

CITY OF ELKO
REDEVELOPMENT ADVISORY COUNCIL
REGULAR MEETING MINUTES
4:00 P.M., P.S.T., THURSDAY, JANUARY 23, 2020
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Jon Karr, Chairman of the City of Elko Redevelopment Advisory Council (RAC), at 4:00 p.m.

ROLL CALL

Present: Jeff Dalling
Jon Karr, DBA
Lina Blohm

Excused: Catherine Wines, ACAB
Bill Hance
Corey Rice, Elko County
Katie Neddenriep, ECVA
Sonja Sibert, GBC
Steve Bowers, Elko County School District

City Staff Present: Scott Wilkinson, Assistant City Manager
Michele Rambo, Development Manager
Bob Thibault, Civil Engineer
Shelby Archuleta, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Lina Blohm wanted to bring up recent readings in the News Paper that the City is actively pursuing space to expand into. She stated that longevity and long terms sometimes have a benefit. She mentioned that she was with Dennis Crooks when he was the City Planner and his vision was to have City Hall downtown in the corridor. The City entity is the one entity that can build in the corridor area. She stated that she wasn't going that far to say that should happen, but she was asking, or bringing it forward, that perhaps there are some spaces in the downtown area to take a look at. There are a few empty buildings that might suit the purposes. Perhaps, at some point, it would become an agenda item.

Chairman Jon Karr thought it would be a good idea.

APPROVAL OF MINUTES

October 24, 2019 – Regular Meeting **FOR POSSIBLE ACTION**

***** A motion was made by Lina Blohm, seconded by Jeff Dalling to approve the minutes as presented.**

**Motion passed unanimously. (3-0)*

I. NEW BUSINESS

- A. Review, consideration, and possible action regarding the continuation of the Redevelopment Recognition Program, and matters related thereto. **FOR POSSIBLE ACTION**

The RAC defined the details of the Recognition Program at their October 25, 2018 meeting. The RDA and RAC had a joint meeting May 21, 2019 to recognize the 2019 recipients of the Recognition Program. It was never determined if this program would be an annual or biennial program.

Michele Rambo, Development Manager, explained that when the recognition program was put in place it was never determined if it would be an annual program. We will need to decide if we want to keep it going, and if so, how often we want to do it. Ms. Laughlin suggested doing it every other year. That way there would be more projects to recognize.

Ms. Blohm asked for a recap of the latest recognition program.

Scott Wilkinson, Assistant City Manager, explained that the last time the recognition program was done the Board selected amongst the group who would be recognized. It was an award in the shape of a google pin drop, and the RDA gave out the awards. The question is whether that should be done yearly or less often.

Ms. Blohm wondered how relevant it was, because she missed it.

Mr. Dalling said eleven projects were recognized.

Ms. Blohm asked Mr. Dalling if he felt he was adequately recognized. She asked if they were in the Newspaper with a photograph.

Mr. Dalling didn't think that there was any advertising done on it.

Ms. Blohm said she knew about the first one. There was a large gathering and food was served. The recipients were really recognized.

Chairman Karr asked if they should have a recognition every year, every two years, or three years, and do a bigger presentation.

Mr. Dalling said the other one they did five years in between and they had enough for eleven recipients. Mr. Dalling said he would rather do something cool like the first one.

Ms. Blohm recommended they wait five years and give it a little more recognition, or pizazz.

***** A motion was made by Lina Blohm to have the recognition program every five years, and to bring the Recognition Program back for reconsideration.**

**Motion passed unanimously. (3-0)*

After the motion, and before the vote, Mr. Wilkinson thought that they could decide on a frequency. He also thought they needed to bring back the program for reconsideration. He thought a motion dealing with the frequency would be appropriate.

Ms. Blohm agreed with Mr. Wilkinson, but she thought for the sake of the minutes that she wanted to know how much money was spent on the last program.

Mr. Wilkinson said \$1,000. That was voted on by this board and recommended to the RDA.

Ms. Blohm asked if that was just for the cost of the trophies. (Correct)

There was further discussion regarding how to present the recognition awards.

