

CITY OF ELKO
REDEVELOPMENT AGENCY ADVISORY COUNCIL
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., THURSDAY, APRIL 15, 2010
ELKO CITY HALL, 1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Chairman Tony Buettner.

Roll Call

Present: Tony Buettner, Duane Jones, Lina Blohm;
Steve Bowers, Elko County School District (Not voting)

Absent/Excused: Cathy Horn, ECVA; Elko County Representative; Lori Lynch,
Morris Gallagher; ECEDA Representative; Sonja Sibert, GBC

City Staff Present: Ed Wynes, City Planner
Scott Wilkinson, Development Manager
Delmo Andreozzi, Assistant City Manager

Others Present: John Patrick Rice, RDA member

APPROVAL OF MINUTES: October 15, 2009-Special Meeting

****Due to Ms. Blohm abstaining there was not a quorum to take action on the minutes of October 15, 2009.**

February 18, 2010- Regular Meeting

Motion: Approve the February 18, 2010, regular meeting minutes, **Action:** Approve, **Moved by** Lina Blohm, **Seconded by** Duane Jones

****The motion passed unanimously.**

I. PUBLIC COMMENT PERIOD

This agenda item is to provide time for the general public to address the City of Elko Redevelopment Agency Advisory Council regarding items of concern not specifically listed on the agenda. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

Mr. Jones said on behalf of Ms. Blohm, we were at a Planning Commission meeting a few weeks ago and they approved the Head Start school building on Silver Street. We were questioning the future of Silver Street and what that really means. Is Silver Street going to be a major corridor and we're going to put a school there? Does that mean we're going to have a 15 MPH School Zone? What are the effects of putting a school on Silver Street?

Mr. Wilkinson said it's not a school. Head Start is more of a daycare facility. Mr. Andreozzi mentioned to us you had expressed some concerns but I'd like to know what your concerns are with a daycare facility on a Minor Arterial.

Mr. Jones said I didn't know what the designation would be, if it would be a school designation and you've answered that. The other question is would you have a lot of parents picking up kids on that street? How would the access be? Would that be a safety thing for children?

Mr. Wilkinson said they have to have off-street parking. The facility will have a fenced playground area. When I look at this, this is probably less of an issue than having a McDonalds on a major corridor.

Chairman Buettner said I was involved in that conversation and I think the concern that I had was more the concern of the previous discussions we've had about the development of the RDA corridor and what could potentially happen within that RDA corridor. Discussions about re-routing or eliminating the heavy eighteen-wheeler traffic off of Idaho Street especially when you start talking about putting in some more expensive design elements downtown. The potentiality of perhaps eventually using Silver Street as a bypass for downtown to bring that heavy traffic, sort of a business route around the downtown, and with that heavy traffic would putting that sort of a business in that area affect our ability to do that. That was sort of a sub-question to the larger question in my mind. We had conversations in past meetings where as part of an effort to try and get our meetings to a more constructive level to eliminate the constant bantering about what the City is doing as far as the decisions on current projects that we may have to rectify once the RDA Plan is farther down the road and all that, and the agreement amongst us all was we would concentrate on things we could effectively change and you all made a promise that the consideration of the RDA development for years to come and any projects within that RDA development would be at least talked about and considered in the approval of projects as they go around. We understood you didn't have the tools to prevent any of it but at least to bring it up for consideration, and I think that was the one thing that was surprising to me at the meeting. We understand you don't have the tools to say you can't build there, but we know that the people were looking at several sites. Did they know that there's a potentiality that eventually Silver Street may be a bypass for Elko and have heavy traffic on it? Did they have that within their consideration?

Mr. Wilkinson said we had those types of discussions with them in some of our development meetings that we have on Thursdays and there again I would ask what the concern is. I really want to know what the concerns are. It is identified as a Minor Arterial in the Master Plan and your RDA Plan talks about that it could be a truck route.

Chairman Buettner asked if they were modular units.

Mr. Wilkinson said yes those will be and right now by Code we cannot prohibit those. You can have a discussion and the end result's going to be the same, they're going to put them in. That's what they had funding to do. That's what they're going to do and our Code allows it. We can't go in again and say no you can't do that, so I'm not sure what you're asking for or what type of conversations you think we might have. If we can't stop it, why have those conversations?

Chairman Buettner said I don't know what Head Start involves and I don't know the ages of the kids or anything like that. It sounded like a school to me when I was listening to the conversation and I also had cued into the fact they looked at several sites and this is the only site they found they could afford. All I'm saying is that we're sitting in the audience with an agenda of trying to

help the RDA corridor grow wisely and intelligently and trying to reduce the amount of problems that may have to be resolved as the RDA corridor develops, and I think it was just disconcerting to us that we didn't feel as though any consideration for the fact that that could eventually be a heavy traffic area, and if that conversation had even been had with the people that were going to purchase it so that they could at least take that into consideration as to whether that site was going to be a long term suitable solution for whatever they're trying to do. It's basically a lack of information. If you had those conversations with them in planning meetings like you guys have on Thursday mornings and you informed them that eventually may be a major heavy corridor and they were still okay with it and you had no rules with them, okay you're right, there's nothing we can do about it. I think I just wanted to know if that conversation occurred because it was sort of a promise that you made to us that you would have those discussions with people doing things and let them know what we are trying to do while we're trying to develop the tools, to try and get them to sort of help reduce that impact.

