

CITY OF ELKO
REDEVELOPMENT ADVISORY COUNCIL
REGULAR MEETING MINUTES
4:00 P.M., P.D.S.T., THURSDAY, JULY 22, 2021
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

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

ROLL CALL

Present: Jeff Dalling
Lina Blohm
Catherine Wines, ACAB
Katie Neddenriep, ECVA

Absent: Jon Karr, DBA
Bill Hance, RDA
Corey Rice, Elko County
Sonja Sibert, GBC
Steve Bowers, Elko County School District.

City Staff Present: Cathy Laughlin, City Planner
Bob Thibault, Civil Engineer
Shelby Knopp, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

January 23, 2020 – Regular Meeting **FOR POSSIBLE ACTION**

*****A motion was made by Lina Blohm, seconded by Jeff Dalling to approve the minutes from the January 23, 2020 regular meeting 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 possible modifications to the 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. The RAC at their January 23, 2020 meeting made a motion to bring back the recognition program for reconsideration and possible modifications and to have the program every five years.

Cathy Laughlin, City Planner, explained that at the last meeting on January 23, 2020 the RAC made a motion to bring back the Recognition Program for reconsideration and possible modifications to the program to change the program to every 5 years. Ms. Laughlin asked for any recommendations for future modifications to the program.

Catherine Wines asked if there was anything besides the sticker for the actual awards.

Ms. Laughlin explained that there was a plaque that Ms. Wines designed.

Ms. Wines asked if there was a sticker. (Yes) She didn't think that anyone got the connection that it was a google map pin.

Ms. Laughlin pointed out that she explained it to everyone that received an award.

Ms. Wines said she hadn't seen any, so she thought they should change that.

Ms. Laughlin said they spent a lot money on the awards.

Jeff Dalling said he filed his away. He said he never saw the design. He added that he liked the ones they gave out the first year. It was more like a trophy. Mr. Dalling said he didn't mind doing it annually. He thought that might be an encouragement, or even every two years.

Ms. Wines asked if they were doing it every five years now.

Ms. Laughlin explained that was the recommendation that was made in the motion on January 23, 2020. She had brought the program to the RAC to see if they wanted to have the Recognition Program of 2020, because the last time it was done was in 2019. The RAC made a motion to do the program every 5 years.

Lina Blohm asked what year that would be affective for.

Ms. Laughlin said the next one would be in 2023, because the last one was in 2019.

Mr. Dalling felt like there were a lot more applicants for the Storefront Program now.

Ms. Laughlin said it wasn't all the Storefront Grant recipients that got the awards. There were quite a few that just did an investment in their own building and weren't part of the Storefront Program.

Ms. Blohm wanted to remind everyone that they spent a lot of money on that. There was a nice luncheon with food at the Western Folklife Center. She thought they needed to revisit this. Delmo put a lot of work in to putting it on.

Ms. Wines said they didn't do the luncheon in 2019.

Mr. Dalling said that one was in 2014 or 2015.

Ms. Blohm said that was the original program.

Ms. Wines said in 2019 they recognized anyone who did anything since 2014.

Mr. Dalling thought they should go back to every five years and do a nice presentation. They would have more recipients, as well.

Ms. Blohm felt they would, and she added that they could take the time and spend a little money to offer something substantial. She said she would like to know what the costs were for the first one.

Ms. Laughlin said she could try to find that information.

Ms. Blohm asked who would be responsible for pulling it together.

Ms. Laughlin said it would be her responsibility as the Redevelopment Manager.

There was further discussion regarding the specifics of the program and the modifications that the Board wanted to make.

*****A motion was made by Lina Blohm, seconded by Jeff Dalling to accept the RAC Recognition Program as presented, with the exception of the "WHEN" stipulating that the event will take place once every five years, the next event to take place in 2024, where the recipients will receive formal recognition; costs for Awards and Ceremony not to exceed \$5,000.**

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

- B. Review, consideration, and possible recommendation to the Redevelopment Agency regarding the planter areas within the corridor from 3rd Street to 7th Street, and matters related thereto. FOR POSSIBLE ACTION**

Approximately 1996-97, the downtown corridor planters were adopted by existing businesses or families in memory of loved ones. This was a project not associated with

the City of Elko. The adoption program was intended for the planters to be maintained by those individuals or businesses. Many of the businesses are no longer in business and many of the planters are in great disrepair. The DBA would like to partner with the Redevelopment Agency on the planter project.

