

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the October 5, 1995, Meeting
Page 1

A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, October 5, 1995, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 6 p.m.

PRESENT: Chairperson Tom Tatro and Members Marv Teixeira, Greg Smith and Kay Bennett

STAFF PRESENT: City Manager John Berkich, Public Works Director Jay Aldean, Deputy District Attorney Paul Lipparelli, Principal Planner Rob Joiner, Senior Engineer John Givlin, and Recording Secretary Katherine McLaughlin.

REDEVELOPMENT AUTHORITY (2-0039.5) - Mayor Teixeira convened the session at 6:06 p.m. He immediately recessed the Board of Supervisors session and passed the gavel to Chairperson Tatro. Chairperson Tatro noted for the record that a quorum was present although Member Ayres was absent. (Roll call was not taken.) (See Board of Supervisors Minutes of October 5, 1995, for discussion/action on the other Agenda items.)

A. APPROVAL OF MINUTES - May 4, 18, and 30, June 15, and July 6, 1995 (2-0055.5) - Discussion indicated the Authority had not received a copy of the May 4th Minutes. Member Bennett moved to approve. Member Teixeira seconded the motion. Motion carried 4-0.

B. ACTION ON MODIFICATIONS TO THE CARSON STREET BEAUTIFICATION PROJECT (2-0068.5) - Chairperson Tatro explained Redevelopment Authority Director Mary Walker's absence. Mr. Berkich reviewed Ms. Walker's memo on the project. (A copy is included in the packet.) He introduced Mark Palmer of Palmer Engineering and Vern Krahn of Cathexes.

(2-0127.5) Jim Cogwin suggested the Authority/Board consider renaming Carson Street - Carson Boulevard. Reasons for his suggestion were given. He did not feel that it would cost either the public or the private sector anything to modify the stationery when the current stock is used. Chairperson Tatro indicated the proposal could not be voted upon this evening. Mr. Cogwin then questioned whether the iron railing would create a problem when removing snow from the sidewalks. He suggested the railing be removal during snow storms.

(1-0188.5) Mr. Palmer reviewed the modified project. Clarification indicated the areas where the medians would be retained, the area where trees would be removed, and landscaping in areas without medians. Discussion explained the reasons the decorative crosswalks had been eliminated. Member Bennett urged staff and the consultants to explore the potential of having colored paving for the crosswalks. Mr. Palmer felt that it could be added after the Bypass is constructed and the 18-wheelers are removed from Carson Street. Discussion ensued on the history of the planters and questioned their historic value. Member Smith display a picture which Vaugh Smith had given him and suggested consideration be given to having a chain rather than the iron railing. The pros and cons and various fencing styles for the chain/iron railing were discussed. The final design had not been selected.

Vern Krahn of Cathexes explained the landscaping plan. He stressed that there would not be any juniper included in the plan.

NDOT Engineer Susan Martinovich explained NDOT's support for the plan and the amount of assistance her agency would provide. Discussion indicated the medians would be narrowed and have some trees in them. Mr. Krahn detailed the areas where trees would be eliminated. He felt certain that columnar trees could be used in the median and solicited ideas from the Authority and audience as to the species to be used.

(2-0493.5) Mr. Cogwin questioned the replacement cost if an errant driver hits the railing as compared to the chain proposal.

BREAK: A five minute recess was declared at 6:40 p.m. When the meeting reconvened at 6:45 p.m. a quorum of the Authority was present although Member Ayres was absent as previously indicated.

Member Bennett explained her support for a fence and the use of one at Stateline. If the crossings could not be modified, then the sidewalks should clearly delineate the pedestrian area. She urged consideration of canopy trees rather than colonnades. The history of the planters was briefly explained. Mr. Krahn acknowledged the need for the trees and expressed a willingness to consider them in the design.

Member Teixeira explained a survey he had had conducted which had used construction barrier tape and defined the sidewalk area. Although it would have been of little value in preventing a runaway car from driving on the sidewalk, it had created a feeling of a safety for the pedestrians. Any type of barrier would provide this same "comfort zone" for pedestrians. The increase in pedestrians in the downtown area was cited as a positive change. His survey indicated the number one priority for the City is to remove the trucks and obtain the Bypass. He also felt that the "cobra" lights and signage clutter should be addressed. He questioned the need for all the crosswalks between William and Fifth Streets. The advantages created by the relocation of the sidewalk in front of the Legislature and Capitol Building were noted. Removal of some of the crosswalks would assist with traffic control. He also felt that the elimination of the curve had removed the controversy from the project. Funding was noted. Member Bennett questioned the wisdom of removing the crossing at Cactus Jack's. Chairperson Tatro indicated this issue would have to be agendaized and that the business/pedestrian comments solicited.

Member Smith supported the revised plan although he felt it had been "watered down" from the original concept. Chairperson Tatro reviewed the improvements which would be gained by the revised plan.