Ms. Blohm said I have to agree with Chairman Buettner.

Mr. Rice said we might be treading on open meeting laws.

Mr. Andreozzi said we could be but there is certainly no action. It's public comment and we can't take any action on the conversation we're having. We could just try to make sure we're clarifying any of this stuff could be identified for possible action in the future. We do need to be sensitive and careful of it though.

Ms. Blohm asked if she would be out of order to say something.

Mr. Wilkinson said no we're in public comment.

Ms. Blohm said I have to concur. I probably brought up the question as the three of us were sitting there because I'm very much aware of Head Start as it exists on Flagview and there are a lot of families and children who actually park and come into the actual street area. They don't just do their drop-offs. I'm sure that's the intent, and that's the reason you have parking in front of this Head Start. It would concern me a lot, and we just have vehicular traffic really on Flagview, to think of the truck traffic and the speed of the traffic that we would have on Silver Street. That would be a huge concern and not only that, we are looking at the Master Plan for Land Use update where we can become more specific about these parcels as they open up for development along the Silver Street corridor. We were surprised.

Mr. Wilkinson said those are all true statements but we can't deny somebody the potential to develop. We've had this conversation several times but we can't put development on hold pending update for design guidelines for the RDA or an update of our Master Plan. People are still moving forward with development of their property.

Chairman Buettner said I don't think we're asking for anything like that.

Mr. Andreozzi said I certainly understand because I know that you don't see all the stuff that's behind the scenes. Even that night you didn't see what's happened with the development meetings that we've had, and there were several of them or even the memos that were provided to the Planning Commission. There was background information that this is within the RDA area. Some of that stuff you're seeing a part of the picture and not the whole thing. I do think we have some great opportunities as we start to reflect on the Master Plan update. Remember when Laura Hanson was here we were talking about what it is that you like and what it is that you

don't like. This is kind of an opportunity to start thinking about those types of things. Right now as you know we don't have the right-of-way. We don't have the property to extend Silver Street. We are hopeful that we do get that at some point in time because we do see that as an important transportation link for circulation. As the community changes over the years I don't know whether or not Silver Street will always be the ideal truck route because turning radiuses are very difficult on Silver Street. There are a lot of factors that go into that, but when I think about truck traffic in the Elko area, since we really don't have a truck stop per say ninety-five percent of the trucks that are in Elko are destination oriented. They're going someplace. They're going to a delivery whether it's Spring Creek or a business here. They're not coming through just to pass through Elko. When they pass through Elko, generally they are on the freeway, the truck stops being on the opposite sides of us. That's not to say we don't have truck traffic because we do. We have the delivery of those consumable goods that come to us. There's also potential in the future with the development of the rail-port property. This could be a potential hub whereby stuff comes in by rail, gets transferred on the truck and then ships so there's definitely some potential for truck traffic. I understand the sensitivity that you have. We hear you. I think the big thing is I know that you're not looking at all the things that we are. What we try to do with every project that comes through the Planning Commission, there's an application process and what we try to do is apply all the relevant pieces of City Code, the Master Plan, or whatever other plan that's pertinent to that project and that becomes part of the analysis or that's how we develop some of the conditions or other things. The thing with the Head Start school up on Golf Course Road has happened over time because I've received a lot of complaints about it. That's on City property. They had a footprint. It started out as a modular building and they had a parking lot that pretty much met their needs. Over time, and I'm not sure how it happened because I wasn't involved in it, but they put several other buildings in and no additional parking was ever created. That would never happen anywhere else because you have to meet parking requirements. I want to be very careful not to turn Golf Course Road into a parking lot. There are some streets where you could consider using a lot more parking but neither Silver Street nor Golf Course Road is necessarily an idea road for a parking lot per say. If they add on to this location again, that's one of the things we are going to say, the parking that's provided there meets the requirements for the footprint of the current building. If they add additional buildings my expectation would be to look at the parking requirement to make sure it fulfills what they are doing. As we go through this Master Plan update, I think we need to look at all of our parking requirements. Are they adequate? Are they over? Are they extreme? The other thing I'm not sure if you saw or not, but the piece of information they gave us was in the back behind the building the whole area is going to be fenced off and that's where the kids are going to get their outdoor activity and play or whatever. The front is strictly a drop-off area, but it is our understanding they are going to serve a population of students in that area.

Chairman Buettner said I don't know if you can do this or not but what I think would help quell our fears so to speak is when Mr. Wynes did the presentation if there was simply an added sentence in your approval process or the presentation of the project from your standpoint where you would say something like and these property owners have been consulted on the fact that this is within the RDA corridor, something in there that just lets us know that they understand that it is within the RDA corridor and we're working on developing the RDA corridor. We know we can't stop it but we just want to know that you've kept your promise that you've had that conversation with them.