Ms. Laughlin wanted to give some background information on the planter areas. In approximately 1996/1997 the downtown corridor planters were adopted by existing businesses, as well as in memory of several loved ones. The project, at that time, was not associated to the City of Elko, so we never had control over the project to make sure it was continuous and maintained. There have been several of the planters that have been maintained by individuals or businesses. Two, which were included in the agenda packet, are in front of Western Folklife Center. They are beautiful and well maintained. There are several planters right next to those that have nothing in them. Many of the business that adopted these planters are no longer in business. It is hard for the City to reach out to these businesses and tell them that they are responsible for the maintenance and upkeep of a planter that they adopted in 1997. The Redevelopment Agency, several years ago, put funds towards a part time Parks and Rec employee to take care of the planters. We bought a whole bunch of new plants and bark, and they look like they do now. Ms. Laughlin mentioned that she had been speaking with the DBA in regards to this project. The DBA has a date in August, in which they are doing an event in the downtown. They thought that would be perfect opportunity to get volunteers there for the morning, and then feed them lunch as part of the afternoon event. She has also been in communication with several of the other businesses downtown. Dave Zornes, with Stockmen's, came to the City and said that the planters in front of their business looked really bad and stated that it gave a bad reflection on Stockmen's. He asked what they could do about it. She told them if they were willing to do the work that the City would greatly appreciate it. There are 7 job openings in Parks Department right now. They don't have the manpower to do anything in the downtown. Mr. Zornes had weed barrier and bark laid down in four of the five planters. They are currently waiting on the plants. It was a huge improvement. He stated that they were done for about \$150 for each planter, without adding any plants. The Parks Department is going to fix water system on the 5th planter, and then Stockmen's will do that planter as well. A proposal from the DBA was included in the packet. Ms. Laughlin stated that she disagreed with the amount that they requested. She could see if they had to hire an employee, which was her first suggestion. She suggested getting a temp from American Staffing and have them do all the work, and then the RDA would pay the wage and materials. If the full time positions aren't being filled in the Parks Department, a part time position won't be filled either. She thought their only option to get the planters looking better, was through a collaboration with the DBA and use their volunteers to get it done. It will take some funding from both the RDA and the DBA. If there are still businesses that are willing to adopt, or maintain the planters in front of their business, they are more than welcome to take that on and be a part of the project as well. In Ms. Laughlin's conversation with the DBA, she stated that she would reach out to businesses along the corridor and see if anyone would be willing to take on the planter in front of their business and help with this project, either with labor or financially. She said she would hate to see how nice the block ends look and have planters that need work. She thought it would help the entire area.

Ms. Wines stated that the issue with the planter in front of her building was there was no water. She thought they needed to do some maintenance before putting any money into them.

Ms. Laughlin said that the DBA had Lori Ayala on the Board, and Tino Ayala would probably have some assistance with the irrigation. The Parks Department is slammed with work. There is water, but sometimes the irrigation drips get plugged. It will just take a little bit of maintenance, but it will be a continuous maintenance. If we want things to grow we are going to have to have some of the businesses take pride in the planters downtown.

Ms. Wines said Autumn Johnson, who owns the building next to Ms. Wines', had plumbing to the front of her building. She was planning on putting in a hose bib. They were just going to go ahead and do the two planters in front of their businesses if they could get access to water. Right now they can't because there is no water. Ms. Wines thought there was work that needed to be done in order to get it going.

Bob Thibault, Civil Engineer, had a comment about the irrigation in the planters. The way those drip system work is that the hose that runs around has pin holes in. When planting things, you need to look for the wet spots and plant adjacent to the drip line.

Ms. Wines thought the bar crowd destroyed the lines in her planter.

Mr. Dalling pointed out that the lines in the 500 Block get trampled, because people just walk through them. This was a hard summer with doing the block ends and the replacement of the water line. Personally, Mr. Dalling couldn't believe that the DBA would ask for \$40,000. He mentioned that he helped Tammy Keener redo the planters one year and they just went and did them.

Ms. Laughlin thought they were just looking for money for the materials. She stated that she wrote an email to Garret after he sent the proposal and said it was way out of line, when Mr. Zornes was telling her it was \$150 per planter. She added that some of the planters didn't need it.

Mr. Dalling said he didn't want to do anything. He didn't want to give them a dollar. He thought if they wanted to go out, then they should be going out. If they are asking for donations, then why do they need the \$40,000 on top of the money they are going to get from the donations.

