

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

**SS** February 23, 2021

The City Council of the City of Elko, State of Nevada met for a regular meeting beginning at 4:00 p.m., Tuesday, February 23, 2021. Due to the restrictions found in the State of Nevada Emergency Directive 006, the meeting was held in the Ruby Mountain Room #3 of the Elko Convention and Visitors Authority, 700 Moren Way, Elko and via GoTo Meeting.

This meeting was called to order by Mayor Reece Keener. He stated the agenda for this meeting has been posted for this date and time in accordance with State of Nevada Emergency Directive 006. The public can participate in person, by phone, tablet, laptop, or computer by registering with the GoTo Meeting link provided in the agenda, or calling 775-777-0590. Questions can be sent to [cityclerk@elkocitynv.gov](mailto:cityclerk@elkocitynv.gov).

## **CALL TO ORDER**

## **ROLL CALL**

**Mayor Present:** Reece Keener

**Council Present:** Councilwoman Simons  
Councilman Chip Stone  
Councilman Bill Hance  
Councilman Clair Morris

**City Staff Present:** Curtis Calder, City Manager  
Kelly Wooldridge, City Clerk  
Candi Quilici, Accounting Manager  
Jan Baum, Financial Services Director  
Susie Shurtz, Human Resources Manager  
Dale Johnson, Utilities Director  
Cathy Laughlin, City Planner  
Jim Foster, Airport Manager  
Matt Griego, Fire Chief  
Ty Trouten, Police Chief  
Dave Stanton, City Attorney  
Michele Rambo, Development Manager  
James Wiley, Parks and  
Bob Thibault, Civil Engineer  
Jeff Ford, Building Official  
DJ Smith, Computer Information Systems Coordinator  
Diann Byington, Recording Secretary

## **PLEDGE OF ALLEGIANCE**

## COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

*There were no public comments.*

**APPROVAL OF MINUTES: February 11, 2021                      Special Session**

*The minutes were approved by general consent (Councilwoman Simons abstained).*

### **I. PRESENTATIONS**

- A. Presentation of an appreciation plaque to Jana B. DeLong, Assistant Pool Manager/ Head Lifeguard, for her 24 + years of service, and matters related thereto. **NON ACTION ITEM – INFORMATION ONLY**

Mayor Keener noted that neither Jana DeLong or Troy DeLong were present and read the plaque.

James Wiley said a few kind words on Jana DeLong's behalf. She will be sorely missed. He wished her good luck.

- B. Presentation of an appreciation plaque to Timothy G. Higgins, WRF Technician I, for his 13 + years of service, and matters related thereto. **NON ACTION ITEM – INFORMATION ONLY**

Timothy Higgins was not present at the meeting.

Dale Johnson, Utilities Director, said a few words about Mr. Higgins and how much they will miss him.

### **II. APPROPRIATIONS**

- A. Review and possible approval of Warrants, and matters related thereto. **FOR POSSIBLE ACTION**

**\*\* A motion was made by Councilman Stone, seconded by Councilman Morris, to approve the regular warrants in the amount of \$454,311.45.**

*The motion passed unanimously. (5-0)*

70,

- B. Review and possible ratification of General Hand-Cut Checks, and matters related thereto. **FOR POSSIBLE ACTION**

**\*\* A motion was made by Councilman Stone, seconded by Councilman Hance, to approve the Hand-Cut checks in the amount of \$70,271.17.**

*The motion passed unanimously. (5-0)*

- C. Review, consideration and possible award of a contract for the 5<sup>th</sup> Street Park Parking Lot, and matters related thereto. **FOR POSSIBLE ACTION**

Bids were received until 3:00 p.m. on February 12, 2021. This item has been approved and budgeted for Construction in the current Fiscal Year Budget, Recreation Fund. The low bidder was Acha Construction. There was a mathematical error in bid item #4. As clearly stated in the bid documents, Instructions to Bidders, item number 25, the error has been corrected in favor of the unit price. The corrected amount of the bid is \$273,451.40. JW

James Wiley, Parks and Recreation Director, explained Acha Construction was the lowest responsive bidder with just one minor mathematical error that worked out to the City's advantage. All of the information was in the packet for review.

