

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

SS      September 26, 2017

The City Council of the City of Elko, State of Nevada met for a regular meeting beginning at 4:00 p.m., Tuesday, September 26, 2017.

This meeting was called to order by Mayor Chris Johnson.

## **ROLL CALL**

**Mayor Present:**       Chris J. Johnson

**Council Present:**    Councilman John Rice  
                          Councilwoman Mandy Simons  
                          Councilman Robert Schmidlein  
                          Councilman Reece Keener

**City Staff Present:**  Curtis Calder, City Manager  
                          Scott Wilkinson, Assistant City Manager  
                          Ryan Limberg, Utilities Director  
                          Shanell Owen, City Clerk  
                          Candi Quilici, Accounting Manager  
                          Aubree Barnum, Human Resources Manager  
                          Cathy Laughlin, City Planner  
                          Ben Reed Jr., Police Chief  
                          Ty Trouten, Police Captain  
                          James Wiley, Parks and Recreation Director  
                          Jeremy Draper, Development Manager  
                          Bob Thibault, Civil Engineer  
                          Jeff Ford, Building Official  
                          John Holmes, Fire Marshal  
                          James Foster, Airport Manager  
                          Dale Johnson, Water Superintendent  
                          Dennis Strickland, Public Works Director  
                          Dave Stanton, City Attorney  
                          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: September 26, 2017 (September 12, 2017) Regular Session**

*The minutes were approved by general consent.*

**I. PRESENTATIONS**

- A. Proclamation by the Mayor in recognition of Suicide Prevention Month, and matters related thereto. **INFORMATION ITEM – NON ACTION ITEM**

Mayor Johnson read the proclamation.

Lynette Vega, Spring Creek, thanked the council for this recognition.

- B. Proclamation by the Mayor in recognition of Fire Prevention Week, and matters related thereto. **INFORMATION ITEM – NON ACTION ITEM**

Mayor Johnson read the proclamation.

John Holmes, Fire Marshal, said this weekend, Saturday, September 30, 2017 is the Annual Fire Prevention Picnic from 12:00pm to 3:00pm. It will be a good time and everyone is invited.

**II. PERSONNEL**

- A. Employee Introductions:

- 1.) Corina Tibbitts, Technical Assistant, Building Department  
*Present and introduced.*
- 2.) Mathew Shirley, Equipment Operator I, Street Department  
*Present and introduced.*
- 3.) Dustin Skinner, Water/Sewer Operator I, Water/Sewer Department  
*Present and introduced.*

**I. PRESENTATIONS (Cont.)**

- C. Presentation by Jviation regarding the Airport Master Plan, and matters related thereto. **INFORMATION ONLY –NON ACTION ITEM**

James Foster, Airport Manager, introduced the Jviation team.

Hillary Fletcher and Tony Davis, Jviation, gave a presentation (Exhibit “A”).

### III. APPROPRIATIONS

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

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

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

- B. Review, consideration, and possible approval of a request from the Elko Police Department to apply for a grant from the Nevada Office of Traffic Safety (OTS) for e-citation software, and matters related thereto. **FOR POSSIBLE ACTION**

The Elko Police Department recently implemented an E-Citation system in coordination with the Nevada OTS. This is a standalone system which requires interface software with our current records management system. The new software will eliminate the manual data entry of the electronic citations.

The Nevada OTS may provide grant funding to pay for the new software, in the amount of \$2,320.00. There are no matching funds required. This is a one-time grant, applicable only to this project. BR

Chief Reed explained E-citation was implemented this summer under a grant from OTS. This component will make the software talk to each other and was anticipated. There is a small fee for this. We need permission to apply for the grant.

**\*\* A motion was made by Councilman Rice, seconded by Councilman Keener, to approve the request from the Elko Police Department to apply for a grant from the Nevada OTS \$2,320 for software interface between the current EPD records management system and the E-Citation system.**

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

- C. Review, consideration, and possible award of a bid for the Secondary Clarifier Mechanism, and matters related thereto. **FOR POSSIBLE ACTION**

An additional secondary clarifier has been budgeted for in the current fiscal year budget. The internal mechanism must be selected prior to final design. RL

Ryan Limberg, Utilities Director, explained he had placed two pieces of paper on the dais. (Exhibit "B") On the smaller sheet you will see each of the companies with six different criteria. On the top of the larger sheet you will see the prices. The lowest was to WesTech for \$149,987. They also received the highest score in the evaluation. Staff recommended award to WesTech.

**\*\* A motion was made by Councilwoman Simons, seconded by Councilman Rice, to award the bid for the Secondary Clarifier Mechanism to WesTech in the amount of \$149,987.**

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

- D. Review, consideration, and possible final acceptance of the Former Police Station Asbestos Abatement Project, and matters related thereto. **FOR POSSIBLE ACTION**

At the May 9, 2017 City Council meeting the project was awarded to Advance Installations, Inc. for the abatement of the asbestos at the former police station. The project has been completed and final clearance letters were provided by Converse Consultants. JD

Jeremy Draper, Development Manager, explained everything is complete with this portion of the contract. We have the final clearance letters from Converse Consultants and we are proceeding with the bids for the demolition of the building.

