

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
3:00 P.M., P.S.T., WEDNESDAY, FEBRUARY 24, 2016
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Mayor Chris J. Johnson, Chairman of the City of Elko Redevelopment Agency (RDA).

ROLL CALL

Present: Mayor Chris Johnson
Mandy Simons
Robert Schmidlein
Reece Keener

Excused: John Patrick Rice

City Staff: Curtis Calder, City Manager
Scott Wilkinson, Assistant City Manager
Cathy Laughlin, City Planner
Jeremy Draper, Development Manager
Dave Stanton, City Attorney
Rebecca Hansen, Planning Technician
Bob Thibault, Civil Engineer
Ryan Limberg, Utility Director
James Wiley, Parks and Recreation Director
Dennis Strickland, Public Works Director

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

February 9, 2016 – Regular meeting **FOR POSSIBLE ACTION**

*****There being no corrections or additions to the minutes, the minutes were approved by general consent.**

I. UNFINISHED BUSINESS

- A. Review, consideration, and possible amendment of the RDA Plan so as to incorporate the Urban Design Overlay District Development Standards (UDO) to include amending the text of the RDA Plan and/or its exhibits, or, in the alternative adopting the UDO Plan as an implementation document and amending the RDA Plan to reconcile any inconsistencies, and matters related thereto. **FOR POSSIBLE ACTION**

The RDA took action at its meeting on September 22, 2015 remanding the UDO back to RAC for advisement for incorporation of the UDO into RDA Plan and possible codification into City Code. The RDA is responsible for all costs associated with incorporation into the RDA Plan and RDA recommended City Council accept costs associated with incorporation into City Code. The UDO has been vetted by the City's Legal Counsel and the RAC.

Reece Keener explained he was the one who tabled the item at their last meeting because he didn't understand what they were voting on. Originally it was sold to RDA that the UDO was to help older buildings to be able to be remodeled. The requirements in this give him concerns. He felt the RDA should not adopt it, but rather use it as a guideline. There would be many projects that wouldn't be developed if this were codified.

Scott Wilkinson, Assistant City Manager, provided the October 22, 2013 meeting minutes from when this was first presented to the RDA. The project evolved over time without RDA oversight and it wasn't presented to the legal counsel for review. He agreed with Mr. Keener that this would increase the cost of development. If you move forward with adopting it we need to discuss how we will amend the plan.

Robert Schmidlein said we've been reviewing it for quite some time. He felt the UDO was too restrictive and onerous. Redevelopment needs to have buy-in. He didn't agree with the 70 percent window requirement because a developer may only need 50 percent for what they want to do. This plan is going to hinder rather than enhance development in the corridor. There are two items that need to be addressed, parking for the residential and exposure of the exterior. He wasn't in favor of metal buildings. The UDO at the end of the day is not going to take care of all the needs.

Lina Blohm, RAC, said she was confused because the UDO was primarily for new construction, not rehabilitation.

Mayor Chris Johnson said it depends on what the RDA decides, but he wasn't sure if that was enough to get it approved.

Ms. Blohm felt they didn't need to throw out a perfectly good document, but rather realign the purpose and use. Mr. Keener had an excellent point, we're not here to hinder investment, but to promote it in the best interest of the community. Going forward that needs to be foremost in our minds.

Mr. Wilkinson said the UDO was forwarded from RAC. With new construction you may have a developer that doesn't want to do two stories, if it's adopted and there's an RDA partnership it would apply to that project. It wouldn't apply to private property investment, unless the City Council were to move forward with codification.

Catherine Wines, RAC, said she has put hundreds of hours into it. It has been available for review numerous times before now and she felt it was disheartening that it is being questioned at this point in the process. At some point we need to just give it a yes or no. She has been working on this project for a long time and felt if they didn't want to incorporate it, they needed to say no rather than continue to revise it. She felt she was going around in circles by having to revise it over and over again.

Mayor Johnson said John Patrick Rice, who isn't here, has expressed his support for it. He does see some benefits, but could also make a case to not support it. It will also depend on if it will only apply to RDA projects or across the board. He didn't think it would be a bad thing to wait and discuss it. It's tough not to support what the market would bear because he sees other communities and their success with it.

Mandy Simons said she can't imagine making it apply to existing buildings. She thought it should only apply to new development.

Mayor Johnson questioned if she would support it being in City code.

Ms. Simons said she wasn't sure. If Mr. Rice was the only one wanting it to go that far, she didn't see the need to wait until he was here. She questioned if putting it into the RDA plan was the same as codifying it.