Ms. Blohm mentioned that she spent an hour on the phone with Garret regarding the proposal. She was concerned as well. Her concern was that a quick fix was always being done. There is no long term plan to continue the maintenance. She recalled that the City hired part time summer help, but there was no supervision. She didn't think the kids knew a flower from a weed. You didn't see a return on that investment. Ms. Blohm thought they needed to take a strong hard look at this, because the planters were in sad shape. Initially the problem was the water. There was no water. She thought that was a huge problem and brought that up with Garret. She mentioned that they had done several of these work days and a month later you couldn't tell that they did anything. Ms. Blohm stated that she wasn't in favor of a quick fix. She was in favor of determining how many planters were deficient in water and determining if the system needed to be revamped. Ms. Blohm said she was really in favor of looking at long term maintenance. It could be funded partially by DBA and partially by RDA. She realized that everyone had a work force situation going on this year. She said she couldn't go for \$40,000.

Ms. Wines said in an area like this, where the planters are not raised, it would be nice if they were raised. Then people wouldn't walk on them. But if the planters are not raised, something that people can't walk on needs to be planted there, like bushes or shrubs. The other thing about the planters is non-bearing fruit trees have a 30 to 40-year life span, and we are reaching the end of that. She agreed with Ms. Blohm that they needed to take a long term approach, because they needed to look at replacing some trees. They could put a new tree that is smaller next to the old one, because the one that is there is not going to last much longer. Ms. Wines could see spending \$1,000 on each bed if they were going to put in a new tree and some bushes, but \$1,000 for bark was crazy.

Ms. Laughlin said they could get 10 plants for \$10 apiece.

Ms. Wines said the plants that are there won't last. They needed to get something that was tough, and they needed to get some trees that would last longer than 30 to 40 years. Ms. Wines said she would love to see this item stay on an agenda and talk about a long term plan for the planters. They could get James Wiley to the meeting and talk about what they can do in the long term.

Mr. Thibault wanted to point out that the long term goal, in conjunction with the 30% design, would relocate most of the planters and change the number of drive isles. Right now it is very cramped and tight. The new design expands for more room in the drive isles and the parking stalls. Mr. Thibault didn't advise that they do too much. To beautify the planters with plants and stuff is fine, but to try to plant trees that would be expected to be there for more than 30 years, he thought they should do that when they get realigned. That is the long term goal that has already been approved for the corridor.

Mr. Dalling wanted to point out that he used to be a member of the DBA, but they were saying that if they had 700 people at their margarita walk, at \$25 per person, it would work out to \$17,500 per walk.

Ms. Blohm said that was an extreme. They probably had 200 people at the last walk, so 700 would not be a fair number.

Mr. Dalling said he was trying to say that they have money and they can do some things too. He felt this was more of a DBA project, and not really an RDA project. He was stuck on the \$40,000 request.

*****A motion was made by Jeff Dalling to recommend to the Redevelopment Agency to deny the proposal for \$40,000 for the planters within the corridor from 3rd to 7th Street.**

Ms. Laughlin clarified that she wasn't recommending that they approve the request. It was just the proposal from the DBA, so that they could start the conversation about how they could get this work program on August 21st going. Her recommendation was going to be about \$5,000.

Mr. Dalling said this was something they could handle by themselves, because last time it was done all the business owners pitched in.

Ms. Wines liked the idea of a partnership, like a Public/Private Partnership with the City partnering with the DBA. She said she didn't know if she was going to get behind telling them to do it themselves. She thought it would be nice to encourage them to do something. Ms. Wines stated that she liked \$5,000 to say that they are behind this.

Katie Neddenriep pointed out that she was a non-voting member of the committee and that she had a couple of comments. \$40,000 could be high, but it lines out. It is going to be used to purchase material that is not covered otherwise, as well as if they have to contract out to finish it once it gets started. It's not cheap to rent construction equipment. She thought with some of what they were proposing that they were thinking a little bit longer term. She stated that she supported a partnership, because it is the right thing to do, and it is City property. The DBA could just say that they are out, and then it would just look bad. The community then goes after the City. The partnership is great. There has to be a collaboration between the two entities.

Ms. Blohm asked Ms. Neddenriep about the feedback she was getting in regards to the corridor and how dumpy it looked.

Ms. Neddenriep explained that they don't interact directly with the drive thru tourists. She thought the other thing that happened was when it looked like something was being taken care of people were less likely to destroy or damage it. If it looks like the downtown corridor is being maintained and taken care of it might deter some of the less desirable activity.

