

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

SS December 9, 2014

The City Council of the City of Elko, State of Nevada met for a regular meeting beginning at 4:00 p.m., Tuesday, December 9, 2014.

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
Councilwoman Mandy Simons
Councilman Robert Schmidlein
Councilman Reece Keener

City Staff Present: Curtis Calder, City Manager
Scott Wilkinson, Assistant City Manager
Dawn Stout, Administrative Services Director
Shanell Owen, City Clerk
Rick Magness, City Planner
James Wiley, Parks and Recreation Director
Doug Gailey, Human Resources Manager
Dennis Strickland, Public Works Director
Mark Gibbs, Airport Director
Jeremy Draper, Development Manager
Tom Coyle, Assistant City Attorney
Matt Griego, Fire Chief
Josh Carson, Fire Marshal
Ty Trouten, Police Lieutenant
Fritz Sawyer, WRF Superintendent
Mike Hess, Landfill Superintendent
Diann Byington, Recording Secretary

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**

Councilman Keener expressed his support for the Police Department in the wake of the recent incident. If that officer had not taken the decisive action he did we may have had a much more difficult situation than what we ended up with. He is pleased with the professionalism in how everything was conducted.

APPROVAL OF MINUTES: November 25, 2014 Regular Minutes

The minutes were approved by general consent.

I. PRESENTATIONS

- A. A reading of a proclamation by the Mayor in recognition of the 55th Anniversary of Nevada State Bank.

Mayor Johnson read the proclamation.

Jeri Richardson, Team Leader at Nevada State Bank for Corporate Lending, said they appreciate all their customers and everything the community has done to support them to get to this 55th anniversary.

II. PERSONNEL

- A. Employee Introductions:

- 1.) Mike Ostler, Part Time Fire Inspector

Present and introduced.

- B. Review, consideration, and possible adoption of Information Technology Policy, and matters related thereto. **FOR POSSIBLE ACTION**

The Information Technology Policy has been updated is formatted consistent with POOL/PACT HR recommendations. DG

Doug Gailey, Human Resources Manager, explained we have a similar policy in place now. This just has some minor changes.

**** A motion was made by Councilman Keener, seconded by Councilwoman Simons, to approve the Information Technology Policy effective December 9, 2014.**

The motion passed unanimously. (5-0)

- C. Review, consideration, and possible adoption of Outside Employment Policy, and matters related thereto. **FOR POSSIBLE ACTION**

The Outside Employment Policy has been updated is formatted consistent with POOL/PACT HR recommendations. DG

Mr. Gailey explained we have an outside employment policy now but it is very vague and difficult to pin down what makes a conflict of interest. We made some minor changes and made the City Manager the ultimate authority to say what is and is not a conflict.

**** A motion was made by Councilman Rice, seconded by Councilman Keener, to approve the Outside Employment Policy effective December 9, 2014.**

The motion passed unanimously. (5-0)

- D. Review, consideration, and possible adoption of Phone Policy, and matters related thereto. **FOR POSSIBLE ACTION**

The Phone Policy has been updated is formatted consistent with POOL/PACT HR recommendations. DG

Mr. Gailey explained the phone policy that we have in place now was in place before it became illegal to text and drive.

**** A motion was made by Councilwoman Simons, seconded by Councilman Rice, to approve the Phone Policy effective December 9, 2014.**

The motion passed unanimously. (5-0)

- E. Review, consideration, and possible adoption of Use of Employer Property and Premises Policy, and matters related thereto. **FOR POSSIBLE ACTION**

The Use of Employer Property and Premises Policy is a new and is formatted consistent with POOL/PACT HR recommendations. DG

Mr. Gailey felt this policy was self-explanatory.

**** A motion was made by Councilman Keener, seconded by Councilman Schmidlein, to approve the Use of Employer Property and Premises Policy effective December 9, 2014.**

The motion passed unanimously. (5-0)

- F. Review, consideration, and possible adoption of Use of Tobacco Policy, and matters related thereto. **FOR POSSIBLE ACTION**

The Use of Tobacco Policy is a new policy and has been formatted consistent with POOL/PACT HR recommendations. DG

Mr. Gailey explained this is in compliance with NRS 202.2483 which is the Nevada Clean Indoor Air Act.

