

**CITY OF ELKO**  
**REDEVELOPMENT ADVISORY COUNCIL**  
**REGULAR MEETING MINUTES**  
**4:00 P.M., P.D.S.T., THURSDAY, JULY 26, 2018**  
**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**

**Roll Call. Roll Call.**

**Present:** Catherine Wines, ACAB  
Jon Karr  
Lina Blohm  
Chris Johnson, RDA (*arrived at 4:04 p.m.*)

**Absent:** Don Newman ECVA  
Jeff Dailing  
John Kingwell, Elko Co.  
Sonja Sibert, GBC  
Steve Bowers, Elko Co. School Dist.

**City Staff:** Curtis Calder, City Manager  
Scott Wilkinson, Assistant City Manager  
Cathy Laughlin, City Planning  
Bob Thibault, Civil Engineer  
Shelby Archuleta, Planning Technician

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY THE GENERAL PUBLIC**

*There were no public comments made at this time.*

**APPROVAL OF MINUTES**

April 26, 2018 –Regular Meeting **FOR POSSIBLE ACTION**

**\*\*\* A motion was made by Lina Blohm, seconded by Catherine Wines to approve the April 26, 2018 minutes as presented.**

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

## I. NEW BUSINESS

### A. Review, consideration and possible action to elect officers. **FOR POSSIBLE ACTION**

This is a special election due to the elections not being held in January. In January 2019, general elections of officers will be held.

**\*\*\* A motion was made by Lina Blohm, seconded by Catherine Wines to accept the slate as has been seated for the last six months.**

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

### B. Review, consideration, and possible recommendation to the Redevelopment Agency regarding changes to the approved design of Centennial Park, and matters related thereto. **FOR POSSIBLE ACTION**

Chairman Jon Karr explained that part of this was stemming from the DBA and part of it was stemming from the tower and getting another look at what was there.

Ms. Wines said a splash pad sounded wonderful, but she thought it was too close to a parking lot and a busy street. She thought they would want to put in some benches and seating around the splash pad. She was concerned about the proposed location. She was also concerned about the number of trees, or lack thereof. She suggested putting in some more trees.

Bob Thibault, Civil Engineer, gave an update on the current construction. The project included four trees. Adding more trees could be done at a later date. There are utility lines running through that the City doesn't want trees on top of. It is crowded underground, which is something to keep in mind. The reason Mr. Thibault put the splash pad where he did was because it was out of the way of the existing fountain, there is light pole nearby, and it works with the current and future parking lots. It is not part of the current project.

Lina Blohm asked what the key element was for the other splash pad in town. She said the key element was the family that brought child, and the fact that they were sitting in the shade. It could be a simple structure, like what is at the park. She thought that needed to come into the scheme of things. She thought they needed to have a well thought out strategic plan as to how the entire area was going to unfold.

Ms. Laughlin said to keep in mind that in the 30% plans there is a vertical sidewalk, which is splitting the parking from the existing to the new design. If the parking was left as is, and save some cost, there is another grassy area where there are already benches and trees, which would be a good location for a splash pad. It would be out of the concert location and there aren't any utilities over there. You could also put in a canopy. Staff didn't look at that area because of the 30% Plans. She also wanted to talk about a proposed restroom facility. When talk started of a splash pad one of the first thoughts was that a splash pad couldn't be provided without having some type of restroom facility in the park. It's going to be hard for

this to be a good, usable park without a restroom facility. There was about \$75,000 in savings from the Park Expansion Project. Ms. Laughlin started talking with the Parks Director, James Wiley, and he suggested a company, and staff looked at the website and looked at a basic design. They are prefabricated restroom facilities. There are several different options for the designs. They come completely manufactured. They are 100% concrete. They are delivered, set on top of the stubbed utilities, and they connect them and they are fully operational in one day. Staff looked at it as an option and showed it on the plan. The location has everything that is needed to install it and it would work with the current design of the park and with the redesign of the parking lot. That was something else that staff wanted to discuss about the expansion of the park, how usable is the park going to be. Another element that staff wants to have discussion about is the large stone that needs to be etched, which was donated to the City of Elko. The location of the stone needs to be decided.

Ms. Wines said redesigning the parking lot had always seemed ludicrous to her, because no parking would be gained. She was in favor of not doing the redesign of the parking lot and putting the splash pad where Ms. Laughlin suggested. She asked how big of a diameter the splash pad would have.

Mr. Thibault said it was shown with a 30-foot diameter.

Ms. Blohm said the tower had become the focal point. She asked how the tower was being used going forward. She understood that the base of the tower was going to become a stage for concerts. The people would be sitting on the east side of the tower looking west at the concerts. Concerts are typically in the evening and in the summer. That would leave everyone looking into the sun at 6 o'clock in the evening. She also wanted to know where 100 people would park. She asked if the urgency for creating more parking was more important to consider how they want to use what they are building on in the park, before they start adding things.