Ms. Blohm thought Ms. Neddenriep was right on regarding a collaboration.

Ms. Neddenriep said it was a starting point. They might even find that they don't need the money because they are able to find people that are willing to step up and make an investment.

Ms. Blohm said that would be the ultimate goal, but that hadn't happened yet. She thought they needed to fine tune the amount of money. Ms. Blohm wanted to discuss the bark. She said it warranted time to put a plan together for the ongoing maintenance and rehabilitation of the corridor. It is prime central area, a city owned property, so that has some limitations. Regarding the bark, she thought they were better off to use the rubber bark than the shavings, because of discoloration. In one year it is going to be a disaster. It just doesn't last. There is more money that is going to be spent there. She agreed that they shouldn't go to \$40,000. She didn't know what that number would be, because her number one concern was the lack of water to many of the planters.

Ms. Laughlin suggested that they could make a recommendation to the RDA to spend some funds up to \$5,000 to have a landscaping consultant determine why the irrigation is not working. The Parks Department doesn't have the time.

Ms. Blohm asked when this would go to the RDA for final approval.

Ms. Laughlin said it would be August 10th.

Ms. Blohm asked when the event was.

Ms. Laughlin said August 21st.

Mr. Dalling said he had made a motion if anyone wanted to vote on it, or second it.

Ms. Wines and Ms. Blohm both stated that they were not going to second the motion.

***With lack of a second the motion died.**

Mr. Dalling felt like they were getting the cart before the horse, because the water is still screwed up but they were going to spend money to fix.

Ms. Blohm said that was what they were trying to discuss and work thru. She liked the idea of asking RDA in the motion to address...

Mr. Dalling interrupted and asked why the DBA didn't have a member present to give a presentation.

Ms. Blohm continued, to address the water issue.

Ms. Wines told Mr. Dalling that they didn't have to give the DBA \$40,000 or nothing. They can come down from that.

Mr. Dalling said he wouldn't support any better offer than that.

*****A motion was made by Lina Blohm, seconded by Catherine Wines to move forward with a partnership that would be between the RDA and the DBA to try to facilitate an enhancement of the flowerbeds in the corridor; with a request that the RDA initially address the lack of water in most of the planter areas prior to trying to go forward.**

Before a second or a vote Ms. Blohm stated that she didn't know how to address a money amount.

Mr. Dalling said they couldn't really do anything without a dollar amount.

Ms. Blohm asked if she should include up to, or no more than, \$5,000 or \$7,000.

Ms. Wines was disappointed that the downtown was being treated different than a City Park.

Ms. Blohm suggested that they determine a money amount. She asked Mr. Thibault for his opinion.

Mr. Thibault said in his opinion he didn't know what a proper value would be either. Perhaps the RAC's recommendation to the RDA could be that they determine an appropriate dollar amount.

In the mean time staff can look in to into it and talk to the Parks Department and get a better assessment on what is down there.

There was further discussion and it was determined that the motion on the floor addressed everything.

***Catherine Wines seconded the motion.**

Jeff Dalling left the meeting at 4:50 p.m.

***Motion failed. (2-0, Mr. Dalling left the meeting without placing a vote)**

***With lack of a quorum the meeting was adjourned.**

- C. Review, consideration and possible action to hold a special election to elect officers or maintain current positions until January 2022 election, **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. RAC did not meet in January 2021 due to Covid advisory meeting restrictions and therefore the election was not held. There is one additional meeting in 2021 prior to the election of officers in January 2022.

II. REPORTS

- A. Budget
- B. Storefront Improvement Program
- C. Block End Project


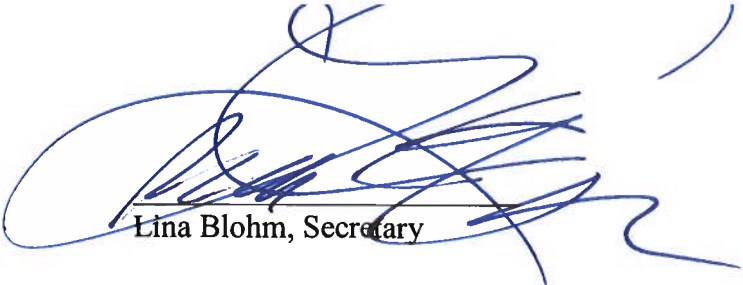
COMMENTS BY THE GENERAL PUBLIC

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.


Catherine Wines, Vice-Chairman
Lina Blohm, Secretary