**** A Motion was made by Councilman Rice, seconded by Councilwoman Simons, to approve the Use of Tobacco Policy effective December 9, 2014.**

The motion passed unanimously. (5-0)

Councilman Rice noted there have been a lot of these policies updated recently and thanked Mr. Gailey for all his work on it.

III. APPROPRIATIONS

- C. Review, consideration, and possible issuance of Final Acceptance for the 12-Inch Diameter Effluent Pipe Replacement Project 2014, and matters related thereto.
FOR POSSIBLE ACTION

This project was awarded to Ruby Dome at the September 23, 2014 Council Meeting. The work has recently been completed and Staff is recommending final acceptance for the project. There were two change orders for the project. Change order #1 relates to additional valves, tees and asphalt. Change order #2 relates to additional traffic control mechanisms to keep the road open during construction. These two change orders totaled \$26,640.20. RL

Fritz Sawyer, WRF Superintendent, explained they would like the final acceptance but there is a typo on the amount. It is \$190,349.70. There were some issues where we included some possible change orders that we may incur for replacing some asphalt in the spring. Those were backed out. The Street Department will evaluate the asphalt in the spring.

Councilwoman Simons asked if this came in above or below the estimate amount.

Mr. Sawyer answered it came in below the original amount budgeted. We are looking at driving the reuse to the city parks so we did an add-on. We thought it would be best to do a stub-in while we were doing the work.

Councilman Schmidlein asked if they put down cold mix.

Mr. Sawyer answered they put down hot patch and it will be reevaluated in the spring. When the contract was approved there was a bid alternate to go back and do that patchwork if it did fall apart. We missed the hot patch.

Dennis Strickland, Public Works Director, said they wanted to put a temporary patch in there. That is basically what we did but with hot mix. We will evaluate that in the spring. The frozen ground was the issue. If we do see expansion or contraction of that frozen area then they will have to make the necessary repairs.

Councilman Keener asked if keeping the road open added to the cost in the end.

Mr. Sawyer answered the contractor had to add flaggers and do more signage and it slowed down the work and how they installed the pipeline. We looked at it pretty carefully and felt they did deserve the extra dollars for the traffic control. He thought they could close the road down.

Councilman Keener said he went down there and was shocked that the road was still open. Maybe in the future if we do that again, maybe we should just close it. If it is closed we may be able to complete the work much faster.

Mr. Sawyer said Dennis Strickland had some valid concerns. There is a lot of traffic that goes through that street. The pedestrian traffic from the schools is huge. The few times he was up there it was pretty congested. He is glad they didn't shut the road down.

**** A motion was made by Councilwoman Simons, seconded by Councilman Rice, to approve the final acceptance for the 12-Inch Diameter Effluent Pipe Replacement Project 2014 in the amount of \$190,349.70.**

The motion passed unanimously. (5-0)

D Review, consideration, and possible final acceptance of the Landfill Scale Extension Project, and matters related thereto. **FOR POSSIBLE ACTION**

At their August 12, 2014 meeting, Council awarded the bid for the Landfill Scale Extension Project to Acha Construction in the amount of \$179,577.00. Acha Construction has successfully completed the project at this time. DS

Mr. Strickland explained there were no change orders on this project. We are now compliant for oversized length weights. This was a nice project.

**** A motion was made by Councilman Rice, seconded by Councilman Keener, to approve the final acceptance of the Landfill Scale Extension Project.**

The motion passed unanimously. (5-0)

E. Review, consideration, and possible award of a contract for the Silver Street CDBG Project, and matters related thereto. **FOR POSSIBLE ACTION**

At the July 8, 2014, Council meeting, Staff was authorized to solicit bids for the Silver Street CDBG Project. No bids were received for the first bid opening. The Project was then rebid and the bids came in over budget. The bid was not awarded and Council passed a motion to rebid the Project at a later date. The Project has been rebid and bids were opened on December 5, 2014. A bid tabulation will be provided at the meeting. JD

Councilman Schmidlein disclosed one of the parties that bid on this project was a former company that he was a partner in and one of his current partners bid the project. He removed himself.

