

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
3:30 P.M., P.S.T., TUESDAY, JUNE 13, 2017
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: **John Rice**
 Reece Keener
 Mayor Chris Johnson.

Excused: **Robert Schmidlein**
 Mandy Simons.

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

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

May 9, 2017 – Regular meeting **FOR POSSIBLE ACTION**

***** A motion was made by John Rice, seconded by Reece Keener to approve the meeting minutes from May 9, 2017 as presented.**

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

I. NEW BUSINESS

- A. Review, consideration, and possible approval of the 400 block alley project and authorize staff to solicit bids for the project, and matters related thereto. **FOR POSSIBLE ACTION**

At the April 11, 2017 meeting, the RDA took action to approve an amendment to the RDA budget to add an additional \$20,000 to the alley work line item, directed staff to work with Elko Sanitation and Franzoia's on defining the project, and working with the neighboring stakeholder property owners. Staff sent 21 letters to 18 property owners and tenants who currently have Elko Sanitation service. 100% of the replies were in favor of the project.

Cathy Laughlin, City Planner, explained since April Staff had done quite a few things on this project. Staff had met with the Franzoia's several times, came up with the agreement and written the license agreement. The agreement has been through review with legal counsel and will go to City Council for final approval if the final project is approved today. We sent out 21 letters to the 18 property owners, the additional letters went to some tenants. She was hoping to receive 100% reply, but there are several property owners that live out of town. The number one question from the property owners was if it would increase their property taxes, and this has nothing to do with property taxes. 100% of the surveys we received back were in favor of the project. We worked with Bob Thibault on the design and bid documents for the project. Those are ready to go out to bid. There is a schedule within the bid package. The project is expected to be complete by the first week of September, which would allow Elko Sanitation enough time to remove the existing tipper carts and the Street Department to clean the alley and apply the overlay. It is the same design that was proposed in April, with slatted fencing around a concrete slab with curb around the outside. We are at the point where we are asking for approval on the project and permission to move forward to solicit bids for the project. The next step would be to go to City Council for the license agreement between the City of Elko and Anita Anacabe. We would also bring back the Elko Sanitation Franchise Agreement Amendment to add the fee schedule for this block. At this time we are still waiting on Cowboys to get us their design documents for the fire sprinkler system. They were supposed to have the plans into the Fire Department this week, but we haven't heard if they've been submitted. We do want to review them and make sure the 4" water line is going to be adequate.

Reece Keener pointed out that it was remarkable to have 100% support for any type of project.

John Rice added that a 50% response rate is pretty good.

Ms. Laughlin said she was hoping to get a response from the owner of Cowboys, which is getting a significant reduction in rate because of the amount of service they have now. That property owner lives out of town. The rest of the responses were all very encouraging.

Mayor Chris Johnson asked what the particulars were of the water line, which the RDA approved in a joint venture with the Water Department.

Ms. Laughlin explained that there is not an agreement at this time, we are just waiting to find out if the 4" existing line will be adequate for their fire line. The preliminary design showed that the

4" line would be adequate, but they have changed engineers. We haven't seen the new design yet. We are hoping that the 4" will still be adequate, because it's there and it's available for them to do their water tap. We were previously discussing extending and doing a 6" down that alley, but that was not approved and it's not needed if Cowboy's can use the 4" that's there.

Mayor Johnson asked if it was solely to provide enough flow, and not because it was an old main.

Ms. Laughlin explained that the concern was to have the 6" for added fire protection to other buildings in that block. Idaho Street has a no cut on it and there is a water tap into the Pescio end of 5th Street. We thought if some of the vacant buildings were to turn into restaurants or assembly uses, would we have the water available.

Mayor Johnson said it was for more than one property. If this project goes through, then the water line project won't be done with the overlay.

Ms. Laughlin explained that this agenda item had nothing to do with the water line. She just wanted to bring up the fact that we're hoping, before the overlay gets done by the Street Department, that Cowboys will have their plans submitted and that the 4" line in the alley is adequate. We don't want to run an overlay, and then have to cut it up to get the tap done.

Mayor Johnson said if the overlay is put down, then the option of the 6" main is gone.

Scott Wilkinson, Assistant City Manager said he didn't think the option would be gone. You could always go back and put it in.

Mayor Johnson said if you wanted to do something to get people upside-down, go put in a new street and then cut it up.

Mr. Wilkinson explained the issue is the Idaho Street side of that half block would have to get fire protection from the alley, because you won't be able to go into Idaho.

Mayor Johnson added in his experience a 4" main is small.

Mr. Rice added that they would be considering a liquor license for a bar in that area later tonight.

Mr. Wilkinson explained that they were able to get creative, where they didn't have to have suppression.

Mr. Rice pointed out that he has been seeing more bars and restaurants going in the Redevelopment Area than retail, which is not unusual. We might want to anticipate having the need for a 6" instead of 4" line in that block.

Mr. Keener asked if the existing services off of Idaho Street for the fire suppression lines come from Idaho Street.

Mr. Wilkinson explained that it would have to come off the alley. He didn't think any of them had fire suppression off of Idaho Street. Possibly putting in 6" line in the alley was proposed to the RDA several months ago. There was some concerns on the RDA's part to commit to that.

Mr. Keener asked if it was too big of a project for the Water Department to take on.

Mayor Johnson said that it was a done deal, and the money was already set aside for it.

Mr. Wilkinson said that we would have to look back. He thought there was discussion that there might be some level of contribution from the RDA.

Mayor Johnson thought he remembered that it was a project that was going to happen.

Mr. Wilkinson thought the decision was that the RDA would contribute a certain amount if the 4" line wasn't going to be efficient.