Dave Stanton, City Attorney, said if Council is inclined to award the bid to Acha, they need to find in the motion that the award does not give an unfair competitive advantage to the winning bidder.

**\*\* A motion was made by Councilwoman Simons, seconded by Councilman Hance, to award the contract for the 5<sup>th</sup> Street Park Parking Lot to Acha Construction, in the amount of \$273,451.40, with the finding, in so doing, we are not giving an unfair competitive advantage to the winning bidder.**

*The motion passed unanimously. (5-0)*

- D. Review, consideration, and possible award of a contract for the Repairs and Recoating of the Ruby Vista Water Storage Tank No. 2 Project-2020, and matters related thereto. **FOR POSSIBLE ACTION**

Bids were received until 2:00 p.m. on February 16, 2021. This project was approved and budgeted in the current fiscal year. The lowest responsible bidder was Farr West Construction DBA Resource Development Company. A total of four bids were received, three on time and one was late. The late bid was rejected and not opened. Two bids were thrown out, one for incomplete paperwork and the other was for mathematical errors between written words and numerical values which constituted in inconsistent unit pricing. DJ

Dale Johnson, Utilities Director, explained this is the second time we bid this contract. Again, we have had issues with the contractors and their bid paperwork. He went over the issues with each bid. The lowest responsive bidder, which was actually the highest of the three, was Resource Development, for \$534,515. He recommended awarding to Resource Development.

Councilman Hance thought it was unfair that another bid was disqualified because it came in late because of the freight system issues around the country. Mail delivery has been falling behind because of the recent storms. It is a technicality but he felt we should have looked at it.

Mayor Keener asked Mr. Stanton if they could consider the bid when it was turned in late through no fault of the bidder.

Dave Stanton, City Attorney, answered it is a strict requirement. If the bid arrives late, the bid documents need to be received by 3:00, and it is the responsibility of the bidder to make sure the bid arrives on time to the City. We should not waive the time requirement in this case. His opinion would be to rebid the project.

Kelly Wooldridge, City Clerk, stated that during the pre-bid meetings we explain to the contractors that over-night delivery in Elko is not over-night. This bid was Fed Exed from Arizona at 4:30 the night before. We got it at 3:05pm.

**\*\* A motion was made by Councilwoman Simons, seconded by Councilman Hance, to award the contract for the Repairs and Recoating of the Ruby Vista Water Storage Tank No. 2 Project 2020, to Farr West Construction dba Resource Development Company, in the amount of \$534,515.**

*The motion passed unanimously. (5-0)*

- E. Review, consideration, and possible approval for the Fire Department to apply for the Staffing for Fire and Emergency Response (SAFER) grant through the Federal Emergency Management Agency to hire 6 firefighters for 36 months, and matters related thereto. **FOR POSSIBLE ACTION**

The Fire Department would like to apply for the 2021 FEMA SAFER Grant. The application would apply for a 6 new firefighter positions. The grant is used to provide funding to fire departments to assist in increasing the number of firefighters to help communities meet industry minimum standards (NFPA 1710) and attain 24 hour staffing to provide adequate fire protection from fire and fire related hazards and to fulfill traditional missions of fire departments. Total amount of the grant would be approximately \$4 million dollars with no match by the City. MG

Chief Griego explained the grant program and the benefit it will have for the City. The actual amount will be closer to \$2.1 million.

Lee Hoffman, 1085 Barrington Ave., asked the Council to reconsider applying for federal grants because they always come with strings attached. Whatever those strings are we will have to adhere to them. What happens to those firefighters when the three years is up?

Chief Griego said Mr. Hoffman is correct. We will be looking at close to \$800,000 to continue with the program. We will be working on the budget to get the money in there for it. We will do our best to keep those firefighters.

Mayor Keener thought we should apply for the grant and if we are successful winners, then we can have further discussion regarding these issues.