Mr. Jones said all of a sudden Silver Street opens up and starts getting traffic and they say we don't want this. We don't want all this in front of our property. Would it be a deterrent for us to continue to develop Silver Street?

Mr. Andreozzi said the other thing that Mr. Wynes threw out there that I never thought of before was one gets to wondering, is Silver Street an appropriate truck route?

Chairman Buettner said you don't even have to go through those details.

Mr. Andreozzi said what I'm saying is, are there other alternatives? Maybe we can get that traffic over to Water Street near the railroad corridor. We have a lot of foot traffic at the Star for example and parking is very limited in that area so those are big time decisions and again what we aspire to do is make sure that any project that comes through is Code compliant, meets the goals and objectives of the Master Plan and obviously with the RDA Plan. In that memo there was a reference to this.

Chairman Buettner said yes, and we just didn't know it. If I was coming in from out of town and I come to you and say this is what I want to do. You tell me what it is I need to do and say by the way this piece of property is within the RDA corridor. My next question would be what does that mean. That starts the conversation of we may be doing this, we have plans, we don't know, we're just letting you know that within the RDA corridor we're planning on making changes over the next thirty years and you're within that Plan.

Mr. Wilkinson said you're exactly right. You can mention that but it doesn't mean anything right now. You have some design guidelines that we're trying to implement in your core downtown areas and things like that. We can say you're in the RDA area but it really doesn't mean anything other than mentioning it at this point in time especially in the outlying areas where they are.

Chairman Buettner said it's a voluntary thing, but like the guy that's putting up those two office buildings he's taking into consideration that he's building within the RDA just voluntarily.

Mr. Wilkinson said to answer Mr. Jones' question, with the Head Start being located there that's not going to deter development of Silver Street as a Minor Arterial. That's identified in our Master Plan and when we look at approving developments they're going to do public improvements to Silver Street to a Minor Arterial standard. We're going to develop that road to that width. It's going to have five foot sidewalk along the front of it. They're going to be required to have off-street parking, you know we develop parking lots so we don't have on-street parking, so on and so forth and they're required to develop to those standards based on our current Master Plan and our RDA Plan except we don't have anything to be enforcing at that location at this point in time.

Ms. Blohm asked if the zoning in that area was light industrial commercial.

Mr. Wilkinson said it's light industrial and in light industrial you can have daycare centers and they require a Conditional Use Permit to be located in that zone. That's why we brought the Conditional Use Permit application before the Planning Commission. If that use would have been allowed in a light industrial zone without a Conditional Use, you wouldn't have even had that hearing.

Ms. Blohm said however, highest and best use for light industrial truly would be light industrial and then commercial. Is that going to impact what truly the highest and best use of that particular area could be developed to be?

Mr. Wilkinson said that particular parcel? Well certainly, but if they buy it and want to put a Head Start on it we just can't go in, that's taking.

Ms. Blohm said that's unfortunate because truly you want to maximize the use of property to its highest and best use. I understand where you are but these are issues that certainly need to be addressed with this Master Plan update.

Mr. Wilkinson said that goes beyond the Master Plan. Dave Stanton had basically given the RDAAC a presentation, and if the City of Elko wants to go that far with an approval process then you need force-of-law to accomplish that. Force-of-law means you change the Code. In the Code what you'd do is say okay we're taking daycare, and there was one other use that was allowed in Light Industrial with a Conditional Use, you'd go in with the Code and remove those two uses as being authorized. Somewhere along the line the City of Elko deemed it appropriate to have that type of use in Light Industrial and maybe being able to drop off kids and head down to your light industrial job makes sense from a planning perspective, is why they would even co-locate within those areas. You'd have to change that code and say no we don't believe a daycare facility is appropriate in light industrial and a better use is the other uses. Somewhere along the line a planner and it was probably Mr. Crooks, but I'm not sure who determined that a daycare use in Light Industrial probably enhances that type of zoning to some extent. I don't know. I could see if you had a big industrial area and in bigger cities you have it. You have little restaurants where people can get their lunch and go back to work and stuff like that. If people can drop off their kids in that same location, go to their job and not have to drive clear across town, and Elko's not big so that's not a big deal but it makes sense to me that you could within five minutes pick your kids up and be back to your home in the evening so as the community gets bigger or if ours was larger that all makes sense to me. Maybe for Elko because of our size it doesn't because it takes you five minutes to get across town, but the fact of the matter is it's allowed in our code at this point in time.

Chairman Buettner said just talking on my own as a public comment that I would be satisfied just to hear that it's been discussed is all. You never know, you could get somebody like the gentlemen that's doing the office centers and he voluntarily said what are you planning here? I want to do my part to fit in. You may not have the rules or tools but at least you let them know that's where they're at and they might inquire what that means to them.