**\*\* A motion was made by Councilman Schmidtlein, seconded by Councilman Keener, to approve final acceptance of the Former Police Station Asbestos Abatement Project.**

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

#### **IV. SUBDIVISIONS**

- A. Review, consideration, and possible acceptance of public improvements for Copper Trails Unit 2 subdivision, and matters related thereto. **FOR POSSIBLE ACTION**

Council approved the Final Map for Copper Trails Unit 2 on August 9, 2016. The developer has substantially completed the public improvements in accordance with the approved plans. The City is in receipt of the required certification of the project by the Engineer of Record. The developer has posted a maintenance bond in the amount of \$50,589.00 with the City for the twelve month maintenance period upon acceptance of the public improvements. JD

Mr. Draper displayed the development on the overhead screen. We have the certification and the bacteria test for the waterline. The engineer responsible for the as-builts is working on those but has indicated there is no change in the project. He recommended acceptance of the public improvements.

**\*\* A motion was made by Councilman Schmidtlein, seconded by Councilwoman Simons, to accept Copper Trails Unit 2 public improvements.**

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

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

- A. Review and consideration of a request by the Elko High School Homecoming Committee to utilize the historic homecoming parade route and waive the \$750.00 Parade Permit Fee, and matters related thereto. **FOR POSSIBLE ACTION**

A copy of the request letter has been included in the agenda packet for review.  
CC

Curtis Calder, City Manager, explained the request is before the council because as this was going through the application process the Police Department noticed this route is not the route that was previously approved. They are also requesting City Council to waive the \$750 parade fees.

Alice Digenan, Homecoming Chair Elko High School, said they are hoping this request can be granted because the event is this Friday. They do not generate an income to pay that entry fee and the parade doesn't generate any trash. It is also a shorter parade than the one downtown.

Councilman Schmidtlein asked if this parade is taking place in daylight hours.

Ms. Digenan answered yes. It will start at approximately 2:00pm and end at approximately 3:00pm.

Councilman Schmidtlein said it looks like they are crossing through 5<sup>th</sup> Street, is that correct?

Ms. Digenan answered no, they are going down 8<sup>th</sup>, turning right on Idaho to 4<sup>th</sup> Street. They do cross 5<sup>th</sup> on Idaho.

Councilman Schmidtlein talked about alternatives so 5<sup>th</sup> street does not need to be shut down.

Chief Reed said they have been talking to the applicants. The Police Department does not have the authority to sign off on this when it is not the designated parade route. No one is against the High School or the Homecoming event. We are all on the same team. We want to make sure it is as safe as possible. Last year there was a change where it went around Grammar #2. That was not approved by Council but it was allowed. This parade is different. It starts at the high school and ends there. It is easier for the Police Department because of less manpower and it is safer when it is in those streets around the school areas. They have heartache when it gets to Idaho Street or the parking corridor.

Ty Trouten, Police Captain, noted it takes at least 12 law enforcement personnel to shut down the downtown area. To do a route such as what is proposed here would require more people to close. We appreciate their desire to go around Grammar No. 2. It is a shorter parade. We discussed options for the parade that will keep it off 5<sup>th</sup> Street. Such a route would require fewer officers and it would be safer.

Councilman Rice questioned the tradition is going by Machi's.

Ms. Digenan said there are a lot of business owners that support their organization. She understands the traffic issues but those businesses are their audience. Going down Court Street eliminates the community aspect of what we are doing.

Bob Thibault, Civil Engineer, pointed out Commercial Street is closed across 7<sup>th</sup> street due to a trench.

There was some discussion about different routes that can be taken.

Chief Reed said this needs council approval. The trench at 7<sup>th</sup> is a good point. They will work on this tomorrow with whatever council approves. We may need a special route this year because of the trench.

Councilman Rice thought they should grant this request even though it will require more manpower. Then we can work on a plan that will keep everybody safe for the future.

Councilwoman Simons asked if they would like to deal with the two items separately.

Dave Stanton, City Attorney, said waiving the fees can be done. What the code says is that except any such fee may be waived for a non-profit organization by the Chief of Police with the concurrence of the City Manager or City Engineer. Assuming they are a non-profit organization then that is the process. The Chief of Police with Curtis Calder's concurrence would be needed to waive the fees.

Councilwoman Simons asked about covering costs if we waive the fees.

Councilman Rice said this is an exception and we should leave it up to the Chief to waive the fee. This is the Homecoming Parade.

**\*\* A motion was made by Councilman Rice, without a second, to accept the route as presented and direct staff to meet with the High School Homecoming group next week for an after event evaluation and put together a route that is going to be more compatible to everyone's needs for subsequent years.**

*The motion was withdrawn.*

Mr. Calder said there is still the 7<sup>th</sup> Street/Commercial issue.

Dennis Strickland, Public Works Director, said the trench crosses Commercial. Railroad is open. This is also going to require a fair amount of overtime by Public Works. They want to do this on a Friday afternoon.