**\*\* A motion was made by Councilman Stone, seconded by Councilman Hance, to approve the Fire Department to apply for the 2021 FEMA SAFER Grant for approximately \$2.1 million dollars through the Federal Emergency Management Agency.**

*The motion passed unanimously. (5-0)*

- F. Review, consideration, and possible ratification of the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSA) Grant Application, and matters related thereto. **FOR POSSIBLE ACTION**

The Secretary of Transportation on February 12, 2021, announced that the Elko Regional Airport is eligible for funds under the Coronavirus Response and Relief Supplemental Appropriations Act (Public Law 116-260) (CRRSA). These funds will assist airport sponsors to address the COVID-19 public health emergency. The FAA will distribute these grants under the new Airport Coronavirus Response Grant Program (ACRGP). Providing funding for costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the airport, and debt service payments. While this funding is similar to the CARES funding, it is more limited in scope. Any airport development must be directly related to combating the spread of pathogens at the airport. JF

Jim Foster, Airport Manager, explained this a ratification for the grant application because he had to get the application in before Council Meeting. It is a no-match grant. The uses for the grant money is listed in the agenda packet. It is similar to CARES Act funding but more specific to the uses listed in the agenda packet.

Lee Hoffman repeated his concerns of using federal money and the conditions in place for the use of it.

**\*\* A motion was made by Councilman Hance, seconded by Councilwoman Simons, to approve the ratification of FAA CRRSA Grant Application.**

*The motion passed unanimously. (5-0)*

### **III. NEW BUSINESS**

- A. Review, consideration, and possible approval of a third amendment to Revocable Permit No. 3-17, filed by WANRack, LLC to occupy a portion of the City of Elko Right-of-Way, to accommodate installation of a new Fiber Optic Wide Area Network between school facilities, and matters related thereto. **FOR POSSIBLE ACTION**

Council reviewed the application for a revocable permit at their September 26, 2017 meeting and approved to enter into a license agreement with Wanrack. A first amendment to the license agreement was approved by Council on November 28, 2017 and a second amendment was approved by Council on May 8, 2018. Wanrack has changed the Scope of Work to include an additional route and therefore requiring a third amendment with new exhibits. CL

Cathy Laughlin, City Planner, explained WANRack was the fiber provider that links all of the schools together. They continue to change their scope of work through the project. They have asked to add one additional route to their agreement.

Mayor Keener called for public comment without a response.

**\*\* A motion was made by Councilman Stone, seconded by Councilman Morris, to approve the third amendment to the License Agreement for Revocable Permit No. 3-17.**

*The motion passed unanimously. (5-0)*

- B. Review, consideration, and possible approval of revisions to the 2021 Ruby View Golf Course Rate Structure, and matters related thereto. **FOR POSSIBLE ACTION**

On January 26, 2021, the Elko City Council approved a Golf Management Agreement between the City of Elko and TDS at Ruby View, LLC d.b.a. Duncan Golf Management. TDS at Ruby View, LLC has proposed five (5) revisions to the existing rate structure to encourage play during the 2021 Golf Season:

- 1) Offer a \$5.00 discount on Greens Fees for Duncan Golf Pass Holders from other Nevada Golf Courses.
- 2) Offer a \$5.00 discount on Greens Fees for the guests of Ruby View Golf Course Pass Holders.
- 3) Include Friday as part of Ruby View Golf Course's "Weekend Rate."
- 4) Add a \$5.00 surcharge per participant for Tournament Play, which will offset the cost of tournament coordination and provide each participant with a water bottle and bucket of range balls.
- 5) Remove the "Conversion from 9 to 18 hole" option.

Normally, revisions and/or adjustments to the rates and/or rate structure would be reviewed by the Ruby View Golf Course Financial Advisory Committee. However, the City of Elko has deferred all Advisory Board meetings due to COVID-19 restrictions. CC

Curtis Calder, City Manager, explained there were representatives from Duncan Golf Management present. If Council determines if any of these revisions were appropriate, we would need to bring it back in the form of a resolution.

Scott Wakowski, Duncan Golf Management, offered to answer any questions.

