A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, December 12, 2001 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson

Vice Chairperson Linda Johnson

Joe McCarthy Fred Nietz Morey Tresnit

STAFF: Rob Joiner, Economic Development/Redevelopment Manager

Chuck Knowlton, Street Operations Chief

Kathleen King, Recording Secretary

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 5:34 p.m. Roll was called; a quorum was present. Members Browne and Hannafin were absent. Member McCarthy arrived at 5:45 p.m.
- **B.** ACTION ON APPROVAL OF MINUTES NOVEMBER 14, 2001 (1-0004) Member Tresnit moved to approve the minutes. Vice Chairperson Johnson seconded the motion. Motion carried 4-0.
- C. **MODIFICATION OF AGENDA** (1-0022) None.
- **D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS** (1-0023) Maxine Nietz, of the Arlington Group, displayed a report on the Silver and Snowflakes Christmas Tree Lighting event and reviewed the same. She estimated the final cost of the event to be approximately \$1,955 which is under the \$2,200 budget.

E. PUBLIC HEARING

FOR DESIGN APPROVAL OF A FREESTANDING MONUMENT SIGN AND SEVERAL WALL SIGNS ON THE NORTH BUILDING, 706 NORTH CARSON STREET, APN 003-283-05 (1-0140) - Mark Falconer, of the Nevada State Museum, expressed regrets on behalf of Jim Barmore in that he was unable to attend the meeting because of a previous commitment. [Member McCarthy arrived at 5:45 p.m.] Mr. Falconer displayed proofs of the proposed signs, which incorporated the Committee's suggestions from the October meeting, and reviewed the same. In response to a question, he advised that the entire project will cost approximately \$38,000. The cost of the large, freestanding sign is approximately \$15,000. Mr. Falconer provided statistical information regarding the number of visitors to the north building since it opened. He advised that the graphic representation of the Nevada boundary line will be consistent for all Division of Museums and History signs. He requested funding assistance from the Committee, and Mr. Joiner advised that this could be agendized for a future meeting. In response to a question, Mr. Falconer advised that there are eight new signs. Existing signs near the mine exit will be painted over, and two historic bronze plaques which are embedded in the sandstone will not be removed. Vice Chairperson Johnson moved to approve the designs presented of a freestanding, monument sign and the wall signs

on the north building of the Nevada State Museum. Member Nietz seconded the motion. Motion carried 5-0.

E-2. DISCUSSION AND ACTION ON PROPOSED CAPITAL IMPROVEMENTS PROJECTS INCLUDING INTERSECTION IMPROVEMENTS ON CURRY STREET, DECORATIVE/SAFETY FENCING ON SOUTH CARSON STREET, STREET LIGHT IMPROVEMENTS IN PUBLIC PARKING LOTS, AND INTERSECTION AND HANDICAPPED ACCESSIBLE SIDEWALK IMPROVEMENTS AT WEST PROCTOR AND NORTH PLAZA STREETS (1-0370) - Chairperson Williamson thanked Mr. Knowlton for the Third Street parking lot lighting project. Mr. Knowlton commended his crew and provided an overview of the Third Street project. Mr. Joiner reviewed the staff report and a memo from Transportation Manager John Flansberg. Mr. Knowlton discussed Mr. Flansberg's focus on ADA access, and Jared Dempsey's involvement in testing wheel chair ramps on Koontz Lane. Chairperson Williamson described the 50/50 sidewalk program. In response to a question, Mr. Joiner designated improvements to the Curry Street intersections as the Committee's priority for next year. He advised that Street Department staff has expressed an interest in assisting in the design and construction.

Mr. Knowlton displayed graphic representations of slurry seal, fog seal, and chip seal projects done by the Street Department since 1999, and the projects scheduled for 2002-2004. He acknowledged that the type of seal used is dependent upon the condition of the asphalt. He discussed the high ratings given to Carson City streets by Engineering Technician John Platt, and further acknowledged that applying sealer to new asphalt every two to three years extends its life. He advised that the 2003 projects are focused in the downtown area and requested input from the Committee regarding proposed improvements. He expressed the opinion that Telegraph Square was overbuilt, and discussed more efficient and less expensive ways to construct future intersection improvements. In response to a question, Mr. Knowlton provided information on how to deal with tree roots which are ruining sidewalks while saving as many trees as possible. He acknowledged that individual property owners are responsible for contacting the Street Department regarding sidewalks. Vice Chairperson Johnson suggested notifying Curry Street property owners of the 50/50 sidewalk program. Mr. Joiner suggested that CDBG funding may be available as well.

Chairperson Williamson requested volunteers for a subcommittee to work with Mr. Joiner on developing proposed improvement projects, and then to meet with Mr. Knowlton. Chairperson Williamson and Member Tresnit volunteered. She thanked Mr. Knowlton, who advised he would inform Mr. Flansberg of the Committee's plans. He acknowledged that the Street Department schedule is complete through 2004. Member McCarthy commended Mr. Knowlton on the work done by the Street Department staff.