Ms. Wines didn't think they could do anything until they decided on whether to move the train or not.

Ms. Blohm asked if the train was going to become a functional piece of equipment, where it could be opened up during concerts and sell snacks, or it becomes something useable.

Chairman Karr said he liked the idea of moving the splash pad over by the proposed restrooms.

Ms. Wines said she had contacted three different eagle scouts to try to redo the existing fountain that is located in the park.

Chairman Karr said if they moved the splash pad the fountain would go away.

Ms. Wines thought there would be a lot of resistance.

There was further discussion regarding the existing fountain.

Scott Wilkinson, Assistant City Manager, said if you take a look at the 30% plans, the reason the parking lot was being adjusted was not to gain parking. It was designed not as an amphitheater but that type of layout. The train was planned to be pushed back and you would be facing northwest for events. As the tower was developed it started being looked at as a back drop for events. This is what was approved by the RDA to consider going forward and then it just evolved.

Chairman Karr said in the 30% Plan the fountain was no longer there.

Ms. Wines pointed out that it just moved.

Mr. Thibault explained that they moved it so that it could be built now without having to redo the parking lot first.

Ms. Blohm asked what the reason was for preserving the fountain.

Ms. Wines said that Sarah Sweetwater designed the fountain.

Ms. Blohm asked if it was still working as a fountain. (No)

Ms. Wines said she wanted to see it preserved because it was public art.

Ms. Laughlin mentioned that different Cities had different elements in their splash pads that water shoots out of. She thought that the fountain could be revamped and made part of the splash pad.

Chairman Karr said that made sense to him.

Ms. Wines said there were grants available to refurbish art like that.

Ms. Blohm said it made sense to her to utilize two elements together. She asked if it was a huge issue to create more parking with "Plan A" or not. She asked where the focus should be. She thought they were all over the place, and they needed to focus on what was really important about the park and how to get there.

Mr. Wilkinson explained that the layout was intended to create a larger greenspace. There is plenty of parking in and around the corridor.

Chairman Karr thought moving the splash pad and making the fountain part of the splash pad made more green space.

Ms. Blohm asked if a stage was going to be built around the tower, or if a temporary stage was going to be brought in for events.

Chairman Karr envisioned that the base of the tower would get bigger and become the stage.

Ms. Wines thought the stage would be temporary.

Mr. Thibault explained that with the current project the base would be getting a little bigger. There would be an extra 6 feet of sidewalk on each side and then the reader boards.

Ms. Blohm asked if it was elevated concrete.

Mr. Thibault said it was all flush with the tower, nothing would be elevated. He asked if a stage needed to be elevated. He wanted to know if they would need to bring in temporary elevated staging to put on a show.

Chairman Karr thought the bigger events would need an elevated stage, but the smaller events wouldn't.

Ms. Laughlin said by making the changes they've discussed it would make more grassy area for seating for a concert.

Ms. Wines thought they would save around \$1 million not redoing the parking lot.

Chairman Karr didn't think they needed to move the train. He didn't think it would be worth the money.

Ms. Wines suggested they use it for a season to see how it worked.

Chairman Karr liked the ideas they had discussed regarding the fountain and the splash pad. He thought maybe they could have another tree where the splash pad was originally proposed.

Ms. Wines suggested they add trees like what was presented in the 30% Plans.

Mr. Thibault pointed out some of the existing trees.

Mr. Wilkinson thought the intent would be to put more in.

Ms. Wines said there were trees that had a single root that would be good for this area.

Mr. Thibault said they wouldn't want those over a sewer line. There are some concerns.

Chairman Karr said as a preliminary design they could add a couple trees. He liked the idea of where the foot print was headed.

Ms. Laughlin asked how everyone felt about the restroom, the location of the restroom, and looking at something of that nature for moving into that as a project. They also needed to discuss the location of the stone that was donated to the City.

Mr. Thibault mentioned that there were donor plaques in all the sidewalks of donors that contributed to the original park construction. They wanted to set up a reader board with all those donors next to the stone.

Ms. Blohm asked what was envisioned for the reader board.

Mr. Thibault said they would be a story board on a post. It hasn't been designed yet.

Ms. Wines thought the big stone would look nice by the new location for the splash pad, on the upper curve.

Mr. Thibault mentioned that it would have to be relocated if they ever rebuilt the parking lot.

Mr. Wilkinson thought the decisions they were making today would make sense. That would open up some green space. At this point in time, if the RDA decided that those would be appropriate revisions, all of that fits within the RDA Plan, which is to transform this into a usable downtown park.

Chairman Karr thought they should proceed with further design of what their ideas would look like.

Ms. Wines asked if anyone had any idea of how much it would cost to move the train closer to the street.

Mr. Wilkinson thought they would need to set new tracks. They would need to talk to a crane company, get some weights and see what size crane they would need, and how involved it would be. It would be nice and make the space more open.

Chairman Karr didn't see the benefit of moving the train, when the focal point was now the tower.