Wil Moschetti, 312 Oak, Golf Course Financial Advisory Board, said #1 is probably a non-event. Number 2, he invites people here for a weekend and they spend \$1,000, five dollars won't mean anything to them. Number 3, we've struggled with whether or not Fridays should be considered part of the weekend. Eighty percent of the Friday play is pass play. Number 4, the problem is what determines tournament play. The Firefighters have a fundraiser with 40 players, is that a tournament? He had a class reunion he hosted for 30 players, was that a tournament? We need to

define what is a tournament. The rest of it doesn't make a big difference. In the Council agenda packet it said this item would be sent to him but he didn't get any mention of it. It didn't get out to him.

Mayor Keener said there was no intent to exclude anyone in the distribution of this.

Mr. Wakowski explained what they would normally consider a tournament. It would also matter how far in advance the plays are being booked.

Councilwoman Simons asked if they would continue to offer the same for High School golf teams as the golf course has done in the past.

Mr. Wakowski answered they are big advocates of High School Golf and they are not charged for play.

Mayor Keener said he was going to trust Duncan Golf's expertise since they manage several golf courses. He doesn't have any concerns with them staying in Elko. He knows there will be some push-back on #3 but there are many people in the area that Friday is part of their weekend since they only work Monday through Thursday.

Councilman Morris stated he was on the Golf Course Financial Advisory Committee for a number of years and he understood what they were trying to do. He wanted to see if it would work.

**\*\* A motion was made by Councilman Stone, seconded by Councilman Morris, to accept the Duncan Golf Management's (TDS) proposed five (5) revisions.**

*The motion passed unanimously. (5-0)*

#### **IV. RESOLUTIONS AND ORDINANCES**

- A. Review, consideration, and possible approval of Resolution No. 10-21, a resolution authorizing augmentation of the 2020/2021 Fiscal Year Budget of the Capital Equipment Reserve Fund, increasing appropriations to 1,888,086 to account for \$61,426 in unanticipated revenues, pursuant to NRS 354.598005, and matters related thereto. **FOR POSSIBLE ACTION**

The Capital Equipment Reserve Fund had increased revenues transferred from the General Fund in the amount of \$61,426. These funds will be used to purchase Agenda Management Software not included in the 2020/2021 Capital Equipment Reserve Fund budget. JB

Jan Baum, Financial Services Director, explained the unanticipated revenue is a transfer from the General Fund. It was part of the CARES Act Funding. We would like to make a transfer from the General Fund to the Capital Equipment Fund.

**\*\* A motion was made by Councilman Stone, seconded by Councilman Morris, to approve Resolution No. 10-21.**

*The motion passed unanimously. (5-0)*

- B. Review, consideration, and possible approval of Resolution No. 11-21, a resolution authorizing augmentation of the 2020/2021 Fiscal Year Budget of the General Fund, increasing appropriations to \$26,671,651 to account for \$1,462,605 in unanticipated revenues, pursuant to NRS 354.598005, and matters related thereto. **FOR POSSIBLE ACTION**

The General Fund had increased revenues due to the receipt of COVID Relief Funds. When the 2020/2021 budget was prepared the City of Elko did not anticipate the receipt of, or related spend associated with the COVID Relief Funds. JB

Ms. Baum stated this was the amount of the COVID Relief Funds we received this year. The remaining COVID Relief Funds were received in the prior year. They usually make these augmentations in June but they wanted to pull this money spent prior to June.

**\*\* Motion was made by Councilman Hance, seconded by Councilwoman Simons, to approve Resolution No. 11-21, augmenting the General Fund in the amount of \$1,462,605 pursuant to NRS 354.598005.**

*The motion passed unanimously. (5-0)*

- C. Review, consideration, and possible approval of Resolution No. 12-21, a resolution authorizing augmentation of the 2020/2021 Fiscal Year Budget of the Sewer, Water, Landfill, Airport and Golf Fund, and matters related. **FOR POSSIBLE ACTION**

The portion of the COVID Relief Funds associated with the Enterprise Fund (Sewer, Water, Landfill, Airport and Golf Funds) need to be transferred from the General Fund. The list of transfers made from the General Fund to the respective Enterprise Funds is attached. JB

Ms. Baum said this was similar to the previous two items but it covers Enterprise Funds, wages and COVID expenses.