Dennis Strickland, Public Works Director, explained that they did some stubs in, with the Idaho Street Project, up to 5th, but he wasn't sure if they did any in the 400 to 500 block prior to NDOT's resurfacing. There was a lot of concern with trying to get the 6" line in that alley, due to the amount of utilities and infrastructure that is already in that alley. If the bar doesn't require it we may want to visit with Mr. Limberg and see where he's at on it. He wasn't sure if they had monies allocated for that project for this fiscal year or not.

Mr. Wilkinson said they don't have the monies allocated.

Mayor Johnson thought that it was a project that was ready to go, and it was a joint venture with the RDA and the Water Department. Once the overlay is in place the water line option is gone. He said he had reservations of whether or not to upgrade it, because there are not enough knowns.

Mr. Strickland said that they will make sure where they stand on that issue, because we don't want to do the overlay and then have to cut it.

Mr. Keener asked if the City's paving machine would fit down the alley.

Mr. Strickland explained that the City doesn't have a paving machine, but the contractors will. There are 20 feet in the alleys and they can pull about 17 feet in one path, so that will take care of the majority of it.

***** A motion was made by John Rice, seconded by Reece Keener to approve the 400 Block Alley Project as presented and authorize staff to go out to bid on the project.**

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

After the motion but before the vote Ms. Laughlin added that there was an approval for an expenditure of up to \$40,000 to upgrade the existing fire water line from the 4" to the 6" in the alley between 4th and 5th Street and Idaho and Commercial Street, unless the cost is \$100,000, then an expenditure up to \$50,000.

Agency then voted on the motion.

II. REPORTS

A. Budget –

Ms. Laughlin reported that there were no changes in the budget and no expenses since the last meeting.

Mr. Wilkinson asked Ms. Laughlin to give an update on the various projects.

Ms. Laughlin reported that we have signed agreements from all the recipients of the Storefront Grant, which have all been recorded, and we have received insurance certificates from all four of the Grant recipients. Gerber's have a General Contractor and have submitted plans to the Building Department. Capriola's have ordered their windows. Ms. Laughlin wasn't sure about Western Folklife Center. The Hesson's building is continuing to work as well. We are going to take before and after pictures.

Jeremy Draper, Development Manager, reported that the Centennial Tower is out to bid. Mr. Thibault held a pre-bid meeting last week, and we have a couple interested parties. At this time we are just waiting for the bids to come in and hopefully we can get construction started soon.

Mayor Johnson asked when Mr. Draper thought it would be finished.

Mr. Draper said they gave a 60 day contract for the tower itself, and a 30 day contract for power lines. They will both be awarded at the same time. The first half of the tower contract will just be fabrication, which will take place offsite. We are probably looking at September for it to be finalized. We have one other project going out to bid after that, which is the site work.

Mayor Johnson asked how the cash balance was from the private donations.

Mr. Draper said there was about \$180,000 total, which includes the City and RDA contributions. We also have the contributions above that for the work on the park and the undergrounding of the power lines.

Mayor Johnson asked how much more is needed.

Mr. Draper thought they were short about \$100,000.

Bob Thibault, City Engineer, said it was roughly \$100,000, but that might change once they get bids.

Mayor Johnson asked what the game plan was.

Mr. Draper explained that they would see what the first two bids come in at and see if they could do some value engineering on the site and get the site out to bid, then they

could either raise additional funds or come back to the RDA and see if they would be willing to put additional funds into the project.

Mayor Johnson asked when it was going out to bid.

Mr. Draper explained that they were holding the site work until after they have the bids opened on the Tower and the underground utilities.

Mayor Johnson asked which day that would be.

Mr. Thibault said he didn't have the exact dates with him, but he thought it was mid-July.

Mayor Johnson asked if they were to have a bid date of July 1st for the tower and powerlines. (Correct) The powerlines are fully funded.

Mr. Draper said the Tower and the power lines were fully funded. The only item that is not fully funded is the site work.

Mr. Thibault said he was looking at the budgetary numbers, \$100,000 is what we would be short with just the bid amounts, but if you add in construction management testing, inspection, and contingencies then we might be closer to \$200,000 short.

Mayor Johnson said he would be willing to meet again as an RDA to know, before it goes out to bid, that it's fully funded. If a contractor bids it, he doesn't want it to be a non-award because it wasn't funded.

Mr. Draper said they open the bids on June 20th.

Mr. Wilkinson said after the first two bids are open we will know what we have remaining, assuming some small contingency. After that we will be in a position to come back to the RDA and present any delta between what we believed the costs would be and the resources that are available.

COMMENTS BY THE GENERAL PUBLIC

Catherine Wines asked if Cowboy's was occupying their building without a fire suppression system.

Ms. Laughlin answered that they were.

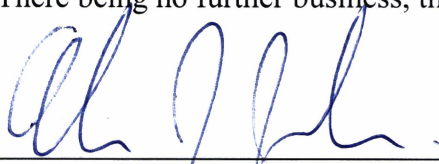
Ms. Wines then asked if that was legal. She said that she had a project just down the street that was mothballed because they couldn't afford a fire suppression system.

Mayor Johnson explained that it was the same type of use and that building has never had one. The question may have merit, but he didn't know the answer, but he thought it was because it's the same use that had been in that building without a fire suppression system.

There was further discussion about fire suppression systems and legal nonconforming uses.

ADJOURNMENT

There being no further business, the meeting was adjourned.

A handwritten signature in blue ink, appearing to read "Chris Johnson", is written over a horizontal line.

Mayor Chris J. Johnson, Chairman
Redevelopment Agency