Dennis Strickland said the bids came in high. Many bidders will hide costs in those lump sum items. Some items were what they expected and others were way off. With all that being said, we got some crazy unit pricing that we don't understand. He isn't sure why this project hasn't been embraced by the contractors. CDBG is comfortable with us rejecting the bids. We had a discussion with the engineer and we may be looking at reducing the scope. We think we can get close enough to try this one more time. If not we may need to de-obligate the money.

Councilman Rice asked if we would be able to complete curb, gutter and sidewalk on at least one side of the street.

Mr. Strickland answered yes. We will focus our efforts on the south side of Silver Street.

**** A motion was made by Councilman Rice, seconded by Councilman Keener, to reject this bid and give staff direction to start the process once again in the manner that Mr. Strickland just described.**

The motion passed. (4-0 Councilman Schmidlein abstained.)

IV. SUBDIVISIONS

- A. Review, consideration, and possible acceptance of Public Improvements for The Pointe 2A Subdivision, and matters related thereto. **FOR POSSIBLE ACTION**

Council approved the Final Map on September 25, 2012. An Agreement to Install Public Improvements and a Performance Guarantee was entered into on February 21, 2013.

The Developer has substantially completed the public improvements in accordance with the approved plans. The City is in receipt of the required certification of the project by the Engineer of Record. The Developer has filed a cash deposit with the City in the amount of \$22,220.00 for a 12 month maintenance period. SW

Scott Wilkinson, Assistant City Manager, explained this subdivision included the extension of Khoury Lane up to the knuckle area and then a little bit of Puccinelli Way. They have completed that and we have the certification from the engineer.

Mayor Johnson disclosed that Braemar construction is building houses on property owned by the Charles Chester Family Trust.

**** A motion was made by Councilman Rice, seconded by Councilwoman Simons, to accept The Pointe 2A Subdivision public improvements.**

The motion passed unanimously. (5-0)

VI. NEW BUSINESS

- A. Review, discussion, and possible approval to cancel the regularly scheduled, December 23, 2014 City Council meeting, and matters related thereto. **FOR POSSIBLE ACTION**

Councilman Keener said he will be out of town and wouldn't be able to attend.

Mayor Johnson asked if there was a need for a meeting late in the year.

Curtis Calder, City Manager, answered not as of right now.

**** A motion was made by Councilman Keener, seconded by Councilman Rice, to cancel the City of Elko Council Meeting scheduled for December 23, 2014.**

The motion passed unanimously. (5-0)

- B. Review, consideration, and possible approval for a Grant of Easement for utility purposes to Southwest Gas to be located on City property, and matters related thereto. **FOR POSSIBLE ACTION**

Southwest Gas requires a utility easement to be located on City property for the purposes of extending services to a proposed commercial development. The easement shall be 10' wide centered on the new gas line. JD

Jeremy Draper, Development Manager, explained this is over by the cell tower that is between Silver Street and Water Street at the new building that is being built on Silver Street. Southwest Gas needs to come off Water or River Street to service them with gas and are requesting an easement through our property.

**** A motion was made by Councilman Schmidlein, seconded by Councilman Rice, to approve the Grant of Easement for utility purposes to Southwest Gas.**

The motion passed unanimously. (5-0)

- C. Review, discussion, and consideration of the bid timing of the Police Station Project, and matters related thereto. **FOR POSSIBLE ACTION**

Previously, the City Council authorized Staff to solicit bids upon completion of the property acquisition, which is scheduled to occur no earlier than February 2015. After analyzing the timing of the project, Lombard Conrad Architects (LCA) believes bidding the project in January versus February is advantageous and could result in better pricing. A representative from LCA will be in available to discuss this issue in further detail. CC

Curtis Calder, City Manager, explained that this is something that the architects have talked to staff about. Staff is in support of it.

Byron Smith, LCA, explained the LOMR process won't be completed until February 5. We don't feel it is in the best interest of the city to wait until that process is completed and the purchase is completed before the project is put out to bid. Right now, the contractors are getting their spring schedules in place and are filling in their workloads. The longer we wait we will see a smaller bid pool. On a project of this size, if we wait to bid until February we can see a bid difference of 1 or 2%. That can mean a cost increase of \$52,000 to \$104,000. We have completed the plan review process. We are in the process of submitting the plans to the third party reviewer. We are ready to go and get this out to bid.