Public comments were solicited. (2-0795.5) Principal Planner Rob Joiner explained Mainstreet's review of the signs in the downtown corridor which had eliminated many signs as well as corrected/painted other signs. The Chamber of Commerce had helped address the signage and unnecessary poles on Curry Street. He suggested the same policy be used on Carson Street. This would place several signs on one pole. He supported elimination of some of the pedestrian crossings. In 1986 the original downtown design consultant had suggested abandoning several of the streets which were no longer needed. Mr. Joiner urged the Authority/staff to identify and abandon them at this time. He also stated for the record that discussion should be held on narrowing Carson Street's vehicle traffic lanes and putting the surplus in the sidewalks. This would allow additional trees to be put in all the blocks and provide additional pedestrian safety. The street width is more than is required. He also explained that the Historic Architecture Review Committee would review the design at its next meeting. The Downtown Design Review Hearing Examiner would also have to consider the design and its adherence to the Downtown Design Guidelines.

Member Teixeira discussed the lighting needs with NDOT Engineer Susan Martinovich. She agreed that some of the cobras could be eliminated as long as adequate lighting is provided at the intersections and in the street. Lighting criteria is being evaluated with Mr. Palmer. Discussion indicated that this could mean additional poles in order to meet the standards mandated. Mr. Palmer explained this criteria and the feeling that there would be additional poles but may change the style. Discussion ensued on whose responsibility it is to remove the cobras once the lighting is changed. Chairperson Tatro indicated this would be researched. Mr. Palmer indicated the project would address this question. He also agreed to analyze the potential conflict between shorter poles and trucks. Other illumination questions were explained and will be completely analyzed before the final design is completed. Member Bennett urged the Authority to do the "project right" even if it costs more.

(2-0992.5) Dr. Bob Savage, Minister of the Gospel, explained his personal frustration experienced at Fifth and Carson Streets and support for the curve. He urged the Authority to include a redesign of this intersection to provide a signalized left turn arrow for traffic on Fifth Street. Additional public comment was solicited but none given.

Chairperson Tatro then explained the Redevelopment Authority Citizens Committee's recommendations. He noted that its third recommendation, elimination of traffic in the downtown corridor, could not be handled by the Authority. Actions which the Authority should consider were outlined. Member Teixeira moved that the Redevelopment Authority approve the modifications to the Carson Street Beautification Project as was submitted this evening and direct that body to move forward and bring back a more detailed, finite plan to this Board. Member Bennett seconded the motion. Discussion ensued on whether to include a fiscal impact in the motion and the funding source. Member Teixeira continued his motion to include a fiscal impact of approximately \$1.4 million, funding source is Redevelopment Authority and the State Public Works budgets. Member Bennett

continued her second. Clarification indicated that the project would include recommendations one and three. Recommendation two would be considered later this evening. There being no additional questions/comments, the motion to approve the project as presented with the appropriate fiscal impact and funding was voted and carried 4-0.

Member Smith indicated Dr. Savage's concern would be agendized for a Regional Transportation Commission discussion/action.

C. ACTION ON RESERVING REDEVELOPMENT INCENTIVES FUNDS FOR THE PROPERTIES COMMONLY KNOWN AS "CHUCK'S GOLDEN SPIKE" AND THE "SPUR" (2-1105.5) - Redevelopment Authority Citizens Committee recommended the Authority reserve \$170,000 for six months for improvements to the two properties. The Committee also directed staff to work with the property owners in an attempt to stimulate activity and resolve the appearance and safety concerns related to the buildings. The remaining \$19,000 was felt to be sufficient to address any future applications from other projects. The property owners have expressed a willingness to work with the staff/City. The Committee had indicated a desire to consider alternatives if no action is taken at the end of the six month deadline. Mr. Berkich indicated staff's contact with the property owners was encouraging and that they would be able to work together on the properties. Member Smith supported the approach and cautioned staff to be cognizant of the property owner's rights throughout the discussions. Chairperson Tatro supported his comments. Clarification by Chairperson Tatro indicate the \$170,000 would be restricted to not more than \$100,000 per property or twenty percent of the total cost and that the first commitment may reduce the amount available the second. Discussion indicated creative options may be required if additional funding is sought. Chairperson Tatro explained the Authority's 20 year life, its funding commitment, and need to maintain debt until the sunset date. None of the Redevelopment Authorities in Nevada have been in existence for 20 years. Member Teixeira explained the qualification standards and criteria required to obtain the funds. These requirements would be the same for these properties. Concern was expressed that funding over the remaining \$19,000 may be requested. Chairperson Tatro reiterated his opening comments concerning projects which may be submitted during the six month period and the adequacy of the remaining \$19,000. Public comments were solicited but none given. Member Teixeira moved that the Redevelopment Authority approve the reservation of \$170,000 in Redevelopment Incentive funds for a period of six months from October 5, 1995, specifically to be used for improvements to the property commonly known as "Chuck's Golden Spike" and the "Spur", it is further determined that any improvements are to be presented to the Redevelopment Citizens Committee and the Redevelopment Authority for approval prior to any expenditure being made; no fiscal impact until that time. Member Bennett seconded the motion. Motion was voted and carried 4-0.

Chairperson Tatro then recessed the Redevelopment Authority and returned the gavel to Mayor Teixeira.

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 October 5, 1995, Redevelopment Authority meeting

ARE SO APPROVED ON ___December 21___, 1995.

/s/ _____
Tom Tatro, Chairperson

ATTEST:

/s/ _____
Alan Glover, Clerk-Recorder