Mr. Wilkinson answered no, but it will require an RDA Plan amendment. If somebody wanted a partnership with RDA all the standards would apply. Within the downtown we don't have a lot of vacant property, so then you would be looking at demolition of property that this would apply to. The reason we needed to do this UDO across the board was to bring the redevelopment up to a certain standard. He also felt they were at a point where they needed to have a yes or no vote.

Ms. Blohm asked where it puts the Storefront Program because we were relying on the UDO guidelines. We need to talk about the whole issue. We were asked by the City to have specific design guidelines for the City to be able to follow for remodeling or any type of building projects. Where does this put us if we shelve another document?

Mr. Wilkinson said it is included as recommendations in the Storefront application, but we couldn't hold off on that any longer. We're already encouraging people to use them. This goes well beyond the prior design guidelines. This isn't on the agenda, but if we brought it back we could figure out a way to use some of them.

Mayor Johnson said it's not being qualified whether it can be used for the Storefront program or other things. All we're voting on is if it will be incorporated into the RDA Plan. The motion needs to be whether or not it will be included in the RDA Plan as presented.

Mr. Wilkinson said he checked with legal counsel on whether they could expand a motion to address the utilization of the UDO's guidelines, but it's pushing the agenda item.

Dave Stanton, City Attorney, clarified what the agenda item stated. There's also the option of not doing anything with it and leaving it up to City Council to use it or not.

Mayor Johnson felt the RDA could decide to what degree they wanted this document implemented. Whether it be not at all, part of the plan, implementation, or make a recommendation to City Council for codification.

Mr. Stanton said Mr. Wilkinson said action was taken in September along those lines. In terms of the agenda item today, it is to incorporate it into the RDA plan, do nothing with it or adopt it as an implementation document. He felt directing staff to use it as guidelines for the CDBG is not part of the agenda.

Mayor Johnson said Ms. Blohm was right when she said it's not a yes or no vote. If RDA does not adopt it today, that doesn't mean it can't ever be used again.

Mr. Wilkinson said if it's an implementation document, it's not a requirement.

Mr. Stanton said RDA projects have to be consistent with the plan and the implementation documents.

Ms. Simons asked for clarification, if they only wanted it to apply to new construction, will they have to vote this down and bring it back as another item.

Mr. Stanton answered the choice is whether you want it in the RDA Plan or not.

Mr. Wilkinson clarified the RDA already took action back in September "For possible incorporation into the RDA plan," they also recommended the City Council accept the costs associated with incorporation of the UDO into City Code. Some of the issues that have come up are dis-incentivizing investment. Some of the members also thought this was supposed to address some of the non-conforming issues. The answer in 2013 was yes, and even went as far as saying it would relax building and fire codes, which we know can't happen.

Mr. Keener understood the desire to have the guidelines and knew Ms. Blohm and Ms. Wines have spent a lot of time on the UDO. Even though we haven't had these guidelines we've had a pretty successful downtown and some nice buildings developed. The UDO seems too esoteric for our environment, we are not Park City, UT or Ketchum, ID. We already get complaints from developers that it's hard enough to build as is.

**** A motion was made by Reece Keener, seconded by Robert Schmidlein, with respect to the UDO, the RDA does not adopt this into the RDA plan, but to direct staff to explore potential uses as guidelines.**

The motion passed unanimously. (4-0)

- B. Review, consideration, and possible approval of the Downtown Corridor Design and direction to staff to commence the process of adopting the Downtown Corridor Design into the Redevelopment Plan, and matters related thereto. **FOR POSSIBLE ACTION**

The RDA took action at its meeting on December 8, 2015 directing staff to revise the corridor design as directed through several motions. The design has been revised

accordingly. Other revisions were included in the design as directed by staff. The revised design and conformance to the existing RDA plan is detailed in staff memo dated February 18, 2016. The memo is included as supplemental information.

Mr. Wilkinson explained RAFI came up with a good plan back in 2007, which really fits Elko. It's important everyone get up to speed and understand the plan. He started sending out spreadsheets with the progress of the projects. He wrote a detailed memo and asked if there were questions. A big issue was what they are doing with the parking downtown. We did show diagonal parking in three locations. As an additive alternate we show how the Railpark could be expanded. Overall the cost is approximately \$10 million. These are 30 percent drawings so if we can accept these plans, we would be in a position to finish up with Logan Simpson.

