

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
3:30 P.M., P.S.T., TUESDAY, NOVEMBER 13, 2018
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
 Robert Schmidtlein
 Mayor Chris Johnson

Excused: **Mandy Simons**

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

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

September 11, 2018 – Regular Meeting **FOR POSSIBLE ACTION**

***** A motion was made by Reece Keener, seconded by Robert Schmidtlein to approve the minutes with a correction of the spelling of the CEO of Nevada Casino Holdings, Dave Zornes' last name.**

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

I. NEW BUSINESS

A. Review, consideration and possible acceptance of the Centennial Park Expansion Project and matters related thereto. FOR POSSIBLE ACTION

At the May 15, 2018 Elko Redevelopment Agency meeting, the RDA awarded a contract to Element Construction for the Centennial Park Expansion Project. The project has been completed and staff recommends final acceptance of the project.

Dennis Strickland, Public Works Director, explained that the project was completed in conformance with the plans and specifications. He thought there was one small change order for \$1,900.63 for a new sprinkler valve box configuration, and the relocation.

Cathy Laughlin, City Planner, explained that there was \$250,000 budgeted for the project and it was completed at \$173,714.

***** A motion was made by Robert Schmidtlein, seconded by John Rice to have final acceptance of the Centennial Park Expansion Project.**

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

Lina Blohm said that she attended the DBA meeting earlier. She thanked the City and everyone involved for providing a great venue. They are looking for the concert to come to Elko in the summer. The upcoming Snowflake Festival will be centered between 5th Street and the Tower.

B. Review, consideration, and possible action regarding replacing the existing lights in the corridor area with new LED lamps and ballast, and matters related thereto. FOR POSSIBLE ACTION

The RAC considered this agenda item at their October 25, 2018 meeting and recommended to the RDA to approve the replacement of the lights for a total expenditure of \$10,000 and to submit a letter to NV Energy to request a flat rate reduction or metered rate for the new LED lighting.

Ms. Laughlin explained that they have had this discussion at the RAC meeting several times, in regards to safety in the downtown corridor as well as the lighting. They felt that it could be an NV Energy issue, where those lights have never been cleaned. They reached out to NV Energy last year and asked what it would take for the City of Elko to take on the lights. NV Energy owns the lights from 3rd Street to 7th Street and they were paid for by a grant that funded all of the downtown corridor area. The reply Ms. Laughlin received from NV Energy last year was extremely high, for the amount of money that they wanted for the City to buy the lights from them. They are fully depreciated. Jon Karr reached out to Robert Lino and asked him for a quote on what it would take to retro fit them to an LED. While they do the retro fit, the lens would have to come down, and at that time, we would have someone there to help clean the lenses. Robert Lino gave an estimate of \$10,000 for the replacement. Ms. Laughlin met with NV Energy this morning. They told her that the \$10,000 would just cover their labor cost, and not the material cost. She stated that if the City was willing to agree to this, approve it, and give them \$10,000 that they need to do a partnership with City of Elko. We are a very large user and they have LED retrofit programs available within NV Energy. They said they would get back to Ms.

Laughlin within 3 to 4 weeks. This approval would just be allocating \$10,000 towards that, and hope that they would partner for the additional costs. They also had discussion at the RAC meeting about doing an adjustment to the flat rate for a reduced cost, or a meter on the lights.

Mr. Keener asked if the polls were paid for by a grant and if NV Energy owns the ballasts and the light fixtures.

Ms. Laughlin explained that NV Energy owns the whole thing.

Mr. Keener asked if that was why facilities couldn't touch them. (Yes)

Ms. Laughlin said that the City has offered to buy the LED light and ballast and replace them, like what was done from 7th Street to 11th Street. However, the lights belong to NV Energy and they will not allow our facilities to work on them.

Mr. Keener asked if they were a globe at the top. (Yes). He thought it would be good for the security in the downtown to have more light.

Ms. Blohm explained that security was the number one reason that RAC was concerned about getting this lighting system going. Time is of the essence. They have noticed increased aggravations between 4th Street and 5th Street and Railroad and Commercial. It is of optimum importance.

Mayor Chris Johnson said that he has always wanted to have more light in that area. He asked if this was a first request to NV Energy.

Ms. Laughlin explained that the first request was to have them convey all of the lights over to the City.

Mayor Johnson asked how long ago that was.

Ms. Laughlin said it was a year ago. They came back with a ridiculous amount of money. Then, the next option was to see if the City could work with them on a retrofit.

Robert Schmidtlein asked if this would be a one-time cost. The City will pay for the initial cost of the material and the installation. He assumed that NV Energy would continue to maintain them. He asked how much was projected for the additional luminary lighting that these will enhance.

Ms. Laughlin said it was in NV Energy's franchise agreement to maintain the lights, and that she hadn't seen the projections for how much additional luminary the lights would be enhanced.

Mr. Strickland said they needed to be careful that with light pollution. They don't want them to be too bright. He thought they would be increased by 20 to 30%. They met the standards when they measured them, so any improvement will bring it up.

*****A motion was made by Reece Keener, seconded by Robert Schmidtlein to approve the expenditure of \$10,000 to retrofit the lighting in the downtown corridor between 3rd Street**

and 7th Street and that will include submission of a letter to NV Energy to request a flat rate reduction or metered rate for the new LED lighting.

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

II. REPORTS

A. Budget

Ms. Laughlin gave a report on the budget.

B. Other

Ms. Laughlin reported that she was working together with Stockmen's Hotel, as well as the DBA, on the parking lot on Silver between 4th Street and 5th Street. We have asked Stockmen's to hire an engineer and get the design done on it. The City provided them the survey of the parking lot. They have come back with a couple different designs so far. What they plan on doing is proposing to the DBA, and the DBA possibly contribute some funds to that, and then get an agreement with the DBA that allows the DBA to use it for their downtown events. Then they will give the City an engineer's estimate and we can put on an RDA agenda for consideration on a public private partnership. The design calls out a lot of lighting and landscaping. Ms. Laughlin thought it would be a huge improvement for the area. She met with NV Energy on what it would take to underground those power lines. They are going to throw out some preliminary numbers on that.

Scott Wilkinson, Assistant City Manager, asked if the Stockmen's participation would be contingent on the restaurant going into the Stockmen's. (Yes)

Mr. Keener asked if it would be a flat asphalt slab. He asked if there were any sort of landscaping or curb.

Ms. Laughlin explained that there was a lot of landscaping proposed. It's splitting the parking lot into two sections, with a row of landscaping in the middle.

There was further discussion on details of the parking lot.

Mr. Keener asked if there had been any change in status on the DuPont building, or any inquiries.

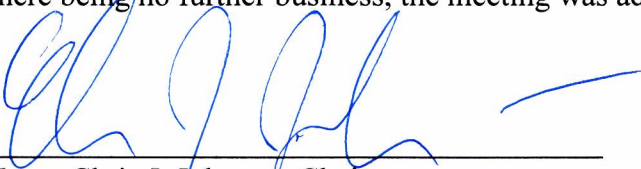
Ms. Laughlin said no. She added that the RAC approved the recognition program. We will be working on that. They decided to do that annually.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.



Mayor Chris J. Johnson, Chairman
Redevelopment Agency