Councilwoman Simons asked if we could put it out to bid and not award it until after the protest period. If something would happen in the protest period we are not contractually obligated to award it?

Mr. Smith explained we can put the project out to bid in January. We can identify a bid date. If something happens and we need to push the bid date back we can issue an addendum to modify the bid date. We can open the bids and not award until the property is purchased. He talked to Mr. Capps yesterday and Mr. Calder today, the estimated escrow period can be as short as a week because the City has already gone through due diligence.

Councilman Schmidlein asked how soon can they start advertising on this.

Mr. Calder answered they envision going out right after the holidays.

**** A motion was made by Councilman Rice, seconded by Councilman Keener, to direct and authorize staff to begin the bidding process on the Police Station Project to begin in the days after the 1st of January 2015.**

The motion passed unanimously. (5-0)

VIII. REPORTS

A. Mayor and City Council

Mayor Johnson wished everyone a Merry Christmas and a Happy New Year. It was a great retirement party for Delmo Andreozzi. Councilwoman Simons announced Mason (her husband) is finally getting his boy.

B. City Manager

Curtis Calder reminded everyone the Holiday Party is this Saturday at the Trail Center. He and the Mayor have been working with Senator Goicoechea on a bill (BDR610) that would make various changes to regional commercial air service in the State of Nevada. Skywest is transitioning to a larger aircraft into Elko that will reduce the frequency of our flights to Salt Lake City but they will be bigger aircrafts so there is actually a net gain of seats into Elko. There is an airline interested in coming in to possibly establish a flight to Reno, Oakland and Boise. He and Mark Gibbs attended an FAA meeting in Carson City and discussed issues regarding the upcoming grant for the remainder of the 5-23 Runway Rehab Project.

C. Assistant City Manager

Scott Wilkinson noted that Mr. Robinson is on his way.

D. Utilities Director

E. Public Works

Dennis Strickland said there was a traffic signal flashing on Idaho Street. When they serviced that signal they discovered the cable had been spliced and put back without our knowledge which is not up to the specifications. The contractor that did the work was contacted and they will be replacing the cable.

F. Airport Director

Mark Gibbs reported that January will be kicking off the Airport Master Plan Study. They have been working on recycling scrap metals and this year they filled a skip for about \$2,200.

G. City Attorney

H. Fire Chief

Matt Griego said they have been working on the agreement with Elko County Fire and they have a tentative map for the mutual aid/auto aid areas. He hopes to have that ready in January for council approval. They are still working on fees for responses.

I. Police Chief

J. City Clerk

K. City Planner

L. Development Manager

M. Administrative Services Director

N. Parks and Recreation Director

O. Civil Engineer

P. Building Official

V. UNFINISHED BUSINESS

- A. Review, consideration, and possible action to draft a development agreement with Elko Mountain Village to address utility infrastructure costs for the Powder House Road and State Route 227 area, and matters related thereto. **FOR POSSIBLE ACTION**

Council initially considered a proposal from Elko Mountain Village (EMV) at its meeting on December 13, 2011. No action was taken at that meeting. Council considered the proposal at its meeting on the April 24, 2012 agenda. Council directed staff to develop an agreement addressing several specific issues. Staff worked with the Developer in drafting an agreement. At that time the Developer experienced some financing issues resulting in a delay of finalizing a development agreement. During that period of time the Council has taken action committing City resources to other areas of the community. The Developer is requesting Staff to proceed with drafting of the development agreement and has indicated that the financing situation has improved. Staff is requesting Council direction before proceeding with the agreement. SAW

Mr. Robertson with Elko Mountain Village was not in the audience at the time this item was originally read. Mr. Wilkinson asked that this item be moved to later in the meeting so Mr. Robertson could be in attendance and present his argument.

Scott Wilkinson, Assistant City Manager, said in the agenda packet are the minutes from previous council meetings and some memos. This is a project that has been going on for several years. The civil improvement plans are about 80-90% complete but we need direction from council on whether or not we move forward. There are some concerns they are trying to work on. One is the elevation of the water tank is off property. We do have an easement on record but the primary note holder for that property has indicated that the easement could not have been legally recorded. The second one is the Powder House Road right-of-way. When we annexed

this property we had a right-of-way that went into the property but the alignment of Powder House Road and where it turns and bears northerly, it doesn't provide for sufficient right-of-way to develop a nice intersection to get into the property. We have some out-of-area property owners that developers and staff have reached out to without a response. There is a draft development agreement that is probably 20% complete.