It was decided to have a few events down there before deciding if the train needed to be moved.

**\*\*\* A motion was made by Catherine Wines, seconded by Chris Johnson to ask staff to rework the design of the Centennial Park to include elimination of the parking rework from the 30% Drawings, relocation of the existing schematic area for the splash pad and the fountain, and incorporate the fountain into the splash pad, look at costs for a bathroom building, moving the big rock, and relocating the train.**

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

After the motion, but before the vote Ms. Blohm said she was more concerned with what was happening around the tower than moving a splash pad. She felt they needed to focus on the tower, because that was going to be the basis of what they were generating activity with. She thought a lot more thought needed to go into that area.

Ms. Wines said that the Arts and Culture Advisory Board wanted to assist with moving the fountain, because it is art and culturally sensitive.

Chris Johnson thought the motion was a great start, and they would just have to see what it looked like with the new drawings. He thought they were on the right track.

**\*The Board then voted on the motion.**

## **II. REPORTS**

### **A. Storefront Improvement Program**

*Ms. Laughlin reported that the 2017 Storefront Improvement Grants had all been allocated and funded with the exception of Jeff Dalling. He has submitted his to staff, but was lacking information. Mr. Wilkinson had been working with him on getting the information so he can be reimbursed. The 2018 Storefront Grants, we have signed and recorded an agreement with Patray Assets, LLC for the Commercial Street property, and that has been permitted. The Commercial Hotel Application is going to go to the RDA in August for a request for an amendment to their Storefront Grant Program. They are not doing Chicago Pizza at that location, but they are still willing to do some improvements to exterior of the Commercial. The Pat Laughlin Family Trust is going to be getting started next month. Staff has been trying to get the word out for next year.*

### **B. Budget – Cathy Laughlin**

*Ms. Laughlin reported that there were two budget spreadsheets in the packet, the 2017/2018 budget was wrapping up. She then went over the 2017/2018 budget spreadsheet and went over the 2018/2019 budget spreadsheet.*

*Ms. Blohm said the ending fund balance would carry forward, so they could begin the drawings for the block ends. She asked if that would be an upcoming agenda item.*

*Ms. Laughlin said that was a project that they dedicated to do in house. She explained that Mr. Thibault was busy with the Sports Complex, so she wasn't going to throw the block ends at him right now.*

### **C. Other**

*Ms. Blohm wanted to have a discussion about what was happening at 5<sup>th</sup> and Idaho. She wanted to go over some thinking points about what the general public could expect to see after a demolition project in the downtown. From what she understood there was nothing in code, or enforceable, to say it shall have certain requirements. There's nothing out there that talks about the owner's responsibility to leave a decent looking space. Moving forward, how should they be talking about this and thinking*

*about it. She wanted to know how long they should wait for the market to give them an answer. What are they going to be left with? She understood they were going to be left with a 6ft fence that has heavy mesh on it. She wasn't sure if it was going to be worse than what was there before.*

*Chairman Karr thought everyone was wondering what they were going to do with the lot. He didn't think anyone really knew what was going to happen.*

*Ms. Blohm said her point was if it was a function of Redevelopment to have a discussion and address this kind of situation. She wanted this to become an item on the agenda, so they could have a discussion about how other areas deal with these situations.*

*There was further discussion regarding demolitions downtown.*

*Ms. Wines wanted to know about the lights in the corridor.*

*Chairman Karr said he would forward Ms. Wines the emails from NV Energy regarding the light poles downtown.*

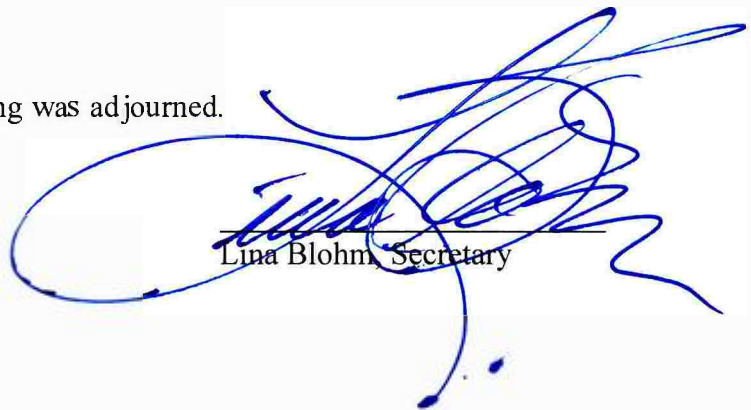
*Ms. Wines requested an agenda item to talk about safety. Last week she had to go to her office early in the morning, and it was like a third world country. It is no place that anyone would want to be or have a business.*

## **COMMENTS BY THE GENERAL PUBLIC**

*There were no public comments made at this time.*

## **ADJOURNMENT**

There being no further business, the meeting was adjourned.

  
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Jon Karr, Chairman  
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Lina Blohm, Secretary