Mr. Andreozzi said we thought they would be concerned about a fuel station and propane right next door. It's very difficult if someone has it in their mind what they want to do with their property. We can say it's not a very good idea. We can question it but we don't have the authority to prevent it. I didn't get the impression that they were looking at a lot of properties. I wasn't involved in every conversation but what I understood was that they looked at various properties and this is the only one that was large enough to meet their needs.

Mr. Wilkinson said their needs, their budget and their location. They wanted to serve a certain area if I recall what Bert Gurr was mentioning. They wanted to be located in a certain area.

Chairman Buettner said I don't think there's any harm in keeping that in the forefront of our minds as we have our meetings. We're all in this together and just continually remind ourselves that we're trying to do something and reduce problems that we may have to resolve later.

Mr. Andreozzi said I won't take offense if you make sure that's on our mind. I'm proud of you guys for being focused on that area of concern. I won't take offense if you say hey have you considered this. Please feel free to say that to us. I'm okay with that.

II. UNFINISHED BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Review, consideration and discussion of previous meeting presentations of existing City of Elko architectural elements and compiling a list of design guidelines to be considered for inclusion in any further development of the RDA corridor design and development guidelines and criteria. **ACTION ITEM. Any action would be in the form of a recommendation to the Redevelopment Agency.**

Chairman Buettner said look at the back of your meeting minutes for February 18th. I have to get the one that Mr. Rice did to see.

Ms. Blohm said are you referring to the same item that you passed out at the last meeting that we didn't get to act on?

Chairman Buettner said right and if you remember correctly we added some things and sent it to Mr. Rice. He said he wanted to help us reword it a little bit better or something. He came back and it looks to me the one in our packet is the one from Mr. Rice and not the one I originally did which wasn't really part of the minutes so that's probably not the one that should be in the minutes. The one that should be in the minutes is the original one right? I don't think it's a big deal is it Mr. Andreozzi, from a legal standpoint? When we had our meeting this one wasn't developed.

Mr. Wilkinson said typically we don't include all the agenda packet material with the minutes. I believe what's included in this packet is for the item that's on the agenda.

Mr. Andreozzi said but if it was part of the minutes.

Mr. Wilkinson said I think that's how this was put together.

Mr. Andreozzi said if it's like that than that's appropriate. If it's part of the minutes then we should fix that but if it's part of the item that you're considering now then you're ok.

Chairman Buettner said oh then you're thinking that's just for part of this item here.

Mr. Wilkinson said well, I'm guessing.

Chairman Buettner said did we approve the February 18 minutes at our last meeting?

Ms. Blohm said today we did.

Mr. Wynes said usually we do not incorporate all of the items per say as part of the minutes. They are in our master file, but you just see the minutes. You don't see all the attachments, so what you're looking at as far as working items are what is in the packet.

Chairman Buettner said I see what you're saying. These meeting minutes didn't have anything attached. Theses are just the three items.

Mr. Andreozzi said if this would have been part of the minutes. This would have been before the signature.

Chairman Buettner said what we did was we came up with seven recommendations. We talked about it, made some changes and added some. Then I passed them on to Mr. Rice to look at. He helped me reword them. I have a couple comments that I'd like to make on them and then if you want to, make some additional comments and then hopefully what we can do here is put together a final recommendation that we can give to the RDA the next time.

The differences were pointed out between the original and revised recommendations regarding removing the term economic niche and recommendation number one.

Chairman Buettner said the only problem I have with that first one is it doesn't define what a sub-corridor is. In the original it sort of did. I think we need to maintain what we mean by a sub-corridor.

Ms. Blohm said I think we agreed at the last meeting that ours was probably better.

Chairman Buettner said let's try and find a way we can do that.

Ms. Blohm said is there any concern that this is too confining or too restrictive to sub-corridor themes?

Chairman Buettner said I don't know. If we're going to keep that sub-corridor, does anybody else see that that doesn't make sense?

Mr. Wilkinson asked that the original be re-read.

Chairman Buettner said I think people didn't like the word exploited.

Mr. Wilkinson said if I'm just listening to yours and then reading this, the way I would interpret yours is that you're actually going to have distinct districts for the most part. I think the way I read this is that it gives a little flexibility that maybe you don't end up with distinct districts but you preserve the important elements of that sub-corridor. I guess the question to you would be do you want to have distinct districts like you go from theme park to theme park.

Ms. Blohm said you mean like Chinatown to Basquetown.

Mr. Wilkinson said yeah. Do you want to do that or do you want to kind of blend your city but yet preserve the culture in these smaller areas? I read the two different. I interpret the difference that way.

Chairman Buettner said if you remember in our presentations early on one of things I brought up, and I wasn't guiding I was just sort of observing that one of the beautiful things about Elko is the diversity. You've got Basque, Shantytown, main downtown district and sub-corridors within the downtown area. We talked about it and I think we asked the question do we want to embrace those individual sub-corridors and take advantage of that diversity or not. I thought that we had agreed that we liked that idea. The way that we actually have to define it is a street because the whole idea, remember was that we had these cornerstone buildings that were anchors and that they actually kind of defined these corridors.