Mayor Johnson asked what the recommended motion is.

Mr. Wilkinson answered staff's recommendation is that this be tabled until the developer can demonstrate they have their financing in place. The problem for the developer is that they need council's commitment to get his financing in place.

Aaron Robertson, 83 N. Cambridge Drive, Rigby, Idaho, thanked council for delaying this tonight so he could be here. The original design for the water tank was 2,000,000 gallons. That exceeds the need for their development. In discussing things with City Staff, they pulled back and decided the maximum size tank they can get on site is 2.5 million gallons. We don't have that tank fully designed yet.

Mayor Johnson said that was all boring engineering stuff and he wanted to hear other money details. Who would pay for the tank, etc.

Mr. Robertson said they are still on board with building the tank on their dime and getting reimbursed for a portion. What he needs from the city is for council to say they are still in agreement for this concept. They are looking at three different funding sources and they all want the city to agree to this.

Mayor Johnson asked what does he need the city to agree to. He went through the minutes and thought it was a \$600,000 item.

Mr. Robertson said if they go with the 2.5 million gallon tank as recommended by staff, he still wants to stay with the original use which is at a cost to him of connection fee credits of \$900,000. That means he has a city contribution/reimbursement of \$1.9 million. That is after the project is done. They are looking at the tank and increasing the service area by 30%.

Mayor Johnson asked of the \$1.9 million, how big of an area would that serve.

Mr. Wilkinson explained and Jeremy Draper indicated on the overhead screen what areas would be served with the new tank. The proposal would be that they would be looking at connection fee credits to reimburse them for that \$900,000 capital investment from that 35 acres and the city would then be looking at trying to recover its investment from the other acreage that would be served outside of that.

Mayor Johnson noted the total project would be \$2.8 million. The developer is going to put in \$900,000 and then the city puts in the balance, payable 30 days after that is done. There are some options for the city in this as far as not going with that size of a tank, is that correct?

Mr. Robertson said yes. Currently they have a 2 million gallon tank designed and ready to go. Now we are looking at 2.5 million gallons for \$2.8 million.

Mayor Johnson felt there were more options; that water tank could be scaled back.

Mr. Wilkinson said you would only want to reduce the size of the storage. Constructing that booster pump and the line sizing needs to be based on a full build-out. You couldn't plan on any cost savings in those areas. He thought the city would be wise to consider that if we were to do this project.

Mr. Robertson thought the savings we are trying to generate is in doing the bigger tank right now rather than adding another tank later on.

Mayor Johnson asked when they would be ready to break ground.

Mr. Robertson said they would be ready to break ground by spring if the city is still supportive. He could bring a timeline later on.

Mayor Johnson asked if the city went back to a conventional means where Elko Mountain came to the city and said, "here's my building plans, here's my permit check, here's my connection fee check," would we still be at a \$2.8 million project?

Mr. Robertson said it would probably be \$700,000 more in prevailing wages.

Mayor Johnson thought Mr. Robertson needs a will-serve letter from the City of Elko or some guarantee in the form of a letter or bond or what?

Mr. Wilkinson said the city was not supportive of issuing a will-serve letter because it puts the city on the hook for completing the project.

Councilman Schmidlein asked if there will be additional costs for upsizing the pipes.

Mr. Wilkinson said they already worked with their engineer to upsize all that to serve more of the area.

Councilman Schmidlein asked if they were going to bore under the highway.

Mr. Robertson answered they would be boring under the highway for the sewer and do not plan to put the water under there.

Mayor Johnson noted they would still pay sewer connections because they are not part of the deal.

Mr. Wilkinson said the agreement would be very similar to the one they were looking at for Artisan Group at Exit 298.

Mayor Johnson said Elko Mountain would take Artisan's \$900,000.

Mr. Wilkinson said they would have that \$900,000 capital expenditure as an upfront cost and then it would be their responsibility to develop their 35 acres and recover their \$900,000 through development.