***Mr. Dalling seconded the motion.**

The Board then voted on the motion.

B. Review, consideration and possible action to elect officers. FOR POSSIBLE ACTION

RAC Bylaws Article III, Section 1 states: The RAC shall elect a chairperson, a vice-chairperson, and a secretary from its members in January of each year. There is no minimum or maximum on the number of times a member may serve in one of the elected offices.

Mr. Karr asked if Ms. Blohm wanted to wait until they had all members present to have elections of officers.

Mr. Dalling wanted keep everything the same.

Ms. Blohm agreed.

Mr. Dalling nominated Jon Karr for the Chairman position, Catherine Wines for the Vice-Chairman Position and Lina Blohm for the Secretary position. A vote was take and passed unanimously.

II. REPORTS

A. Budget

Ms. Rambo went over the budget report that was included in the packet.

Mr. Dalling asked how much was budgeted for the block ends.

Bob Thibault, Civil Engineer, thought they were in the neighborhood of \$450,000 for that project.

Mr. Wilkinson said that would probably be out of the next year's budget. It goes back to when we prioritized, and there were some preliminary estimates. He thought this project was estimated to cost \$450,000. It will be a specific line item on next year's budget.

Ms. Blohm asked if they had approved an expenditure for the block ends.

Mr. Wilkinson explained that they approved a project list. At some point the RDA will have to authorize staff to go to bid, once we get the bids back the RDA would approve the expenditure.

Ms. Blohm asked what they had going on for Public-Private Partnerships.

Mr. Wilkinson said that there hasn't been any applications for any Public-Private Partnerships.

Shelby Archuleta mentioned that there had been a Public-Private Partnership approved for the Stockmen's Parking Lot for \$99,999.

There was further conversation about Public-Private Partnerships.

Ms. Blohm mentioned that somewhere there should be a reminder that those monies have been promised.

B. Storefront Improvement Program

Ms. Rambo reported that from the 2017 Grants, there is still \$25,000. Staff is waiting on the proper paper work to be submitted for reimbursement. In the 2018 Grants, The Commercial Hotel is in progress and The Pat Laughlin Family Trust has completed their project and submitted for reimbursement. In the 2019 Grants, Capriola's has ordered and permitted their sign, and have been 50% paid out. The Catherine Wines Building has no progress to date. The Jason and Gina Land Building is under

construction. For the 2020 Program Ms. Laughlin is looking at contacting the DBA, Chamber, and The Newspaper to put out some ads, or mass emails.

Chairman Karr reported that the DBA was going to send out a mass email and an advertising campaign.

C. Block End Design / Construction Schedule – Bob Thibault

Mr. Thibault reported that he had been working on the Block End design and he wanted to go over it with everyone. He started with the block ends at 4th Street. There hasn't been much change in the general layout since it had been presented last. There have been some concrete areas have been added to the layout for art installations, which was approved by the RDA at their last meeting. There are still large shade trees; four can fit on each side of the road. They will hang over the sidewalk, but not encroach into the street. There was some discussion on raising the concrete for seats in the concrete areas. Mr. Thibault said they would meet the intent of the seating with benches instead of the raised concrete. Staff found a bench that fits the curved shape.

Chairman Karr asked if the RDA approved the seating. (Yes)

Mr. Wilkinson explained that this board voted not to have the art display areas. The RDA decided that they wanted to have art display areas, and they voted to incorporate those into the design and to have a raised concrete area for seating. All we are doing here is presenting, for your information, that we intend to put these benches up rather than a concrete monolithic pour, which will look like an unfinished half circle. Staff thought that the benches would last longer than concrete, and even if there isn't an art piece there is a place to sit and it looks like that is the intent.

Ms. Blohm thought they were nice. She asked if wood was practical.

Mr. Thibault explained that they are made from a couple different types of materials, which are weather resistant.

Ms. Blohm thought it was charming. She was glad the RDA voted to have art exhibits. She asked what the art would be.

Mr. Thibault explained that they have one art piece, which is a giant steel propane tank in the shape of a sphere that needed to be painted.