Mr. Wilkinson said in the short time that I've been on this program or involved with it and then Mr. Jones and Ms. Blohm have been involved with it a lot longer than anybody else, but I think this very issue has been one that the RDAAC has not really been able to come to grips with.

What do we want with our downtown? Do we want these very distinct districts or do we want to preserve the elements out of those districts but have a more unified or common downtown? I know in the past I've looked in some of your minutes where you struggled with these identity areas or zones and things like that. This very issue has been rehashed time and again with the RDAAC.

Mr. Wynes said I'm listening to you and thinking maybe what you really need to do is leave this open and make your case to the consultant if this is adopted. How do we want to address this idea of corridor? Let them say and then make your presentation. Say we would like to look at it street by street and block by block. Then they can tell you whether it will work or it will create too much of a diversity. There wouldn't be any continuity. You're telling them that you want to look at it as a corridor and sub-areas and let them tell you if will work or not.

Chairman Buettner said don't forget these are just recommendations. We're not telling anybody what to do here.

Mr. Wynes said you're recommending this to a consultant and then they can come back and say you have an idea here.

Mr. Wilkinson said I think the way this is written allows you that flexibility.

Chairman Buettner said which one?

Mr. Wilkinson said the newer one because it does preserve sub-corridor in the way it's written. I think it offers flexibility as you move through the process.

Mr. Jones said looking at other towns and trying to compare Elko to other towns, we really have a small area when you really look at it. We're not dealing with an area where you can really break out districts too well. Our downtown's pretty compact and concise. We have a few blocks. When you think about the area there it's not very big, so I don't know really the feasibility of trying to make up small districts and that sort of thing in such a small area which our downtown is. We're just going from 3rd Street to 7th Street. I don't know there's four blocks maybe in there. Does that make sense?

Mr. Wynes said we have ten blocks if even that much.

Mr. Jones said I mean it's very small so it's pretty hard for me to think about breaking that up or trying to divide that.

Chairman Buettner said I think it might happen naturally. When they start developing that middle parking area and start putting planting in places for gathering and stuff like that, I think that those borders are going to become a natural border. I think that when were talking about sub-corridor division we're talking more about the conflict between a metal sided building and an old western natural building or a brick building. I thought that's what we were talking about. You know establishing these corridors so that the tools for design that these guys are looking for can be allocated so that you don't have somebody buying up, let's say for instance the young lady that has that real nice cowboy/cowgirl store next to the Star, you don't have somebody buying that up and turning it into an engineering firm and putting a big steel corrugated face on it. Do you see what I mean? That's what I was thinking.

Ms. Blohm said my concern is this, and I agree central business district is very compact and concise and very diverse in our types of building facades, the gamut: diversity of culture, architectural, style, everything, and in my estimation the only way we can really develop continuity is through streetscape design and have that a continuous flowing cohesive look for us. I think we have to appreciate and embrace the cultures. However, I don't think we can be as restrictive as to say thou shalt not, which really precludes investment for whatever reasons. I'm concerned about being too restrictive. I really do appreciate embracing our cultures just as we talked about the flag entries showing all of the various cultural flags of the countries we represented along Silver Street, so on and so forth.

Chairman Buettner said that's the dichotomy right there. That's actually the compt of this. How do we give these guys the tools to make sure that an engineering firm doesn't put a corrugated face next to the Star and destroy the architectural feel of that building if we don't do that?

Mr. Andreozzi said I have a couple of thoughts here so follow me on this. I'm thinking to myself obviously the bulk of the compt can be we've all talked about this. Really the bulk of the continuity is going to be in streetscape, landscape, sidewalks and the infrastructure that's there, the roads and those features. The frosting on the cake is the open spaces we talked about. Maybe there's a fountain, some artistic pieces or flags, again those are more relegated to the public arena. I think one of the things that we're talking about as far as the diversity that's down there the diversity exists because it is diverse today. Is that what we foresee in the future is to maintain that diversity in the future? Maybe one way to say it is that if Redevelopment or development occurs in that area, I think there's two ways to go: we want you to do this, which could be cost prohibitive for some people, or you can say we would like you to consider that when you do a façade improvement that you use these types of elements. The one thing that I heard of for an example, and I hope you don't mind if I use you Mr. Jones, but I understand from what Mr. Wynes was telling me that Mr. Jones is considering maybe a new awning type feature at his business. If he does that then is there a type of awning that we would at least like, to start saying if you're going to do an awning this is what we prefer to see you do. Say for an example Jacques Errecart has a mechanical awning that can go in and out.

Chairman Buettner said Stray Dog does too.

Mr. Andreozzi said is it possible because really I see this as not necessarily set in stone. You guys have had a lot of thoughts, discussions and a lot of effort that's gone into this, and it's a starting point. I think what you're struggling with is what it is today, but what is it that you would like to see in the future.