Mr. Robertson said Phase 1 would take the full \$900,000. They would not request for application for just the 35 acres. They are in partnership on the 35 acres plus another 60 acres. They would like an option of the plan for any of that 95 acres they control. It would be limited to the acreage they control. If they didn't use the credits in a timely manner they would expect to lose those credits.

Mr. Wilkinson said he would like to go back and look at that because what was presented to council was the opportunity to recover their cap x of \$1.9 million from the additional acreage that will be served.

Mr. Robertson said the city would still have the option of recovering that \$1.9 million based on what areas are developed but they would have the discretion of how to use the \$900,000 in connection fees.

Councilman Schmidlein asked how many developable acres will this water tank serve.

Mr. Robertson said that depends on the density and what will be used.

Councilman Schmidlein noted that the developer will have 175 buildable acres.

Mr. Robertson said they have maybe 70 acres, tops.

Mr. Wilkinson said if council wants more detailed information then staff probably needs to provide more information than they did tonight. The staff recommendation was that this be tabled until the developer provides more documentation that their project will be funded. He thought this should be discussed more thoroughly in January.

Mayor Johnson agreed and thought maybe this should be more traditional. When you get into these discussions these agreements get very complex. Maybe we should remain conventional. He wasn't sure if the city wants to commit to a will-serve letter. He would like to go back to a conventional means of development and stay away from development agreements.

Mr. Wilkinson said this area was ranked third the memo done a while back. There are benefits in developing this area. Council has taken action that if the developer did all of the infrastructure then they could utilize all the connection fees off all of that acreage to recover their capital expenditures. That would be up to them to be able to do that. What has transpired over time is that they don't have enough capital for that initial construction.

Councilman Schmidlein said if we can't get a road built to your property there are some issues. He felt the easements need to be taken care of before this goes further.

Mr. Wilkinson agreed that there are two fatal flaws on this.

Councilman Schmidlein would like to see those hurdles taken care of before it is brought back to council.

Councilwoman Simons said those seem like big issues. If we get over those issues then we can talk about who pays for what.

Mr. Robertson said they can work on the legality of the easement for the water tank. The easement for Powder House Road will be more difficult. They have tried many different types of agreements without a response from the owner. They purchased the 35 acres thinking that another developer was going to build the infrastructure. They are getting close to building but they are not there yet. He just needs a willingness from council to work on this further.

Mayor Johnson said the city just went through a development agreement that didn't come to light. It is hard to allocate city resources on another agreement that won't happen.

Mr. Wilkinson asked if they could get a motion directing staff to address the two issues and then maybe a motion that directs staff to consult with the city's attorney to see what options may be available to the city to deal with the Powder House right-of-way issue.

Mayor Johnson asked who would be responsible for all of that under conventional development.

Mr. Wilkinson answered the developer is responsible for being able to develop the roadways that we need and acquire the easements and right-of-ways. He felt it would be appropriate to direct the developer to have the two issues addressed before we hear this again. We need to address those two flaws before going forward. Staff would still attempt to reach out to the landowner too.

**** A motion was made by Councilman Keener, seconded by Councilman Rice, to table Item V-A until which time the developer has addressed two of the problems; one of which being the right-of-way easement access and then the other being the easement for situating the water tanks.**

The motion passed unanimously. (5-0)

After the motion and before the vote, Councilman Rice said he is very supportive in theory of development in that area of town. We are putting ourselves in a position to be ready to respond when things turn around economically. We need some more information. He supports the direction they are moving in.

III. APPROPRIATIONS (Cont.)

A. Review and possible approval of Warrants. **FOR POSSIBLE ACTION**

**** A motion was made by Councilman Rice, seconded by Councilwoman Simons, to approve the warrants.**

The motion passed unanimously. (5-0)

After the motion and before the vote, Councilwoman Simons asked on page 11 there was an \$84,000 payment to Dispatch for January through March, and then page 15 there is the same description to Dispatch for January through March for \$30,000.

Dawn Stout, Administrative Services Director, said we pay \$130,000 every quarter.

- B. Review and possible approval of Print ‘N Copy Warrants. **FOR POSSIBLE ACTION**

**** A motion was made by Councilman Rice, seconded by Councilwoman Simons, to approve the Print ‘N Copy warrants from the November 23, 2014 meeting.**

The motion passed. (4-0 Councilman Keener abstained.)