Mr. Wilkinson explained he had a recommendation to the RDA to include concrete areas for art; other staff did also. He felt it was appropriate to do that, rather than have it later. The RDA considered the merits of the RAC's recommendation not to include it. Mr. Wilkinson believed the RDA said to put it in as an ad alternate to the project to see if we could afford it. Staff thought it was a good idea, rather than plant the area all in turf and then dig it up later for art. The sphere thing was donated by Chester Plumbing. They were going to use it in an art expo, paint it, and have it downtown

somewhere. No art has been approved by anyone to go in any of these locations. It is something that will be figured out at a future date.

Mr. Thibault continued with the block end presentation. He explained that there would be six-foot wide sidewalks, and 20 feet of landscape area.

Ms. Blohm asked if a lane of parking would be removed to accommodate the 20 feet of landscape.

Mr. Thibault said they would be losing the parallel parking along 4th Street and the first row of angled parking in the corridor adjacent to 4th Street. They would be keeping the existing driveways.

Ms. Blohm asked if the designs took care of, or remedied, the drainage issue in the area.

Mr. Thibault said he was designing them so that they drain properly. He asked if there were existing issues.

Ms. Blohm pointed out the funky corner at 4th Street and Railroad Street. She asked if Mr. Thibault was designing for that.

Mr. Thibault said he couldn't. He explained that it was on the other side of the street.

Ms. Blohm said it wasn't that far away. She asked if they should be considering it, because hopefully, sooner rather than later, there will be a sidewalk improvement district.

Mr. Thibault agreed that that should be something that they should be trying to address. He mentioned that in the past he suggested that they do one block at a time. In doing that, they would be able to address some of the bigger problems. When you break it down into lots of small pieces, as we are doing now, it doesn't work.

Ms. Blohm asked if that was the smart thing to do.

Mr. Wilkinson mentioned that staff recommended that we not do block ends, and do whole blocks at a time. The RAC had a different recommendation and broke out the block ends as a project, recommended the prioritization of the entire corridor project to the RDA. The RDA took the RAC's recommendation to do those things. We are now executing on that plan. Centennial Park has been completed and undergrounding the utilities has been completed, so the next priority on the list that has been approved by this board is to do the Block Ends.

Ms. Blohm said at the same time that they were talking about block ends; they were also talking about a sidewalk improvement district.

Mr. Thibault and Mr. Wilkinson pointed that out as the next project.

Mr. Karr pointed out that the sidewalk along Railroad, between Fourth and Fifth Streets, was unique. All the other ones would just be fixing the sidewalk. This corner is a completely different thing.

Ms. Blohm thought that was why they needed to look at whole picture. She said she needed the engineer's opinion on what he thought should happen right there.

Mr. Thibault explained that if they looked at the finished floor of those buildings along the north side of Railroad Street. They should raise the street to match closer to those floors, so that there aren't steps from the sidewalk down to the street.

Ms. Blohm asked if Mr. Thibault would raise an entire street to make one corner adjustment.

Mr. Thibault said that was one option. That is something that requires you to do the whole big picture at once. When we get to rehabbing that sidewalk, we will probably end up with a series of ramps, something like what is at Western Folklife Center.

Ms. Blohm said she wanted to see the whole picture, and that she needed to know that they thought this through and that they have some good alternatives for what is happening at 4th and Railroad.

Mr. Wilkinson said if they want to engineer the entire corridor before constructing anything, then nothing will be done this year.

Ms. Blohm said she wasn't going to that extreme, because the entire corridor doesn't have that particular issue.

Mr. Thibault explained that they didn't have solutions for that problem yet, because they haven't redesigned that sidewalk yet. There are options; we will come up with a reasonable solution when that section is designed.

Chairman Karr thought they could look at doing a sidewalk improvement program with that district at the same time. That way it would save money and time for the contractor that comes in to do the block ends.

Ms. Blohm said that was entirely different project. She wanted to know, from Mr. Thibault's perspective, what they should be doing there.

