bennett's project and that she would be addressing this

Study on Landscaping Improvements Along Highway 50 East - (1-0363) Mr. Sullivan advised that the cost is unknown. He added there is a possibility that the City could supply plants and trees to owners along the highway as an incentive to improve their properties.

The Placement of a V&T Arch at the Train Museum - (1-0407) Mr. Sullivan advised that this would include some landscaping. He added that potential funding was from income contribution and CLG grants but did not have a cost estimate.

Improvement of the Scenic Overlook of Highway 395 on the North End of the City - (1-0430) Mr. Sullivan described some disadvantages of this project and Mayor Texeira directed this be struck from the list.

Landscaping of Highway 395 South - (1-0445) Supervisor Bennett commented that NDOT is going to be reconstructing the highway from 395 at the Stewart intersection south to the intersection of Highway 50. She felt that this project provided a good opportunity to use some enhancement monies to landscape the medians and right-of-ways on either side of the road. She added that she had met with representatives from NDOT and had acquired some preliminary cost estimates. She said the materials would cost \$280K. She said that the cost to beautify the NDOT right-of-way along either side of the highway is \$949,840. This includes the design, construction and engineering. She advised that NDOT has committed to putting the conduit in for stubbing out the right-of-way and that the total project would cost \$1.2 million. She felt this would enhance the southern entrance to the city and had filled out the application along those lines.

(1-0592) **Brewery Arts Center** - Executive Director, Carl Dahlen, said the building was built in 1864 and has served as a commercial structure since that time. He said that the Brewery Arts Center currently leases and operates the building. He noted that the estimated cost to raze the outbuildings, put a new structure in place and make them seismically safe had been approximately \$1.2 million dollars but further consideration of the seismic study indicated it could be done for substantially less. He added that approximately \$180K has been invested to date in the project. He advised that a roof, elevator, and a stairway to the second floor have been put in and that the estimate to complete the project is \$300K. He said that when the project is complete there will be concessionaire space on the first floor. This would provide limited food service within the

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special Meeting of January 28, 1993
Page 3

Historic District for visitors as well as people who work in the area. He felt that the income from this could help defray the Center's cost of operation. He advised that the the second floor needs rehabilitation work. This would provide a meeting space in the downtown area that could be rented. He felt that the \$300K was a realistic figure, particularly through the ISTEPA program. Mayor Teixeira inquired if the cost of the project would diminish if the Legislature provided some funding. Mr. Dahlen replied that they had been given an eligibility of \$75K toward the project from the initial round of applications and hoped for an additional \$75K from the second round. This would provide about 1/2 of what is needed to make the project a reality. He felt that the current state of the economy in Nevada is a problem and that there is a reluctance to commit to additional expenditures even if they are bond issues.

Supervisor Smith inquired if these are stand alone items or could they be put together to meet the enhancement types. Mr. Sullivan explained that the projects have to meet at least one of the types to be considered. He added that NDOT has their own criteria for assigning points.

Supervisor Bennett commented on the FHWA statement that the enhancement activity must have a direct relationship to the intermodal transportation system but not necessarily a currently planned highway project. She said there were three tests for eligibility - function, proximity, and impact and that she had used that concept in justifying her application.

V&T Railroad from Carson City to Virginia City - (1-0918) Vice President of the V&T Historical Railroad Society, Ron Allen, said the group had been formed for the purpose of obtaining the right-of-way and constructing the physical railroad between the two communities. He provided a brief history of their research in determining if this project could succeed. He said it had been decided to form a non-profit corporation so that they could obtain the right-of-way on a donated basis. He believed that the benefits to Carson City are many - tourism, jobs, room tax dollars, etc. He commented that steam trains are not detrimental to the environment, there would be fewer autos on the road between the two communities, and some highway maintenance dollars could be saved. He felt that the number of visitors utilizing the railroad would increase each year. He advised that sites for the Carson City terminus are being studied. He added that this project is for the first mile of track and could be built for \$1.7 million dollars and that the entire project from Carson City to Gold Hill is about \$5.5-6.0 million dollars. Mayor Teixeira commented that the Convention and Visitors funds had already been spent on the project.

(1-1346) Supervisor Tatro discussed the needs of the communities. He felt this was not a project between the two cities but a regional enterprise where three counties would be directly involved - Carson, Lyon and Storey. He said the project has received support from both U. S. Senators, Representative

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special Meeting of January 28, 1993
Page 4

Vucanovich, State Legislators, and local citizenry. He noted that this will move people across three counties and reduce highway congestion. He said in excess of \$100K has been spent or donated to the project and felt that it would have the largest single impact on the local economy. He also believed that the focus should be broadened to include historic features of the area and given top priority. Diane Brigham felt that the project has big potential for long term jobs, concessions, historic preservation, and would be educational as well.

Planning Commissioner Nietz felt that both the V&T and Brewery Arts Center were high priority projects. She also felt that the old depot would be an important addition to the V&T project in that it would bring visitors into the downtown area.

Acquisition of Property Along the Carson River to Establish a Linear Park to Follow the Course of the River Within the County - (1-1615) City Manager Berkich felt that, although this was not on the list, it should be given consideration and should be listed as "Carson River Linear Park" or "Carson City Pedestrian and Bicycle Pathway".

(1-1700) Supervisor Bennett advised that another project she will be bringing to the Board for consideration is the Highway 28 corridor in Carson City. She added that at this time the Carson City land in the Tahoe Basin is the last and only land left undisturbed and undeveloped. She said she would be making a presentation on this which would include the possibility of transit modes, pedestrian access, and bike paths in the corridor. She added that she was hoping for a scenic highway designation.

(1-1753) Mayor Texeira solicited comments prior to voting on the priorities. Mr. Sullivan suggested holding off voting on the arch to the railroad museum, the scenic overlook, and billboard removal projects. Supervisor Bennett also suggested holding off on the linear park project at the river until more information is available.

Mayor Texeira requested that the Board rank the projects by priority. The tabulation resulted in the following list:

1. V&T Railroad
2. Highway 395 South Landscaping
3. Highway 50 Landscaping
4. Train Depot
5. Brewery Arts Center
6. V&T Bike Path
7. Pedestrian Overpass
8. West Side Bike Path

Mayor Texeira requested that the package of priorities and applications be prepared in a professional manner and thanked the participants for their hard work and attendance at the meeting.

There being no further business Mayor Texeira entertained a

CARSON CITY BOARD OF SUPERVISORS
Minutes of the Special Meeting of January 28, 1993
Page 5

motion to adjourn. Supervisor Tatro moved to adjourn. Supervisor Ayres seconded the motion. Motion carried 5-0-0-0. Mayor Texeira adjourned the meeting at 6:50 p.m.

A tape recording of these proceedings is on file in the Clerk-Recorder's Office. This tape is available for review and inspection during normal business hours.

The Minutes of the January 28, 1993 Special Meeting of the Carson City Board of Supervisors

ARE SO APPROVED _____, 1993

Mayor Marv Texeira