**\*\* A motion was made by Councilman Hance, seconded by Councilwoman Simons, to approve Resolution No. 12-21, augmenting the Sewer, Water, Landfill, Airport and Golf enterprise funds for the amounts in the attached spreadsheet pursuant to NRS 354.598005.**

*The motion passed unanimously. (5-0)*

## **V. PETITIONS, APPEALS, AND COMMUNICATIONS**

- A. Ratification of the Police Chief issuing a 60-day Temporary Retail Liquor License and issue a Regular Retail Liquor License, to Samuel Horvitz, DBA Silver Dollar, located at 400 Commercial Street, Elko, NV 89801, and matters related thereto. **FOR POSSIBLE ACTION**



Chief Trouten explained this was standard since the applicant had already held a liquor license at the same bar. He recommended approval.

Mayor Keener said Mr. Horvitz has been a model liquor license holder. He doesn't overserve and runs a clean operation.

**\*\* A motion was made by Councilman Stone, seconded by Councilman Morris, to ratify the Police Chief issuing a 60-day temporary retail liquor license and issue a Regular Retail Liquor License to Samuel Horvitz, dba Silver Dollar, located at 400 Commercial Street, Elko, Nevada.**

*The motion passed unanimously. (5-0)*

## **VII. REPORTS**

### **A. Mayor and City Council**

*Mayor Keener reported he attended the League of Cities Mayors Meeting. It was a very nice change this week. He was a guest at the Charter School and speak to the 6<sup>th</sup> and 7<sup>th</sup> graders. They are adapting very well there.*

*Councilwoman Simons reported at the Arts and Culture Advisory Meeting they decided to go ahead with the Arts Awards.*

*Councilman Stone reported that on Sunday, a Facebook group called the Elko Bar Association (organized by Sam Horvitz), met in person. There were 58 individuals that gathered at the Goldie's Bar that discussed the issues in the downtown area. They are working together to improve the image of the area and help each other with overserving and cleaning up.*

### **B. City Manager**

*Curtis Calder reported asked Councilman Stone if there were any concerns from the local bar owners of the Golf Course having a bar?*

*Councilman Stone answered there was nothing brought up to him. They were mainly concerned with the downtown area and not concerned about happenings anywhere else.*

*Mr. Calder reported staff is working on the budget. They will be bring something to Council at the first meeting of March. There are still a lot of unknowns of what is happening at the State and Federal level. There is talk of money coming to local and state governments. We will continue to watch that. KELK is offering up an opportunity every couple of months for the City and Council managers to get together on the radio to talk about regional issues on the radio.*

*Mayor Keener told Mr. Calder they need to get together to talk about League of Cities retreat coming up in June. We need to do some preliminary planning for the event.*

*Mr. Calder said he was working on getting the calendar coordinated. It looks like a good event for the size and we can handle it. We are assuming that June will be opened back up. A group that size is manageable. He was also hoping the Trail Center will open by then.*

### **C. Assistant City Manager**

### **D. Utilities Director**

*Mayor Keener asked Dale Johnson how the shop is coming along.*

*Mr. Johnson answered they started the framing a couple weeks ago for the main office building. They brought in sheetrock last week. It has been going pretty steady.*

*Mayor Keener asked if had received the BioBot report.*

*Mr. Johnson answered he received it today while he was in class but he has not had a chance to review it yet.*

E. Public Works

F. Airport Manager

*Mayor Keener asked Jim Foster if the new parking system was up and running.*

*Mr. Foster answered the old system is still functioning. They are getting ready to have a kick off meeting for the new system. There are some changes they are working on before they start. He is hoping to have the new system installed by May.*

G. City Attorney

H. Fire Chief

I. Police Chief

*Chief Trouten reported he and legal have been working on some City Code regarding juveniles, to clean it up and bring it up to date. There are several bills out there that will have a negative impact on the Police Department. There is one in particular that will require applicants to have 2 years' experience or a military background. That is not feasible.*