Chairman Buettner said that's the race. That's exactly what we're trying to do. Let's just use that example. That's a perfect example. Let's say Mr. Jones wanted to put in a Chartreuse green, metal corrugated awning on the front of his building. We recognize that we don't have the rules yet, but we recognize that that's probably not going to work for our overall downtown RDA Development Plan so we approach Mr. Jones and say look you're within the RDA corridor, we have plans for the future. We're thinking this is probably going to be more of a retractable cloth or whatever, and if you agree to sort of go along with the program we will allocate a percentage of RDA funds towards the purchase of this awning. That's what RDA funds are for. That's the partnership we're talking about, and that's why these conversations with these other people that are developing are so important because we may have opportunities through the RDA funding to influence what happens that prevents these problems from happening that we have to resolve later on down the road. I think this whole idea of the diversity is going to happen naturally. It has happened naturally, but if you're talking to me as a citizen personally alone, I would love to see

less bars and more restaurants. I'd like to see some nicer shops downtown. I'd like to see the Horseshoe not be downtown and maybe have a back entrance, just personally. My own personal prejudices and I've just been in this town for four years so who am I to say. Everybody is going to have those kinds of things. It's really the vision of what long-term residents and everybody that's coming in here wants to see Elko become, is going to drive those decisions on what you can and can't do but you do have to make those rules eventually, I think or we just keep going the way we are.

Mr. Andreozzi said how much detail do you want to get into: awnings, windows, setbacks?

Chairman Buettner said that's where the professional can guide us like Mr. Wynes was saying. That's what we're looking for those guys to guide us on. How do we do that?

Ms. Blohm said what really are the boundaries?

Mr. Wynes said going over this stuff, if I was a consultant and I was looking through this list I would not want to see anything more detailed because what I would really want to know is these are ideas. These are pie-in-the-sky things. You don't want that down to forty-five pages or a hundred pages of material that I have to go through because you've already done my work for me.

Chairman Buettner said you are absolutely right. That's why we said in the beginning that all we're trying to do is we just want the person coming in here, because we know they're on a learning curve to understand what Elkoans have determined to be important to them.

Mr. Wynes said and they're going to be holding public meetings and if they can get the same information from the public as you're giving them, they're going to be more inclined to think this idea is good in some cases, not in every case.

Chairman Buettner said then there's not reason for us to even be here then. The whole reason that we're here is to give them the heads up.

Mr. Wynes said I don't think you want to get too detailed because I think the more details you get the more confused.

Chairman Buettner said I have an idea for number one then.

Mr. Wilkinson said just quick because I was going to try to get us redirected back on that but based on reviewing some minutes and looking at what's gone on in the past, I kind of look at when you guys are referencing sub-corridors are we going to have the Basque block, are we going to have this or that and that may or not be appropriate, so I'm thinking just keeping sub-corridors as referenced in there. You can sort it out later. It's general enough now it offers you flexibility to move forward. If the agency asks what do you mean here, well we want to preserve the culture and history of Elko and we're not sure if that's going to be done through the use of sub-corridors or we just keep special features and have the streetscape tie it all together and we're going to look to a consultant to guide us through that process.

Chairman Buettner said to reword this so it makes sense I'm just going to take the word "that" out of there and make sub-corridor a plural word. Then it makes sense. Does that work?

Recommendation number four was reviewed.

Mr. Andreozzi said is that intended to be just for streetscapes then?

Chairman Buettner said what we were trying to do was we went through and looked at all these really interesting patterns of architectural features scattered throughout that we actually identified when we did our presentations and we'd like to have that sort of identification of these that give us the flavor of what we are sort of mirrored in streetscape development.

Mr. Andreozzi said as for an example when were talking about the archway that was envisioned over 5th Street lets say for an example as how might that piece of street furniturescape tie into some of the historical, architectural buildings.

Chairman Buettner said right and then that started because you showed us a design that was just basically a standard design almost like you could pull it out of a catalog and it really didn't reflect when somebody drove through it, and all this architectural stuff happens subconsciously when you drive through an archway like that and it has a stone that is then identified in a building in a cornerstone downtown. You're not going to get to that building and say hey that's the same stone that's over there, but you will know it. You will identify the city that way.

Ms. Blohm said that's the continuity that we're looking for instead of a bright neon, biggest little cowtown in Nevada.

Chairman Buettner said that worked perfectly in Reno. There's a perfect example of taking into account what the city is, biggest little city. Their archway matches exactly what that city is. That's perfect. You don't think about it but wouldn't it look awful if it was just regular, plain old brick with wrought iron. It wouldn't fit at all. There wouldn't be any continuity there.

Ms. Blohm said so retain the character.

Chairman Buettner said right, that's what that one meant.

Chairman Buettner said number five was changed significantly.

The original and modified recommendations for number five were reviewed.

Chairman Buettner said what I had for number seven originally about the consistent care and maintenance was crossed out and then the new number seven was added. I though that was an awesome add by the way. Does everybody agree with that one?

Ms. Blohm said yes.

Recommendations number eight and nine were reviewed.

Motion: Forward a recommendation to the Redevelopment Agency to pass along this modified list to whatever consultant will be assisting the RDA in further developing the RDA Plan, with the addition of the word signage to recommendation number nine, **Action:** Approve, **Moved by** Lina Blohm, **Seconded by** Duane Jones.

