

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
3:30 P.M., P.S.T., TUESDAY, JANUARY 9, 2018
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Chris Johnson, Chairman of the City of Elko Redevelopment Agency (RDA).

ROLL CALL

Present: **Councilman John Rice**
 Councilman Reece Keener
 Councilman Robert Schmidlein
 Mayor Chris Johnson
 Councilwoman Mandy Simons (*arrived at 3:33 p.m.*)

City Staff: **Curtis Calder, City Manager**
 Scott Wilkinson, Assistant City Manager
 Cathy Laughlin, City Planner
 Jeremy Draper, Development Manager
 Bob Thibault, Civil Engineer
 Dennis Strickland, Public Works Director
 Shelby Archuleta, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

November 14, 2017 – Regular meeting **FOR POSSIBLE ACTION**

The minutes were approved by general consent.

I. NEW BUSINESS

- A. Review, consideration, and possible approval to pay for a portion of the cost associated with Change Order #3 for the Centennial Park Electrical Improvements, and matters related thereto. **FOR POSSIBLE ACTION**

NV Energy required trenching width was approximately 40” and the plan called

for 24", which resulted in additional labor and equipment for excavation and compaction. In addition, seventeen unknown utility crossings were encountered during the project. The additional utility crossings required considerable handwork for excavation, fill and compaction.

Cathy Laughlin, City Planner, explained that the change order was originally submitted in the amount of \$36,759.78. Mr. Wilkinson and Mr. Thibault negotiated the price down to \$31,035.89, which is broken down in the change order memo as far as the NV Energy trenching, as well as the additional unknown utility crossings. The agenda item is not for approval of the change order, as that has already been approved by City Manager Staff. This is just looking at it as a cost sharing with the RDA and the City of Elko General Fund.

Councilman Robert Schmidtlein stated that he never saw backup documentation on the item. He assumed the drawings must have had 24" trench excavation for the detail. He asked if Nevada Energy required them to do 40" trench excavation.

Bob Thibault, Civil Engineer, said that was correct. It was a difference between NV Energy's details and what was called out on Mr. Thibault's drawing.

Councilman Schmidtlein said they should be paying for the difference of the extra width of the excavation. As far as utilities go, underground, he understood that there were only seven utilities shown on the drawings. Any time you dig in an old City you are going to come across unknown utilities frequently. He was on the fence of indicating; he didn't know why it became the City's fault, but if the City has a responsibility to locate their utilities and they can't locate it and the line is broken, it would potentially justify a reimbursement. He wanted to point those things out.

Councilman Reece Keener pointed out that a Change Order was already signed.

Scott Wilkinson, Assistant City Manager added that he took a look at the contract and there is some level of responsibility for a contractor to understand the work and the circumstances, but he didn't know if it placed the responsibility on a contractor when there were three times the utility crossings that were shown on the plans. He felt the contract language wasn't sufficient to address the matter. They had lengthy discussion on the matter with the contractor. He felt it was warranted based on that information.

Mayor Chris Johnson asked what the proposed amount was for the RDA to pay.

Councilman Keener said it was \$15,517.95.

*****A motion was made by Councilman Reece Keener, seconded by Councilwoman Mandy Simons, that Change Order #3 in the total amount of \$31,035.89, of which half of that or \$15,517.95 be assigned as a payable by the Redevelopment Agency.**

****Motion passed. (4-1 Councilman Robert Schmidtlein voted no)***

Councilman Schmidtlein explained that he realized this was a cost sharing event and that it had already been approved, but he felt the contractor should be held liable.

II. REPORTS

A. Budget

Ms. Laughlin explained that there was a few modifications made to the budget report from what was included in the agenda packet. The budget to the beginning fund balance difference was added in, \$94,225. The property tax revenue to date have been \$156,000, and the interest was \$28,026. We are moving along as projected with the revenues to date. So far in expenditures we have had \$1,320 in legal fees, \$5,853 in the Centennial Tower, the rest of the Tower is on the City Council meeting tonight. \$303 was spent on the Downtown Idea Exchange. Only one of the Storefront Applicants had applied for reimbursement, which was \$5,776. The alley work that was done in the 400 Block has come to \$24,451, we do have more that will come out of that for the solar light. On the Centennial Park Expansion there is \$195,600.

Mayor Johnson asked when dollars would come available, or be expended, out of the Public Private Partnership.

Ms. Laughlin said that was for the Demolition Program.

Mayor Johnson asked if there were any applicants for that program.

Ms. Laughlin said no. She added that applications are being accepting for the next session of Storefront Grants. It opened January 1st and will be open until March 30th.

Councilman John Rice asked if they entered into an agreement for a demolition reimbursement for the property on Idaho Street.

Ms. Laughlin explained that the agreement was never completed. It is still on hold. First the Demolition Program had to be created and then we asked them to apply for the program when they get closer to the start of construction.

Councilman Rice asked if there was a sunset period on that.

Ms. Laughlin explained that there was never an approval for it.

Councilman Keener recalled that the idea of the program was that it would be reimbursed upon Certificate of Occupancy. He asked how the anticipated property tax revenue of \$277,650 compared with the previous fiscal year.

Ms. Laughlin explained that the previous fiscal year was \$250,000.

Mayor Johnson asked if they would see this again when they got into the budget process.

Ms. Laughlin said she would bring an updated budget every meeting, and then when they get into the budget sessions in March she would bring what they would like for the 18/19 cycle.

Mayor Johnson said it looked like if the RDA wanted to continue increasing the ending fund balance that wouldn't be a bad idea, or start some projects.

Ms. Laughlin explained what they don't spend will go back into the balance towards savings.

Mayor Johnson suggested they get the RAC involved once it was an action item.

B. Other

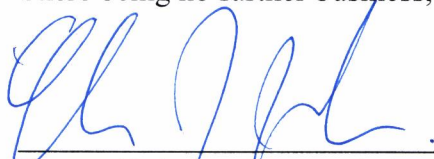
Ms. Laughlin reported that the Downtown Idea Exchange, this month, featured the City of Elko Alley Project.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.



Mayor Chris J. Johnson, Chairman
Redevelopment Agency