*Mayor Keener said he spoke to Senator Goechoecia regarding some of these concerns.*

J. City Clerk

*Kelly Wooldridge stated the next Council Meeting will be held in chambers. We will spread the Councilmembers out and figure out what staff can be in there. The remaining staff will participate on the GoTo Meeting.*

*Mayor Keener thanked DJ Smith and Diann Byington for setting up the meetings.*

K. City Planner

L. Development Manager

*Mayor Keener asked Michele Rambo if the shed issue had been taken care of.*

*Ms. Rambo answered they are still working on it. Right now she is doing some research on the issue and will have a meeting next week to hammer out the issues.*

M. Financial Services Director

N. Parks and Recreation Director

O. Civil Engineer

*Mayor Keener asked Bob Thibault if he had been able to get in touch with the contractor for the Elko sign to get it fixed.*

*Mr. Thibault answered the facilities looked into that and they determined some parts need to be replaced. He put them in touch with YESCO to get the parts needed.*

P. Building Official

**VI. 5:30 P.M. PUBLIC HEARINGS**

- A. Review, consideration, and possible action to adopt Resolution No. 09-21, a resolution of the Elko City Council, adopting a change in zoning district boundaries from R (Single Family and Multiple Family Residential) and R1 (Single Family Residential) to R (Single Family and Multiple Family Residential) Zoning District, approximately 26.607 acres of property, filed by Jordanelle Third Mortgage, LLC, and processed as Rezone No. 6-20, and matters related thereto. **FOR POSSIBLE ACTION**

The Planning Commission considered the Subject Zone Change Request on February 2, 2021, and took action to forward a recommendation to City Council to adopt a resolution, which approves Rezone No. 6-20. CL

Cathy Laughlin, City Planner, explained the property will be developed as a residential subdivision. Planning Commission heard this request and they recommended approval.

Scott MacRitchie, Jordanelle Third Mortgage, LLC, said it will be single family residents.

Mayor Keener said it looked like a great project. He called for public comment without a response.

**\*\* A motion was made by Councilman Hance, seconded by Councilwoman Simons, to adopt Resolution No. 09-21.**

*The motion passed unanimously. (5-0)*

- B. Review, consideration, and possible action to conditionally approve Tentative Map No. 12-20, filed by Jordanelle Third Mortgage, LLC, for the development of a subdivision entitled Zephyr Heights, involving the proposed division of approximately 25.109 acres of property into 70 lots for residential development within the R (Single-Family and Multiple-Family Residential) Zoning District, and matters related thereto. This item must be heard after the associated Resolution No. 09-21 also on tonight's agenda, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located on the east side of East Jennings Way generally north of the intersection with Puccinelli Parkway (APN 001-562-010). The Planning Commission considered this item on February 2, 2021, and took action to forward a recommendation to conditionally approve Tentative Map 12-20. MR

Michele Rambo, Development Manager, explained this is about 25 acres proposed to be divided into 70 lots. It will be built in 4 different phases. The map complies with all codes with two exceptions. She went over the exceptions and the staff report. She gave them a suggested motion because it could be a little bit complicated.

Mayor Keener called for public comment without a response. He also asked Mr. MacRitchie if he was good with the conditions.

Mr. MacRitchie stated the conditions were met and confirmed it with Ms. Rambo.

**\*\* A motion was made by Councilman Stone, seconded by Councilman Morris, to conditionally approve Tentative Map No. 12-20 for the Zephyr Heights subdivision, subject to the findings and conditions as recommended by the Planning Commission with a modification of standards to lots 47 and 48 to allow for shorter-than-required lot widths and a modification of standards allowing for double frontage lots along East Jennings Way. The City Council determines that the property can be divided based on the findings required in Section 3-3-5(E)(2) of the Municipal Code.**

*The motion passed unanimously. (5-0)*

- C. Review, consideration of bids and public auction for the lease of approximately 1.13 acres of City-owned property, located on the Elko Regional Airport, identified as Lease Area N1, pursuant to NRS 268.062, and matters related thereto. **FOR POSSIBLE ACTION**

