

City of Elko)
County of Elko)
State of Nevada)

SS January 6, 2015

The City Council of the City of Elko, State of Nevada met for a special meeting beginning at 2:00 p.m., Tuesday, January 6, 2015.

This meeting was called to order by Mayor Chris Johnson.

NOTE: The order of the Agenda has been changed to reflect the order business was conducted.

Mayor Present: Chris J. Johnson

Council Present: Councilman John Rice *left at 4:30 pm*
Councilwoman Mandy Simons
Councilman Robert Schmidlein
Councilman Reece Keener

City Staff Present: Curtis Calder, City Manager
Scott Wilkinson, Assistant City Manager
Ryan Limberg, Utilities Director
Shanell Owen, City Clerk
Rick Magness, City Planner
James Wiley, Parks and Recreation Director
Dawn Leyva, Recreation Services Manager
Doug Gailey, Human Resources Manager
Dennis Strickland, Public Works Director
Rick Hofheins, Assistant Airport Director
Jeremy Draper, Development Manager
Matt Griego, Fire Chief
Josh Carson, Fire Marshal
Ty Trouten, Police Lieutenant
Ben Reed Jr., Police Chief
Dale Johnson, Assistant Water Superintendent
Mike Hess, Landfill Superintendent
Ted Schnoor, Building Official
Karen Walther, Animal Shelter Manager
Jonnye Jund, Accounting Manager

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this

item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

There were no public comments.

I. STRATEGIC PLANNING WORKSHOP

- A. Discussion regarding the short and long-term vision of the City of Elko, including administrative & technical services, transportation, water/sewer infrastructure, public safety, parks & recreation, public works, Elko Regional Airport, and matters related thereto. **ACTION WILL NOT BE TAKEN – INFORMATION ONLY**

Curtis Calder, City Manager, gave a presentation (Exhibit “A”). Included in the packet are minutes from February 8, 2012, when we held a special meeting structured much like this one. We have come a long way since 2012. Right before we held this meeting, we had adopted a new mission statement.

Councilman Rice had thought about the mission statement over the last couple of weeks and felt it still serves Council very well in terms of the aspects of what we do.

Mr. Calder continued with his presentation. The Vision Statement dates back to 1999 and he wondered if council wanted to revise it at all. The new legislative session will be starting up again soon. There will be a lot of things at the legislature that can potentially impact cities and local governments.

Mayor Johnson asked if the list of topics that Mr. Calder presented is complete or are there comments that should be included.

Councilwoman Simons had a PowerPoint Presentation prepared but she felt Mr. Calder covered most things. She suggested that everyone give their list of things that may not have been covered. Her ideas were 1) fully staff the Police Department; 2) evaluate the new part-time person in the Fire Department and look for feedback regarding the business inspections; 3) cemetery; 4) pool; 5) recreation center; 6) the Henderson Bank Bldg. has completed renovations and we considered using that as an example of preview/sample project; 7) get the homeless site up and running and look at a long term solution; and, 8) city facilities.

Councilman Rice had a couple of things to add. He agreed this is a short-term management solution for the homeless and there has been some talk regarding long-term solutions. We might want to try to work with Elko County on some of those issues. He got wind of a grant from the USDA that goes to municipalities but would require a public/private partnership for the development of affordable permanent housing. In terms of a clean and safe community, perhaps we should consider a cap on the number of liquor licenses that are issued. We may need to take a look at our geothermal system. We need to be extremely aggressive with economic development downtown. Our centennial is approaching and we have an opportunity to make more things happen very quickly.

Councilman Schmidlein added the infrastructure of water/sewer for future development on the north and south side. There will need to be some water main extensions to these areas, including

Exit 298. We need to get some sewer bores completed under the river for Sports Complex and the future development of Errecart Boulevard. There are some current sewer bottlenecks issues in the city, one near Peace Park. His biggest issue is the regional transportation. We all see the bottlenecking of traffic every night. We need to push for partnership between the county and the state to try to eliminate some of these problems.

Councilman Keener felt everything had been covered from his perspective. We should encourage infill development and projects in the downtown.

Lina Blohm, Downtown Elko, was pleased to see that redevelopment was on the list. One item missing from the list was alley reuse. The alley downtown, between 4th and 5th needs more attention.

John Carpenter suggested adding a water slide at Angel Park. He does not agree with using room tax money to do the golf course. Water Fund money should be used instead. We should keep that downtown corridor area clean. Anyone that gets a DUI should be down there cleaning the corridor up.

Mayor Johnson suggested going over each area of topic. He agreed there should be a City/County meeting in early 2015. The regional homeless issues; there are other communities in the country that Elko can look at so we don't try to recreate the wheel. Other communities are headed in a direction of affordable housing.

Councilwoman Simons felt financially it doesn't seem feasible on a city basis. Some places have found that it is cheaper to provide housing for the homeless because by the time you pay for all the services, emergency personnel and other things, but because the city doesn't pay for all those services some money comes from the state or the county. For us to shoulder the cost of the housing alone, financially it would be better to do this on a state level. Maybe if we can get other entities on board we can get the money to balance out.