Mr. Schmidlein asked if they adopt the design being presented as option A. Then have option B show the diagonal parking as 15 minute parking. Is that an option?

Mr. Wilkinson answered yes. He felt he could get that done with what money is left in the budget. He sent information out that shows what they've executed in the Redevelopment Area. Those are the things we need to keep ourselves familiar with, so we will start to see all we've accomplished. The plan focuses on the different gateways to get into the downtown area and is much bigger than just the downtown corridor. This plan reflects the RDA Plan for the most part. One thing that conflicts with the plan is the diagonal parking. Another is, we talk about merging Commercial and Railroad into a couplet, eliminating the 300 block parking, and running a street out to W. Main, but in order to incorporate that into the plan we would have to buy the railroad property. You want to book end the east with a nice downtown park, and on the west with a nice themed plaza. If the Centennial project bookends our special events area it would enhance the feeling of our special events area.

Mr. Keener said the glaring thing to him was the conflict with diagonal parking on Commercial and Railroad Streets. He didn't remember them having it that way and asked how it ended up being added in like that.

Mr. Wilkinson said it was at an RDA meeting and there was action taken to add it in on a limited basis.

Jeff Dalling, Planning Commission, asked if he could get the packet.

Mr. Wilkinson said it's on the City website under RDA agenda.

Ms. Wines said she shares Mr. Dalling's frustration; you have a citizen advisory council, who has not seen any of this. She didn't know why RAC wasn't being included.

Mr. Wilkinson said the corridor went back to the RAC for a period of 2 months and three meetings and nothing happened.

Mayor Johnson asked if these plans were available for RAC members.

Mr. Wilkinson answered they were available at the time it was remanded back to RAC.

Mayor Johnson asked if the RAC had seen these specific drawings from the consultant.

Mr. Wilkinson said the RDA took action and didn't remand it back to RAC. We revised it based on those actions and it is just now coming back.

Ms. Simons felt it should go back to RAC.

Mr. Wilkinson said they did reach out to the champion and the champion was non-responsive. He also shared the plans with Jon Karr, who represented the champion. When we had a meeting, we had the expectation that the champion would then be able to share that with RAC, he chose not to be engaged and sent Jon Karr in his place.

Jon Karr, RAC and Telescope Lanes, said he did represent Jacques Errecart but he didn't show it to RAC.

Mayor Johnson asked if we would send notifications to all property owners within the RDA in the very end in order to finalize this.

Mr. Wilkinson answered yes. If they have options like diagonal parking in one plan and not in the other, it's going to complicate things. If you could give us direction on how we want to proceed with this, we need to look at what kind of a project we want to do. We also need to see what funding opportunities we have available before we do much more with the 30 percent drawings. The RDA gave us very specific direction and his impression was to revise the plans and bring it back to the RDA for final consideration.

Mr. Karr said he would like to see RDA eliminate the diagonal parking because it will cost too much. He likes the pocket parks at the end and in the middle.

Mr. Dalling said he also liked the plan now that he has seen it. He's not in favor of the diagonal parking, especially in front of his business. If he puts outdoor dining there, he felt someone could get hit. He spoke with Jeremy Draper, Development Manager, and it's going to cost \$400,000 minimum to move a street just to add parking next to the buildings. He also likes the Centennial project.

Mr. Keener said he agreed with the safety aspect of the parking next to the buildings. Outdoor dining may not be as appealing if people are pulling in and watching you eat.

Bob Sorensee, Northern Star Casinos, said he has done a lot of homework watching the parking lot over the winter. As cars drive in they drag water into the parking lot and it becomes ice. He got a bid for heating the five runs in their parking lot. Are you going to resurface the parking lot? He felt if so, they could lay down his heating elements during that process.

Mayor Johnson explained the construction is not part of this. He advised Mr. Sorensee to submit it in writing to the City, so when they do resurfacing you can be notified.

Ms. Wines asked if they would consider moving to Item C before making a decision on this item. She felt the 400 block was being ignored and she had letters from property owners in the 400 block.

Ms. Simons said they were asked to look into the diagonal parking, but she also agreed she didn't like the parking and felt it wasn't worth the cost.

Mr. Schmidlein said he knows there was a lot of concern about diagonal parking in front of the businesses. We could just send option B to RAC for consideration.

Ms. Simons asked if they would just be reverting back to the old option if they took out the diagonal parking.