****The motion passed unanimously.**

Before the vote Mr. Wilkinson said just for consideration on number nine, I would say of materials used for fencing and/or barriers and signage within the RDA corridor because I know signage is a big concern.

Ms. Blohm said it is and I thought we had included signage.

Mr. Wilkinson said so maybe you could add that to your motion and then take your vote.

After the vote Mr. Wynes said what I see happening is the RDA will take this, look at it and say we agree to this. Then once we get the consultant you are going to be able to explain what all of these things mean without getting into a lot of verbiage on paper because a lot of verbiage on paper is harder to recognize. You have already pretty much quantified or qualified what you want all these things to mean.

Chairman Buettner said they'll be in the meeting minutes too.

Mr. Wynes said you can get in front of a consultant and say this is what we mean when we're talking about this, this is why we want to do this. You've made it easy. You've given him a footprint of what you want to do and then you can back it up with a lot of material without getting so bogged down in words that it's almost impossible to understand.

Chairman Buettner said I agree and we welcome that opportunity. I think that's what we're trying to do.

III. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Report on building permits and/or projects within the Redevelopment Area.
REPORT ONLY. NO ACTION REQUIRED.

Chairman Buettner said we've already been informed there are no current building permits or projects in the RDA.

Mr. Wynes said this was last printed in March and at that time we had the Aztec Market which is behind the Star becoming ADA compliant and Ruby Mountain Resources is putting in a daycare center. Those are the only two building permits we had and those were since March 11. We have had nothing since then. Those are the last two items.

Ms. Blohm asked where Ruby Mountain Resources was.

Mr. Wynes said that's the one off 9th Street.

Chairman Buettner asked where the Elko Junction is at.

Mr. Wynes said that's outside of the RDA area by a long ways. That's Raley's.

Mr. Wilkinson said Head Start's not on here because they actually have not submitted plans other than a site plan for review under the Conditional Use Permit. They haven't actually submitted building plans to the City at this point.

Mr. Wynes said and they may not because the only building permit we will see is for foundation only.

2. Review and consideration of setting a special workshop meeting specifically for establishment of an RDA mission statement. **ACTION ITEM. Any action would be in the form of direction to Staff.**

Chairman Buettner said this would just require a workshop for us to try and get the juices flowing for establishing a mission statement for the RDA.

Ms. Blohm said you say a workshop. I envision people, conversations and a lot of communication regarding mission statement, but what is your idea here for a workshop?

Chairman Buettner said to me a workshop is similar like what did when we came up with trying to figure out what we're going to do with these design criteria. It's going to involve us having time with a greaseboard to start throwing words out, start assembling sentences, start compiling a mission statement. It is a workshop. It's not one of those things where one person talks and then another person talks. The ones I've been involved with can be kind of fun actually. It's an actual workshop design to gather everybody's ideas and put them down on paper that presents what we all think our mission is.

Mr. Wynes said usually there's no formal action taken at a workshop. It's the collecting of ideas that you can then assimilate and present at a future meeting for formal adoption or approval.

Mr. Wilkinson said it's a public meeting. We don't get a lot of public involvement but maybe if you have some ideas of people who should attend you can give them a heads up. You're basically having a public workshop. It's open and you can involve the public in that discussion.

Ms. Blohm said I think Mr. Jones has the right idea in that we need a little more work to be presented, say the April 20, 2010, meeting with CRSA to get a feel for what the community is thinking about the mission of RDA and the understanding of not just RDA but the Master Plan and how this can really be a comprehensive type of a statement.

Mr. Jones said let just sit through some of those and just see what kind of happens.

Chairman Buettner said sure we can make this anytime. The other thing, I mean this is important and Mr. Wilkinson hit it on the head. This isn't something that I just want us three to sit together. This is something we do want to invite and have a public workshop for a dynamic sort of thing.

Ms. Blohm said interaction.

Chairman Buettner said we have our first public meeting on the 20th.

Mr. Wilkinson said maybe another idea is go ahead and get a consultant on board that might be able to help you with that type of workshop too and maybe help you develop that mission statement.

Mr. Andreozzi said I was thinking the same thing.

Motion: Move to table agenda item 2 to some undetermined future date, **Action:** Approve, **Moved by** Lina Blohm, **Seconded by** Duane Jones.

****The motion passed unanimously.**

3. Review and consideration of forwarding a recommendation to the Redevelopment Agency to engage the consultant that is currently retained to work on updating the City of Elko's Master Plan, or to solicit statement of qualifications from other qualified firms to develop design guidelines and further refine the Redevelopment plan. **ACTION ITEM. Any action would be in the form of a recommendation to RDA.**

Chairman Buettner said I feel that we should definitely be engaging who we currently have here because they're going to be doing their homework in trying to figure out who we are.

Ms. Blohm said much more efficient use of the money.