Council adopted Resolution No. 1-21 at its meeting on January 26, 2021, finding that it is in the best interest of the City to lease the property and setting forth the conditions of public auction for City owned property identified as Lease Area N1. Council previously accepted the annual market rent value of the property of \$13,379 in accordance with the appraisal of Jason Buckholz of CRBE, Inc., Appraiser. JF

Jim Foster, Airport Manager, explained we will be following NRS 268.062. All the seal bids that have been received must be examined and declared by the public body. After that they ask for oral bids. The first oral bid must be 5% higher than the highest written bid.

Mayor Keener stated he had two envelopes. Both of these were received prior to their due date.

Kelly Woodridge, City Planner, added that there was some public on the GoToMeeting that may be interested in making an oral.

Dave Stanton, City Attorney, said the process was to open the sealed bids and before accepting any written bid, then the Council calls for oral bids. He read the NRS that explained the process.

Mayor Keener said the first bid was from MedX AirOne dated February 23, 2021 (Exhibit "A").

*To the Elko City Council,*

*This letter serves as the formal bid submission in response to the City of Elko Resolution No. 01-21 from Classic Air Care d.b.a. MedX AirOne for the land parcel located at the Elko Airport for the appraised amount of \$13,739.*

*Respectfully,*

*Paul Ward*

*MedX AirOne Executive Director*

The next one is from Reach (Exhibit "B").

*REACH Air Medical, the local air medical provider based at the Elko Airport, is placing an annual rental bid on property located at the Elko Regional Airport and described in the City of Elko Resolution No. 01-21.*

*Our bid is \$14,014.11 per year annual rental (\$0.2856 per square foot).*

*Thank you for this opportunity.*

*Sincerely,*  
*Thomas J. Liebman, MBA, FCP, CMTE*  
*Northern Nevada Regional Director*

Now we take the higher number and increase it by at least 5%. That would be \$14,714.82. He called for oral bids to begin.

Paul Ward, MedX AirOne, made a bid of \$14,714.82.

Thomas Liebman, REACH Air Medical, made a bid of \$14,800.

Mr. Ward made another bid of \$15,500.

Mr. Liebman made another bid of \$15,600.

Mr. Ward made another bid of \$16,000.

Mr. Liebman declined to make another bid.

Mayor Keener asked if anyone else out there would like to make a bid before we make a motion. There was no response. He declared the winning bid was \$16,000 to MedX AirOne.

**\*\* A motion was made by Councilwoman Simons, seconded by Councilman Stone, to approve the bids and the public auction for the lease of approximately 1.13 acres of City-owned property located on the Elko Regional Airport. The finally accepted winning bid went to MedX AirOne in the amount of \$16,000, for Resolution No. 01-21.**

*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 Reece Keener adjourned the meeting.

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Mayor Reece Keener

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Kelly Wooldridge, City Clerk

# MEDX AIRONE

COMPREHENSIVE MEDICAL TRANSPORT

February 23, 2021

To the Elko City Council,

This letter serves as the formal bid submission in response to the City of Elko Resolution no. 01-21 from Classic Air Care d.b.a. MedX AirOne for the land parcel located at the Elko Airport for the appraised amount of \$13.739.00.

Respectfully,



Paul Ward

MedX AirOne Executive Director

MedX AirOne 803 Murray Way  
Elko, NV 89801  
775.530.7818

**Exhibit "A"**



Elko City Council  
Kelly Wooldridge, City Clerk  
1751 College Avenue  
Elko, NV 89801

February 22, 2021

Elko City Council:

REACH Air Medical, the local air medical provider based at the Elko Airport, is placing an annual rental bid on property located at the Elko Regional Airport and described in the City of Elko Resolution No. 01-21.

Our bid is **\$14,014.11** per year annual rental (\$0.2856 per square foot).

Thank you for this opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Liebman", written over a light blue horizontal line.

Thomas J. Liebman, MBA, FPC, CMTE  
Northern Nevada Regional Director

## Exhibit B