Mr. Wilkinson answered no, we took a lot of other actions that created other revisions. He felt they should make the motion to remove the diagonal parking before taking it back to RAC. He also wanted them to clearly articulate in the motion that RAC only consider options that are consistent with the RDA plan.

Mayor Johnson said it should go back to RAC exactly as it appears here.

Ms. Simons said if all of us have already said we aren't in favor of diagonal parking, why would we send it back to RAC as-is.

Mayor Johnson answered that is another option.

Ms. Blohm said she knows they have all traveled to a large city. How often have you encountered diagonal parking next to your favorite restaurant or store? She felt it was being blown out of proportion. She has heard concerns about the pedestrian access. The whole reason for redevelopment was to bring people downtown. The cost was too much and that is why they limited it to a few blocks. She would appreciate them remanding it back to the RAC so they can discuss the item.

Ms. Wines echoed Ms. Blohm's comments. It's important to consider what it feels like to walk down the street. She asked them not to get rid of the diagonal parking at this time because she felt it had merit.

Mr. Schmidlein said on the 400 block of Commercial three or four businesses don't want diagonal parking. Some of the businesses that are bringing the most people downtown want the parking to remain where it is. Since the RDA voted that forward, they immediately heard from a lot of people that they didn't want diagonal parking. That is why he asked if there could be two options.

Ms. Simons asked if he felt they should get a second set of drawings and send it back to RAC.

Mr. Wilkinson explained RAC has already taken action and recommended to the RDA to consider diagonal parking. RAC is in favor of diagonal parking and business owners aren't. The diagonal parking conflicts with the RDA Plan. We have an opportunity to have a plan that is pretty consistent with the RDA Plan. We have several people who aren't in favor of expanding the railroad park, but it's consistent with the RDA Plan. He was afraid if it went back to RAC they would get into deliberating a plan that's in place and we're going to execute on. It would be

nice to have action on the diagonal parking if there is hesitation regarding it and then have it go back to RAC for one final consideration.

Mayor Johnson felt that was the process that should happen. We directed to develop a set of 30 percent drawings based on diagonal parking and RAC hasn't had the opportunity for input. Item B. should be remanded back exactly as written to RAC to ask their opinion of what the 30 percent drawings bring.

**** A motion was made by Mayor Chris Johnson, seconded by Reece Keener, that Item B should be remanded back exactly as written besides being specific to RAC to ask their opinion of what the 30 percent drawings bring. Also the Police, Fire and Public Works Departments be at the RAC meeting to discuss the safety aspects of the diagonal parking.**

The motion failed.

After the motion and before the vote, Mr. Keener asked to add also the Police, Fire and Public Works Departments be at the RAC meeting to discuss the safety aspects of the diagonal parking.

Mayor Johnson agreed to the amendment.

Mr. Schmidlein said all the departments have vented some information during the design stage.

Ms. Wines asked if the departments could be at the meeting, rather than just a memo. Diagonal parking is done all over the world successfully.

Ms. Blohm asked if there was a way to notify all the business owners in the 400 and 500 block.

Mr. Wilkinson explained we can reach out to the property and business owners. His concern was the length of time they are spending on the contract.

Ms. Blohm said they need to make the right decision based on input.

Mayor Johnson asked if staff could notify property owners relatively easy.

Mr. Wilkinson answered yes, the Planning Department will send out a notice. He suggested having another RAC meeting soon. We need to make decisions, he didn't think they were making bad decisions. He felt like RAFI, who had lots of redevelopment expertise, helped them make really good decisions. We need to try and come up with a plan to identify funding for and move things forward.

Mr. Karr said you already know what the RAC vote is going to be. You have not had one business owner come forward to say they want the diagonal parking in front of their business. He felt they should just make a decision so they can move forward.

Mayor Johnson said this plan has more changes than just diagonal parking.

Mr. Wilkinson said the two biggest changes were the diagonal parking and the additive alternate for the railroad park.

The board voted on the motion.

**** A motion was made by Mandy Simons, seconded by Reece Keener, to eliminate the diagonal parking and remand it back to RAC for review.**

The motion passed. (3-1 Chris Johnson was opposed.)

Before the vote, Mayor Johnson said the option is there when RAC comes back. Keeping diagonal parking would be tough but he felt they should have followed the procedure and allow RAC to review the drawings.

Ms. Simons felt they were going in circles and she wanted to move forward and make progress.

The board voted on the motion.