Mayor Johnson said in January they will have an agenda to look at City of Elko projects and do strategic planning like we did a couple of years ago. That will help them roll into the budget process in February and March.

Mr. Calder said he is looking at January 6th as a potential date for the meeting. It will have to be a special meeting because it will be too big to combine with a regular council meeting. If you prefer we could do a morning meeting.

Councilman Schmidlein said he prefers afternoon. Councilman Rice agreed.

BREAK

VII. 6:00 P.M. PUBLIC HEARINGS

- A. Final public hearing and possible action to rank and submit projects for the 2015 Community Development Block Grant (CDBG) Program in 2015, and matters related thereto. **FOR POSSIBLE ACTION**

The City may submit two grants for this funding cycle. During the public hearing, City Staff will summarize comments received. Proposed projects include: Elko Storefront Renovation Program - \$300,000, Joshua Tree Homeless Shelter Design - \$75,000 and Senior Citizens Center Retrofit Project - \$50,000. Grants are due to the CDBG office January 7, 2015, in Carson City. SO

Shanell Owen, City Clerk, said this is our final public hearing for the CDBG projects. Council’s direction tonight is to conduct the final public hearing, rank the projects and direct staff to complete the applications to submit to CDBG. She didn’t receive any public comments during the public comment period. When ranking the projects you will not have to rank the storefront project. The city can submit two projects. We only have two projects but you still have to rank them. She did talk to each of the submitters regarding increasing the applications but that is difficult since each project is a separate project. The direction from CDBG is that projects \$250,000 and over will receive a priority. She felt these projects are worthwhile and will be taken into consideration. Representatives are present if they have any questions.

Mayor Johnson asked the representatives they had anything to add without a response.

Councilman Rice asked if Joshua Tree owned the property right now.

Jennifer Kidwell, PO Box 1353, Elko, NV, said they are in due diligence for the property. By the time the grant will be submitted they will own the property. They have a legal document that is being drawn up for some of the specifics.

Councilman Rice asked if they will own the property by the time the paperwork is submitted.

Ms. Kidwell said they will either own it or it will be in escrow.

Ms. Owen said that is something that will look good and rank higher for Joshua Tree because they have purchased the land. That shows a commitment on their part. That project is a very good fit. Now they just need the design. When we submit the application we have to site specifics from our Master Plan and from continuous projects that the city has been working on and that project will fall in line with that.

Councilman Rice asked Kerry about looking at a NV Energy grant that would take care of what she is asking for on this project.

Kerry Aguirre, The Terrace at Ruby View Elko Senior Activities Program, said now that they are going to attempt to do the interior and the exterior for retro fit, and they have quotes from local contractors, they will continue to work with NV Energy to see if they will fund any part of this project.

Councilman Keener asked for a savings estimate.

Ms. Aguirre said she has asked for that from the contractor and he is working on it.

Councilman Keener asked what the scope of the project is.

Ms. Aguirre answered all lighting would be replaced with LED lighting.

Councilman Keener asked is if there is any deficiency in the lighting now. Will it provide better lighting?

Ms. Aguirre said the lighting would be improved in all areas.

Ms. Owen said for the Senior Citizen project, if they receive any NV Energy Grant money, they would be able to tell CDBG that they received money and modify their request at that time.

Councilman Rice asked if CDBG could fund both projects. (yes)

Mayor Johnson noted now they have to do the tough part and rank the projects. He has seen the services that the Senior Center provides. Joshua Tree offers another way to solve homelessness. If you are going to rank according to need, he isn't sure if you can. He is leaning towards

existing operations with respect to ranking. He suggested ranking the Senior Center first and Joshua Tree second.

Councilman Rice agreed.

**** A motion was made by Councilwoman Simons, seconded by Councilman Keener, to conduct the final public hearing, rank the Senior Center as #1 and Joshua Tree at #2, and direct staff to complete the applications and submit the projects to CDBG, and to also submit the application for the Elko Storefront Renovation Program.**

The Motion passed unanimously. (5-0)

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.

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

Mayor Chris Johnson

Shanell Owen, City Clerk