

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
3:00 P.M., P.S.T., TUESDAY, APRIL 11, 2017
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by John Rice, Vice Chairman of the City of Elko Redevelopment Agency (RDA).

ROLL CALL

Present: **Mandy Simons**
 Robert Schmidlein
 Reece Keener
 John Rice

Absent: **Mayor Chris Johnson**

City Staff: **Curtis Calder, City Manager**
 Scott Wilkinson, Assistant City Manager
 Dennis Strickland, Public Works Director
 Cathy Laughlin, City Planner
 Diann Byington, Recording Secretary
 Bob Thibault, City Engineer

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

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

*****A motion was made by Mandy Simons, Seconded by Reece Keener to approve minutes from February 14, 2017.**

**Motion passed unanimously. (4-0)*

I. NEW BUSINESS

A. Review, consideration, and possible approval of a Demolition Grant Program, and matters related thereto. **FOR POSSIBLE ACTION**

RDA approved the establishment of the Public-Private Partnership Program at their January 10, 2017 meeting. RAC reviewed the first draft of the policy at their January 26, 2017 meeting and reviewed again at the February 23, 2017 meeting and forwarded a recommendation to the RDA to approve the grant program.

Cathy Laughlin, City Planner, explained the Demolition Grant Program and that there was already a line item in the budget for the program. She recommended approval.

Reece Keener said he didn't see any financial guidelines, in terms of a maximum amount.

Ms. Laughlin said they can only ask for what is budgeted in the year, which is \$75,000. There would be an Agency evaluation on each project, based on what the development is going to be. It would be considered on a case by case basis.

Robert Schmidlein thought there was a cap on the amount that could be funded from the Agency. He also asked if they had to improve the property value by 100%.

Ms. Laughlin answered that the assessed valuation must increase by at least 100%.

Mr. Keener asked if an owner could apply for a Demolition Grant for a work that had already been performed.

Ms. Laughlin didn't think it was in the Guidelines that the Program wasn't retroactive. It is based on the future development. The Program's intention is to be an enticement for development in the Downtown Area.

John Rice was concerned about the retroactivity of it. He wondered if they could include a date for the retroactivity.

There was more discussion about the logistics on the Program.

Mr. Rice called for public comment without a response.

***** A motion was made by Reece Keener, seconded by Robert Schmidlein to accept the Demolition Grant Program for the RDA.**

**Motion passed unanimously. (4-0)*

B. Review, consideration, and possible approval of an alley project consisting of a revocable license agreement with Anita and Mike Franzioa, concrete, fencing work and solar lighting to be amended to the RDA budget line item "alley work" in the amount of \$20,000, and matters related thereto. **FOR POSSIBLE ACTION**

The RDA has allocated \$20,000 towards resurfacing the alley between 4th and 5th and Railroad and Idaho Street. A large concern has been the amount of Elko Sanitation

containers in the alley and safety concerns for the alley. Staff has identified a location along the alley in which could be a solid waste collection area for all property owners on the block. Staff has met with Elko Sanitation and they are very supportive of the consolidated area for collection and are working on the best solution for fees and billing.

Ms. Laughlin showed a slideshow of pictures taken in the alley. It is a mess. One issue she sees is this alley. Looking at some of the ideas that could help in this alley, there has already been \$20,000 allocated to repave the alley, but we have been waiting for Cowboys Bar to do their water tap for their sprinkler system in order to start the paving. Chief Reed has suggested more lighting in the alley for safety reasons. She looked into several larger communities that do similar alley projects. We have an opportunity in this alley with Mr. Franzioa's property not going all the way to the back of the alley. The City could purchase a portion of his property, lease it, or enter into a Revocable License Agreement. Mr. Franzioa felt in this case a license agreement would be best. We would remove his fence, install a new fence, concrete slab and work with Elko Sanitation to bring in new plastic containers. She has met with Elko Sanitation regarding this and has also looked at the users and their fee schedules. They have looked at doing a tiered fee schedule based on occupancy. None of property owners would have an increase in their trash removal rate, some would have a reduction. This is going to be a long process and the next step would be to reach out to Elko Sanitation and come up with a fee schedule, as well as reach out to the property owners. The Franchise Agreement will have to be modified.

Mr. Keener doesn't like that alley and wondered how Elko Sanitation gets in there now.

There was discussion regarding the existing fence in the proposed location and the new fence location and materials.

Mr. Rice asked if there were examples of this collection method being used elsewhere.

Jared, Elko Sanitation, said there are no examples to this scale in Elko, but it isn't unheard of in other cities.

Mr. Keener asked if the tipper cart that is in Ormaza's parking lot would go away. (Yes) He thought that might cause a hardship for the cleaning crew at the Henderson Bank Building.

There was further discussion regarding other trash pickup locations in the alley way.

Scott Wilkinson, Assistant City Manager asked if it would be twice a week service for the tipper carts. He also asked if they would be able to reduce the number of trips per week to cause less disruptions.

Jared said currently some businesses in this area get their trash picked-up up to four times a week. He is proposing they pick up three days a week, with the three yard tipper carts it would be more yardage. He also mentioned that reducing the amount of trips will reduce the amount of wear on the asphalt.

Catherine Wines, 421 Railroad Street, said she has a carved out area for her trash cans. She is in favor of this proposal. She asked about ice and snow removal.

Dennis Strickland, Public Works Director said they are planning on an overlay. He said that Ms. Wines brought up a legitimate concern, they don't plow alleys. It would be difficult to maintain, because that alley does not drain very well.

There was further discussion involving snow and ice removal from the alley way and the drainage issues.

Mr. Rice thought this was a great idea and felt it fit into the RDA's plan very well.

Mr. Keener asked if there would be any benefit from putting another tipper cart on the west end of the alley.

Ms. Laughlin explained that they felt that Franzioa's was centrally located for the businesses with the most trash accumulation. She said they could reach out to Mr. Ormaza, but it would be more difficult because they don't what will be developed on that property.

There was discussion regarding a location on the west end of the alley for an additional tipper cart.

***** A motion was made by Reece Keener, Seconded by Robert Schmidlein to approve an amendment to the RDA Budget to add an additional \$20,000 to the "alley work" line item, direct staff to work with Elko Sanitation and Franzioa's on defining the project, and working with the neighboring Stakeholder property owners.**

**Motion passed unanimously. (4-0)*

II. REPORTS

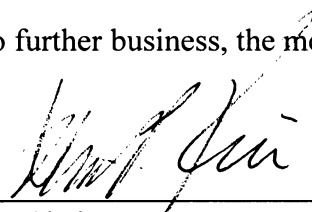
A. Budget

COMMENTS BY THE GENERAL PUBLIC

There were no public comments at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.



John Rice, Vice Chairman
Redevelopment Agency