Councilman Keener saw the issue at hand is the homeless camp. It is the first issue to deal with and we can see if the County would assist us with that.

Mayor Johnson thought we needed to work on our transportation needs, especially in crossing the Humboldt River. The bridges will require maintenance. The Annexation Policy is big. He is interested in developing a policy. Mutual and Auto Fire Protection Agreements; we just saw in the paper where the county took over. That is a big step for Elko County. This last fall he met with the firefighters and saw how the ratings affect the department. The city needs to keep the ISO rating where it needs to be to keep the insurance ratings low. Enhanced 911 will make things so much more efficient for Central Dispatch. He is a big supporter of the fairgrounds and the races. Anything we can do to make it a year round facility will add to the facility.

Councilman Rice added a closer relationship between the ECVA, the City and the Fair Board might be helpful. That has been discussed in the past.

Councilwoman Simons speculated about the goals of the Fair Board and whether or not they plan to keep the fairgrounds there.

Councilman Keener asked if the college has ever had any interest in the fairgrounds property. Councilman Rice responded that the college has never had an interest in the property. The college has been asked if it were available, what the college would do with it. The college can't afford it. We all understand the tradition and we enjoy the fair. What can we do to make it better?

Mr. Calder reminded council there were discussions about 10 years ago regarding the future of the fair, which is landlocked now. They discussed where it would go. The planning has to start 20 years in advance because it is very large. The City should be asking what the highest and best use of that facility is. We should be planning for that now. There was a lot of public resistance 10 years ago. Under the city facilities category there are numerous facilities that would be in that category; city hall, water, fleet, animal shelter.

Mayor Johnson agreed with Mr. Calder. Any and all facilities need to be reviewed in a long-term plan.

Mr. Calder said staff will need direction on the old police station. We have interest from non-profits but we need to look at the liability. We need to decide whether to lease it or demolish it, keep or sell the property.

Mayor Johnson asked about the land acquisition disposal for the airport. There is a big private parcel that is in the airport.

Mr. Calder answered they have spoken to the FAA about that about a month or so ago. There is AIP grant funding for land acquisition. We could submit for that that would be a nice piece of property to have. That property is landlocked because of the airport but it would be valuable to the City for potential lease space.

John Carpenter was at the airport today and they don't have a board that shows when the flights come in and go out. He is on the Ethics Commission. He used to be able to get on the early morning flight and come back on the late night flight. He doesn't think that is possible anymore. If the City closes the airport for two months then you may lose the business forever if people get used to going to Salt Lake City then they may never get it back. He felt the new schedule is terrible for people.

Mayor Johnson spoke about Recreation projects.

Jeremy Draper, Development Manager, thought November will be best for the Golf Course irrigation. It will be after the playing season and there will be fewer disruptions to the players. We have talked about phasing the project. As far as the Sports Complex, we are looking to phase that project. The first phase estimate came in just over \$10 million. That design will be completed in the next couple of months so we can pursue grants and other sources of funding. The other big project will be the cemetery. We are looking to fill in every available spot in the existing cemetery. We are also looking at Niche Walls. We need to start planning for that next location. A new cemetery will be needed within ten years. Another big project will be the swimming pool. We just had issue with the roof. We had Lostra Engineering go out and do a quick assessment with that. The roof sheeting is delaminating. We addressed that in 2004 with a re-roof and replaced a couple of sheets. We will need to do that again. With the money that has

been put into the pool over the last couple of years, it will be another \$250,000 to \$400,000 to repair the roof. The building does not meet current earthquake codes.

James Wiley, Parks and Recreation Director, explained his challenges is funding his priorities. They are limited with what they can do each year. We want to get some opportunities and ideas of how we are going to fund these projects.

Mayor Johnson wanted to give City Council a better feel of what is out there regarding what we have and what we want to do. Will it cost more to fix what we have vs. building new? He would like the parks issues to come back at another meeting to come up with a plan and look at this from different angles. We have had a lot of Band-Aid solutions over the years.

BREAK DUE TO POWER FAILURE

Councilman Rice said the Union Pacific acquisition was on his list. He met with Congressman Amodei regarding the acquisition and Congressman Amodei was eager to assist us in this. Redevelopment opens the door to economic development. The City has done many things for investment downtown. We could use NNRDA more effectively to get a business anchor in the downtown similar to Zappos in Las Vegas.

Mr. Calder thought the improvement districts have not been implemented as much as they could be. We did an improvement district for a section of curb, gutter and sidewalk that was successful on Commercial Street. This has not been done since but it is a tool that could be done.

Mayor Johnson moved on to Law Enforcement Community Oriented Policing. As far as redevelopment, what is this specific to?

Ben Reed Jr., Police Chief, thought that was a general approach and he thought the Police Department can help play a role with graffiti removal, code enforcement issues, and target certain areas. Improved lighting can be a big help downtown too.