- E-3. DISCUSSION AND ACTION REGARDING THE REPORT OF ACTIVITIES FROM THE DOWNTOWN MERCHANTS ASSOCIATION (1-0808) Deferred.
- E-4. DISCUSSION AND ACTION ON A RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR ADDITIONAL MEMBERS TO SERVE ON A TASK FORCE FOR DEVELOPMENT OF DOWNTOWN STRATEGIC PLAN IMPLEMENTATION MEASURES (1-0840) Chairperson Williamson advised that the Committee will serve as the core downtown task force for the Economic Development Strategic Plan. She referred to the applications included in the agenda materials and advised that seven to nine additional members need to be selected. Charlie Long advised that 34 applications were received by the Economic Development Team ("EDT"). The applications were reviewed and the EDT made suggested assignments at a meeting held earlier in the day. Member McCarthy advised that the memo submitted by Chairperson Williamson was well received and understood by the EDT. Mr. Joiner advised that a few categories remain to be filled, and discussion took place with regard

to the same. He reviewed the applications included in the agenda materials and advised of the suggestions made by the EDT. Extensive discussion took place regarding applicant assignments and, at the request of Member McCarthy, Mr. Long read the proposed assignments made by the EDT.

In response to a question, Mr. Long advised that the task is to develop strategic recommendations for consideration by the Board of Supervisors. He responded to additional questions, and discussion took place, regarding the term of the strategic plan, its purpose and goals with regard to competition between Carson City and Douglas County. Mr. Long continued reviewing the proposed assignment list, and advised that the assignments were subject to change depending upon the preferences of the Committee. Member Tresnit volunteered to recruit at least two gaming representatives for the Downtown Task Force and for the EDT. Discussion took place regarding the meeting schedule, and consensus of the Committee was to request staff to work out the details. Mr. Long acknowledged that all the meetings will be open to the public, and responded to questions regarding the purpose and goals of the process. Vice Chairperson Johnson suggested a representative from the administrative branch of State government for the Downtown Task Force. Vice Chairperson Johnson moved to accept the names which have been proposed to serve on the Downtown Task Force as part of the Economic Development Strategic Plan, as follows: Jeannie Hadlock, Jack Brower, Ronni Hannaman, Lorne Malkiewich, Steve Lewis, Sandy Haslem, Kathryn Ely, Ann Thomas, the Redevelopment Authority Citizens Committee, and representatives of downtown gaming and State administrative staff to be named at a later date. Member Tresnit seconded the motion. Motion carried 5-0. The Committee members thanked Mr. Long.

E-5. DISCUSSION AND ACTION ON DOWNTOWN STRATEGIC PLAN: GOALS, OBJECTIVES AND IMPLEMENTATION MEASURES (1-2225) - Mr. Mooney distributed the most recent version of the strategic plan and reviewed the same. He discussed two options: finish the operational plan prior to January 16, 2002 and present it to the Downtown Task Force at its first meeting. Mr. Joiner expressed a preference for completing the operational plan prior to January 16th, in order that the task force will understand the direction of the Committee. He clarified that the plan will still be open for comment, and pointed out that other issues can then be addressed, such as prioritizing areas that are ripe for redevelopment and allowing the task force to assist in developing implementation measures. He referred to the pedestrian plan being developed by Senior Engineer Rob Fellows, and indicated that it will tie in with the people conveyance plan developed by the RACC subcommittee. He pointed out that the implementation plan for the economic development strategic planning process will actually be due by April 24, 2002.

Mr. Mooney advised that the second alternative is to allow input by the Downtown Task Force to complete the operational plan. In response to a question, Vice Chairperson Johnson advised that Mr. Long has conceded to starting with the Redevelopment Authority Strategic Plan as a foundation. Discussion took place regarding the two options and the six-month time frame. Mr. Joiner advised that since the economic development strategic plan is funded by a CDBG grant, some semblance of a plan will have to be completed by June. Member McCarthy advised that the members of the EDT agreed to blend the economic development strategic plan with the Redevelopment Authority Strategic Plan. Discussion took place regarding the role of the Committee in the economic development strategic plan process. Mr. Joiner advised that some assumptions had to be made because of the compacted time frame. He further advised that the Redevelopment Authority Strategic Plan will be presented to the Board of Supervisors at their December 20th meeting, and requested the attendance of the Committee members.

Mr. Joiner reviewed the list of issues suggested by Mr. Long, and discussion ensued regarding the same. Vice Chairperson Johnson commented that the other Downtown Task Force participants will need to be brought up to speed with the Committee. She suggested that Mr. Mooney could provide an overview of

the strategic planning process and the amount of time invested by the Committee, and that the Committee members could present those portions of the Redevelopment Authority Strategic Plan on which each of their subcommittees focused. Member McCarthy suggested that Vice Chairperson Johnson could provide a history of the Committee's role in the redevelopment district. Vice Chairperson Johnson requested that Mr. Joiner prepare a list of the Committee members and the areas of the strategic plan they represent. Following discussion, consensus of the Committee was to separately schedule each subcommittee meeting, develop language for the plan statements, and submit a draft to Mr. Mooney by January 9th. Mr. Mooney will prepare the plan statements for submission to the Downtown Task Force on January 16th. In response to a question, Chairperson Williamson advised of the procedure for submitting the plan to the Board of Supervisors and to the public for review. Discussion took place regarding implementation of the plan, and Mr. Mooney acknowledged that he is developing a bid. Vice Chairperson Johnson requested that discussion and action to hire a consultant be agendized for the January meeting. No formal action was taken.