Mr. Wilkinson thought they could have confidence if Mr. Thibault says they can resolve the problem. This same issue has been resolved in other areas of the downtown.

Chairman Karr asked Ms. Blohm if she would want to include on the next agenda to look at the sidewalk as being part of that project.

Mr. Wilkinson explained that that whole sidewalk, along with some other areas of sidewalk, is another project. There is a big hurdle on that proposed project, because we are going to create a Special Improvement District. To do that we have to have 66% of property owners to agree to help fund it. If they don't agree, we will have to step back and rethink it. All of the engineering and design work for that project will be done at that time.

Mr. Thibault continued with the presentation of the block end design. He explained that he did his best to line up the ADA Ramps with where the 30% Plans show them. Some do line up with existing crosswalks and some do not. They are all intended to line up with the future sidewalks on the other sides of the streets. He then moved on to the 5th Street design. We can't do much. NDOT just did all new curb, gutter, and sidewalks and we are not changing any of that. We also won't be changing the streets. We will be losing the parallel parking stalls in the corridor. Those will be replaced with some lawn and smaller trees. The 6th Street design will be very similar to 4th Street. There will be areas for future art installations and benches.

Ms. Blohm asked if any thought had gone into where public transportation may make a stop.

Mr. Dalling said they stopped at 6th Street in the street.

Ms. Blohm asked if the street width was going to remain the same, so it could accommodate for public transportation stops.

Mr. Thibault explained that they would be losing on street parallel parking and the parallel parking in the corridor. He wondered if they wanted to look at a pull out for a bus. He thought if they did that they would also be required to put in loading ramps.

Mr. Wilkinson said that is a whole other issue. He would have to ask the public transportation what they do now if the parallel parking is utilized. Mr. Wilkinson mentioned that staff has looked into actual bus stops, and the cost to develop those and meet federal requirements is high.

Ms. Blohm thought they had to look at that.

Chairman Karr disagreed. He said they would be looking at an extra \$25,000 to \$50,000 for a company that is sponsored by the County. They need to adapt.

Ms. Blohm thought they needed to plan for that, not that they needed to put them in.

Mr. Thibault thought if there were cars parked there, they are probably stopping in the travel lane and they would continue to do so.

Mr. Wilkinson thought they operated like the School District. The School District drives down a street, puts on their flashers, and they stop in the street to load and unload. We went through this a couple years ago. Staff had some discussion with them about developing bus stops in certain areas. It was pretty apparent that there was no funding available to pursue that. Get My Ride is flexible. You can call them and have them pick you up anywhere, so there is really no way to accommodate for that.

There was further discussion regarding accommodations for public transportation stops. It was determined that public transportation could park in the corridor for stops.

Mr. Thibault continued with the presentation. He explained that staff was still working through the irrigation. He mentioned that they might hire a consultant to help design that in detail. As of now, they thought they could pull wires from some existing irrigation boxes for the east side. There is not a great source of electricity on the west side of 5th Street, so staff is looking at some battery-operated timers.

There was discussion regarding electricity in the corridor for events and lighting. It was determined that electricity and lighting would be addressed on the west end of the corridor when the parking areas were redone.

There was some further discussion regarding the future Special Improvement District. It was determined that the process would be started once the Block End Project is nearing completion.

COMMENTS BY THE GENERAL PUBLIC

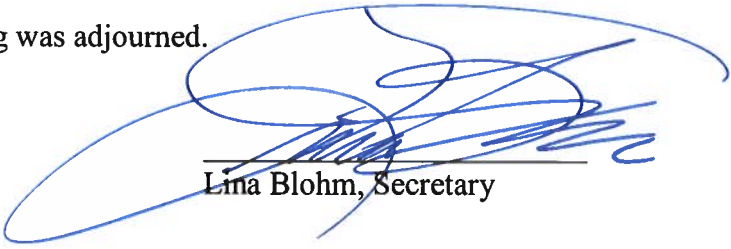
There were no public comments made at this time.

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Redevelopment Advisory Council reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

There being no further business, the meeting was adjourned.


Jon Karr, Chairman


Lina Blohm, Secretary