Mayor Johnson moved on to Community Development. The RDA is a player in the Master Plan. One thing he sees in the future of the downtown area is the variety of uses within that area. Annexation is complicated and we should come up with a policy. Right-of-ways are huge. We need to continue down that path to get those secured.

Councilman Rice said one thing in the Master Plan he would like to take a look at preserving some of the characteristics of different neighborhoods in town. Contemporary buildings are placed in historical neighborhoods and they don't quite fit. We have a real treasure in some of our neighborhoods that he would like to see preserved. Code enforcement has also come up. Could a code enforcement officer be combined with a staff member that focuses on redevelopment as well?

Mayor Johnson said the only way an increase in staff would come would be that it is very broad. We do everything we can to do more with less. Your biggest costs in business and government are your people.

Councilman Rice also discussed a grants person. That would bring in money from other places. We all wear so many hats but we don't want to get spread too thin.

Mayor Johnson thought Public Works is always a big deal. The City of Elko owns the Landfill as an Enterprise Fund. In years past it has been a strategy to have the landfill as your even playing field. The City of Elko takes on and pays for things that are used by all that are in the region. If the city wanted the Landfill could be a money generator but he may not be interested in giving up control of the landfill. It can be a way to bring dollars to the city.

Mr. Calder discussed Get My Ride and what they may need assistance with. As we make our improvements to streets we can possibly plan for public transit access areas.

Councilman Rice wanted to make that another topic for discussion with the county. Right now Get My Ride is funded through the county's RTC funds and not the general fund.

Mr. Calder felt that Get My Ride will become more important as the area grows.

Mayor Johnson would like to spend more time on Public Works before we get to the budget. He asked Chief Griego what was next step on Mutual Aid might be.

Matt Griego, Fire Chief, explained he has been working hard with Mr. Calder and the City Attorney to get the Mutual Aid agreement drafted and it is being given to the County for consideration. There was some discussion regarding apparatus, replacing apparatus and costs associated with readiness and responding to calls.

Councilman Rice left the meeting at 4:30 p.m.

Chief Griego explained Elko County Ambulance is taking care of 99% of the ambulance runs. This is not a money maker for us. It was just to be sure that the citizens were getting the service. If we can get guarantees like a franchise agreement with Elko County Ambulance this would give the City some control.

Mr. Calder thought we could have this discussion with the County during the joint session. We can explain that the City is going out for RFP for ambulance services and give them first right if they want it. He believes this franchise agreement may be more important than the Elko Sanitation agreement since it is EMS.

Chief Griego explained his idea for Fire station locations. Station 1 is at max capacity and there is no room for expansion. Station 3 is on the south side area. There is nothing on the north side of the freeway and that is where a majority of the residential structures are. If there was a station on the north end of town, he could split his manning and increase the efficiency without increasing manpower. It also opens other ways of utilizing the volunteers.

Chief Reed said he asked Mr. Calder to include Alternative Sentencing so that it is on council's radar. He got a briefing on it last month as a proposal from Judge Simons. The proposal will be brought to County Commissioners this month. It would be a county ran program, overseeing misdemeanors. He would like to see this work because it would make people more accountable. The School Resource Officer (SRO) program started on Monday and they are very busy. We are

getting close to back-filling one of those positions from the grant funding. The radio system needs some work. One repeater is past its usefulness. We have an old archaic system that needs to be replaced. We have one hill to transmit from and we need two more. Something will have to be put in the budget.

Mr. Calder said the radio upgrade and Enhanced 911 are different issues. Enhanced 911 is a statutory issue that is ultimately controlled by the County. It is also a big safety issue. Once we get Enhanced 911 online our level of service will improve. The radios will require some consulting to make sure we go with the right technology.

Chief Griego and Chief Reed both spoke in favor of Enhanced 911 improving service and even improving ISO scores.

Mr. Calder said this presentation was a broad view of the city and these are things that staff is dealing with every day. Some of the items in 2012 were taken care of. This is an educational process regarding the issues we are dealing with. We can add an item to a regular meeting or we can do another special workshop meeting. We can also coordinate a meeting with the County and talk about the regional issues. Maybe do that at the Convention Center and get more public input.

Mayor Johnson asked that all comments received be submitted to Mr. Calder and we can go from there.

NO ACTION TAKEN

- B. Discussion regarding short and long-term budget priorities, and matters related thereto. **ACTION WILL NOT BE TAKEN – INFORMATION ONLY**

See above discussion relating to this item.

COMMENTS BY THE GENERAL PUBLIC

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Mr. Calder offered to bring Wayne Carlsen out to do board governance training. Since we have the same board, do we want a workshop like that again? The city will need to go to the Legislature for certain meetings relating to bills that will be up for consideration.

Mayor Johnson didn't think the governance training was needed at this time.

Councilman Schmidlein requested a copy of Mr. Calder's PowerPoint.

There being no further business, Mayor Chris Johnson adjourned the meeting.

Mayor Chris Johnson

Shanell Owen, City Clerk