- C. Review, consideration, and possible action to accept a recommendation from the Centennial Committee to locate the centennial project on a 20 ft. x 20 ft. space on the west side of 6th Street and forward the recommendation to the City Council, and matters related thereto. **FOR POSSIBLE ACTION**

The Centennial Committee took action at its meeting on January 19, 2016 to forward a recommendation to the RDA to locate the centennial project in a 20 ft. x 20 ft. space in the 500 Block on the west side of 6th Street and forward a the recommendation to the Redevelopment Agency. The RDA deliberated and tabled the item at its meeting on February 9, 2016. There was considerable discussion concerning the merits of locating the space on the east side of 6th Street. Location of the centennial project in this area of the corridor supports many objectives outlined in the RDA plan.

Mr. Wilkinson said the February 9th minutes are in the packet, there was discussion as to whether the west side of 6th Street or the 7th Street side was the better location. The corridor plan could easily accommodate the Centennial Project at either location. He felt it would fit in the corridor plan and provides the added benefit of the RDA plan.

Mr. Dalling said he hadn't seen the plans and thought they were taking the whole area in pink as the Centennial project. He's okay with the proposed 20 ft. x 20 ft. area.

Mr. Schmidlein said the colored area is going to be for central gatherings. Right under the number 12 on the plan, you might see two or three stalls go away.

Mr. Dalling said he wasn't there to hinder development. He felt the plan looked great.

Mr. Wilkinson said if we have special events, that area will be cordoned off. If we're going to consider the Centennial project on the 700 block side of the street, we may want to consider the plaza paving over there as well.

Mr. Dalling asked what kind of events would be there and if he would be notified.

Mr. Schmidlein explained the Western Folklife Center has events they wanted to be able to spill out into the parking lot area.

Mr. Dalling said they only do one event once a year and it's in January.

Ms. Simons said there are other things like DBA wants to do concerts, farmer's markets and other things.

Ms. Wines explained the Folklife Center just got a grant, so they will be doing more.

Cathy Laughlin, City Planner, clarified the agenda item didn't change from last month, you just didn't have time to act on it. This plan is the exact same plan that was in the agenda last month.

Ms. Wines handed out letters from business and property owners in the 400 block who feel like they're getting ignored. We're asking you to consider putting the Centennial project in the 400 block so then maybe that becomes the bookend. John Lemich's letter is not included because it didn't come to her in time. She wanted them to consider it because nothing is being done in the 400 block.

Mr. Wilkinson said the Centennial Committee took action to forward it to City Council but the City Council remanded it back to the RDA. He didn't think the RDA had the authority to direct where the project will be. On the 400 block you could easily extend the block and add landscaping to accommodate a 20 ft. x 20 ft. space on that end of the block. Having the project in the 400 block would still be fairly consistent with the RDA plan because we envisioned an informational kiosk there.

Mayor Johnson recommended they not take action on the Centennial Committee item.

Ms. Wines said the location they came up with was just because they want a place to put it. To relocate it is not stepping on anybody's toes.

Ms. Simons asked if they decide they want it in the 400 block, can they come back with that.

Mayor Johnson answered yes.

**** A motion was made by Mandy Simons, seconded by Reece Keener, to table the item.**

The motion passed unanimously. (4-0)

II. NEW BUSINESS

- A. Review, consideration, and possible action to accept the 2015 Redevelopment Agency Annual Report, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to the provisions of NRS 279.586, the agency shall submit to the Director of the Legislative Counsel Bureau, for transmittal to the Legislature, and to the legislative body an annual report on a form prescribed by the Committee on Local Government Finance.

Ms. Laughlin said we are required annually to send this form, and also to attach any inter-local agreement or MOU we have come into within that year. We recommend approval of the annual report and we will be sending it to the Director of Legislative Council.

**** A motion was made by Robert Schmidlein, seconded by Mandy Simons, to accept the 2015 Redevelopment Agency Annual Report conditioned on minor revisions deemed necessary by Dawn Stout, Scott Wilkinson and Cathy Laughlin.**

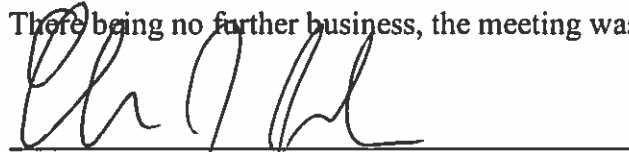
The motion passed unanimously. (4-0)

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.



Mayor Chris J. Johnson, Chairman
Redevelopment Agency