Mr. Andreozzi said I would concur with you and I just wanted to let you know we did some research with our legal representation to make sure we could do this and indeed we have found out that we can do this. There are some mechanical things that we're going to need to do because it's RDA and City Council. What they're going to have to do is essentially defer that authority to the City of Elko so if we go down this road there are a couple of hoops we have to go through but it sure would be a lot quicker going that way than developing S.O.Q.s and going out and doing that whole search thing. We did find out we can do that. There are just some technical, mechanical things we'll have to go through to set that up.

Chairman Buettner said I think we've seen some literature from this existing consultant that leads me to believe that they can do the work that we're asking them to. We just have to be very specific on exactly what it is that we're asking them to do. Some of the literature I saw was broader than what we're specifically asking them to do.

Ms. Blohm said that was my concern. I made a phone call to CRSA today. Donald Buaku had given me his business card. I caught him on his day off but he answered positively that they have the expertise within their group to assist us in the RDA and in streetscape design, so on and so forth because I've not seen any of the information that Mr. Buettner, Mr. Andreozzi and all of you have regarding the qualifications of that firm and then I have a phone call into Laura Hanson as well because I'd like to chat with her.

Mr. Andreozzi said I can tell you I've had a couple conversations and certainly not making any commitment on behalf of the City of Elko but just kind of testing the waters so as to speak and I feel pretty confident that CRSA can tailor something that will meet our needs. I asked them to send some samples so I can look at what they can do and have an idea that they can make whatever. I feel like they have the experience, knowledge and technical expertise to tailor something that will suit our needs. They are definitely interested so those were kind of the two questions I wanted to find out. They were very confident they could do this. They sent us several samples and they said is that enough we can send more. The stuff I looked at was pretty impressive.

Chairman Buettner said the key is also fitting the scope in with the money that we have to spend. How far down the design road, what kind of tools do we need to give Mr. Wilkinson to help and then the reason why I think it's smart to go with these guys again is I'm still in the mind that time is of the essence here. The longer we take to get this done the more exposure we have to items we have to resolve down the road.

Mr. Andreozzi said the only thing I did tell her is we're not one hundred percent clear, at least I'm not, that I know exactly what we want the consultant to do. Although I did tell her we're looking for design guidelines generally. We're looking at things to further refine the Plan, help us jump start it and get it moving. I was very general in my conversation with her and there's no question that I know based on that information that she can give me a scope of suggestions and fit it with the budget that we have and hopefully we can afford all the things that we'd like to do. I kind of liken that to going to a doctor saying I've got this symptom. I don't know what I need and the doctor kind of helps sort me through that. I feel that with that little bit that I gave her I felt like she could help me develop a scope of work that would be considered.

Ms. Blohm said I would love to see a grand scheme that we can work in five and ten year increments towards so that we can develop towards a grand scheme and not just be reacting to forces that compel us to make decisions and I'm hoping they can direct us that way and bring expertise. Not just to placate the community and try to find a median area where everybody agrees. No. To come in and actually say that's a mistake, even though you all love it it's just not going to be the right thing to do because we saw it in several communities and maybe you should really consider a different direction and here's why. I'm hoping they will bring that to the table.

Mr. Andreozzi said are you speaking specifically with the Plan itself?

Ms. Blohm said with any aspect, any information they bring to Elko. Ms. Hanson seemed to be really centered on bringing the community together and doing what the community's wishes were.

Chairman Buettner said sometimes we can be our own worst enemies is what we're saying.

Mr. Wilkinson said one very important factor will be financial reality.

Chairman Buettner said I understand what Ms. Blohm is saying and just to kind of put a perspective of realistic expectations on this, first of all I think it's going to be a lot easier to identify, I don't think we have to tell them what we want, I think we have to show them. We can physically show them what we don't want and then they can take it from there. We can physically walk them through the downtown area or areas and say I don't know how we got here but we don't want to do this anymore. Then allow them to tell us what we need to do to prevent those things from happening. This evolution of downtown and it is going to be an evolution, is going to be something where we have ideas on identifying the hidden gems and how do we approach a landowner to remove a 1970s façade and expose the old beautiful brick building that's behind it. What tools need to be developed and they should know this, this is what they say they do, that Mr. Wilkinson would need to prevent somebody from putting up a corrugated metal façade next to a nice stucco façade or something? They'll let us know how to do that but these changes will take years. Things like one building gone now and one gone a year from now, you know a building goes up that matches and doesn't conflict we have to deal with a year later. It's going to be this sort of evolutionary thing that eventually we're going to get where we want to go is the way I kind of see it.

Motion: Forward a recommendation to RDA that they engage the consultant that is currently retained for the City of Elko's Master Plan to further develop design guidelines and refine the Redevelopment Plan, **Action:** Approve, **Moved by** Duane Jones, **Seconded by** Lina Blohm

****The motion passed unanimously.**

Chairman Buettner said I will write these recommendations out and get them to you for formal presentation at the next RDA meeting.

4. Other reports, discussion items and topics.

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned.

Tony Buettner, Chairman

Lori Lynch, Secretary