- E-6. DISCUSSION AND ACTION ON A REQUEST FROM CHAIRWOMAN ROBIN WILLIAMSON FOR RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY/BOARD OF SUPERVISORS TO COMMIT \$75,000 TO PARKING IMPROVEMENTS AT MILLS PARK (1-3240) Chairperson Williamson provided background information on this item and solicited comments from the Committee members. Following discussion, Chairperson Williamson pointed out that the parking improvements will complete Mills Park and suggested that the borders of the Redevelopment District could then be amended to exclude Mills Park. Member Tresnit suggested that additional details on the parking improvements would be helpful in making the decision. Discussion took place regarding NDOT's requirements along Highway 50, the source of the requested funding, and the blighted areas across the street from Mills Park. Vice Chairperson Johnson moved that the Redevelopment Authority Citizens Committee recommend to the Redevelopment Authority/Board of Supervisors to commit \$75,000 to parking improvements at Mills Park along Highway 50 East which will complete the redevelopment of Mills Park. Member McCarthy seconded the motion. Motion carried 5-0.
- E-7. DISCUSSION ONLY REGARDING PROPOSED CITY ORDINANCE REQUIRING HOTEL ROOMS FOR NON-RESTRICTED GAMING OPERATIONS (1-3755) In response to a question, Chairperson Williamson advised that the Board of Supervisors was informed by the District Attorney that the ordinance should have included a business impact statement. This is in the process of being done and responses are expected from the Chamber of Commerce, the Gaming Association, the Builders Association, etc. Chairperson Williamson anticipates that the ordinance will be submitted for first reading at the December 20th Board of Supervisors meeting. She acknowledged that Committee members wishing to provide comments on the ordinance should appear at the meeting.

Chairperson Williamson read a portion of the ordinance into the record and explained its provisions. Member Tresnit expressed adamant opposition to the ordinance and advised that he would be present to provide testimony before the Board of Supervisors. He discussed his concerns and suggested that the ordinance will create exclusivity. Mr. Joiner advised of speaking to a gaming analyst, who explained the perspective of potential gaming developers and indicated that "if the pie is split too many times ... [developers] take a second thought about whether they're going to come in or not." He expressed understanding for Member Tresnit's position, but noted that Carson City is the only Nevada community with a population over 50,000 which doesn't have this ordinance in place. He acknowledged that the ordinance is restrictive, but noted that it serves a purpose.

Vice Chairperson Johnson expressed a concern about applying the ordinance to downtown properties because there is no room for expansion. She suggested that the downtown core should be exempted from

this ordinance. She concurred with an earlier comment by Member Tresnit that the application time frames are insufficient. Discussion took place regarding advantages of the ordinance to properties with existing, unrestricted gaming licenses and the variance process implemented in Clark County. Vice Chairperson Johnson reiterated her concern regarding Carson City's historic downtown core, pointed out the possibility of unforeseeable issues, and noted that once the ordinance is passed "there will be no going back." In response to a question, Chairperson Williamson provided information on the impetus behind the ordinance and discussion took place with regard to the same.

- E-8. DISCUSSION ONLY REGARDING CARSON STATION HOTEL CASINO EXPANSION PROJECT, 900 SOUTH CARSON STREET, APN 003-082-04 (2-0340) Mr. Joiner reviewed the staff report and the elements of the proposed expansion project. Discussion took place regarding the parking requirement and parking issues in the area. Mr. Joiner advised that the parking lot will be improved and assistance will be provided to Sierra Pacific Power Company to screen the substation.
- E-9. DISCUSSION AND ACTION REGARDING REDEVELOPMENT AUTHORITY BUDGET EXPENDITURES (2-0387) Chairperson Williamson referred to the budget report included in the agenda materials. No formal action was taken.
- F. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0810) Chairperson Williamson presented a framed photograph of the C-Hill flag to Dan Mooney, and thanked him for his involvement in the project. She responded to questions regarding the source of the photograph. (1-0393) In response to a question, Chairperson Williamson advised that applicant interviews for vacancies on the Committee will be conducted at the January Board of Supervisors meeting. She commented on the final mass at St. Teresa's Catholic Church which was attended by herself, Vice Chairperson Johnson, and Members McCarthy and Tresnit.
 - F-1. FUTURE AGENDA ITEMS (1-0400) Previously covered.
- **G. ACTION ON ADJOURNMENT** (2-0435) Member Nietz moved to adjourn the meeting at 8:43 p.m. Vice Chairperson Johnson seconded the motion. Motion carried 5-0.

The Minutes of the December 12,	2001 meeting of the Carson City Redevelopment Authority Citizen	ns
Committee are so approved this	day of January, 2002.	

ROBIN WILLIAMSON, Chairperson