Councilman Rice withdrew his motion.

Chief Reed said they can work on this tomorrow morning and we need to make this a one-time modification. There are a couple of ways they can accomplish this.

Councilman Keener does not agree with waiving the parade fees. Tami and he will take care of the parade fees this time because they missed paying their booster fees. If we make an exception we will be in the same boat every single time a parade fee comes along.

Councilwoman Simons thought we needed to take that out because they are going to get a lot of requests.

**\*\* A motion was made by Councilman Rice, seconded by Councilman Keener, to direct the Police Chief to work with the Homecoming Committee to establish a safe route and to revisit the route in an after action meeting to determine a route that will work for this particular parade in the future.**

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

### **III. APPROPRIATIONS (Cont.)**

- E. Review, consideration, and possible approval for the Elko Police Department to purchase three (3) fully equipped police vehicles, one (1) Ford Utility Interceptor and two (2) Dodge Charger AWD sedans, through the Nevada State Purchasing Program, and matters related thereto. **FOR POSSIBLE ACTION**

As a political subdivision of the State of Nevada, the City of Elko is able to utilize the State of Nevada Purchasing Division for fleet acquisition and related equipment. The estimated purchase costs include the related equipment as follows: The cost of the Ford Interceptor is estimated to be fifty-nine thousand dollars (\$59,000.00) and will be deployed as a Patrol Unit. The Dodge Charger AWD sedans will replace older vehicles in the Operations Division with an estimated combined cost of eighty-nine thousand dollars (\$89,000.00). This acquisition was included in the Fiscal Year 2017/18 Budget. BR

Captain Trouten explained they are able to save money by reusing equipment, roughly \$13,000 over what was approved in the capital budget plan.

**\*\* A motion was made by Councilman Rice, seconded by Councilman Keener, to authorize Elko PD to purchase three fully equipped police vehicles, one Ford Utility Interceptor, two Dodge Chargers AWD sedans through the Nevada State Purchasing Program for an estimated total cost of \$148,000.**

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

### **V. NEW BUSINESS**

- A. Review, consideration, and possible approval of Revocable Permit 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**

Elko County School District has contracted with WANRack to install new fiber optic lines for the purpose of communication between school facilities. The route is from Mountain View Elementary to Southside Elementary branching to Northside Elementary and Grammar #2 as well as Elko County School District Central Office. Many areas of the route do not have the capability of installing the new line on power poles and therefore it will be located in the City of Elko right-of-way. City Code requires they have a Revocable Permit to Occupy the Right-of-Way. CL

Cathy Laughlin, City Planner, explained in the packet is a series of maps from WANRack. She has been working with WANRack for a while because this is very complex. At some points they are going pole to pole and some are underground. There will be one other item brought to council; an easement to cross the river close to the 9<sup>th</sup> Street Bridge. This includes all of the city property to the river on Front Street at the 9<sup>th</sup> Street Bridge and it starts up again on the other side of the river at Lyon Street up to Southside School.

Councilman Schmidtlein asked if they are doing directional drilling. (Yes)

Councilman Keener asked if the City will be able to use the fiber at all.

Ms. Laughlin said they have offered the use of two strands of the fiber but Troy Poncin said that will not help us or give us any benefit. We were hoping to get a connection, if they were going to Spring Creek High School, for the landfill.

Councilman Keener asked if this is a grant.

Ms. Laughlin answered it is a grant and WANRack is the contractor for the project.

Councilman Keener thought they need to look at this a little bit closer. The internet in town is so lacking. There may be opportunities here that we don't know about.

Ms. Laughlin explained this is a license agreement and not a franchise agreement. They do not sell services to the public.

Councilman Rice said this is to connect school to school. We need to look at other options for internet service. That will require a much larger infrastructure than this would offer.

**\*\* A motion was made by Councilman Rice, seconded by Councilwoman Simons, to approve Revocable Permit No. 3-17 subject to execution of the License Agreement between the applicant and the City of Elko.**

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

**BREAK**



## **VII. 5:30 P.M. PUBLIC HEARINGS**

- A. Review, consideration, and possible action to adopt Resolution No. 31-17, a resolution of the Elko City Council adopting a change in zoning district boundaries from AG (General Agriculture) to C (General Commercial), approximately 7.821 acres of property, a portion of APN 001-679-003 located generally north side of West Idaho Street, approximately 740 feet west of I-80 exit 298, filed by Bruce and Sidnie Miller Family Trust and processed as Rezone No. 9-17, and matters related thereto. **FOR POSSIBLE ACTION**

The Planning Commission considered the subject zone change request on September 7, 2017, and took action to forward a recommendation to Council to adopt a resolution which conditionally approves Rezone No. 9-17. CL

Councilman Schmidlein disclosed that he has seen drawings related to this item that they are in the process of bidding, but at the same time nothing has been awarded. He just wanted to disclose he doesn't have any pecuniary interest at this time.

Cathy Laughlin explained this parcel had an easement dedication for the waterline. We have administratively approved a parcel map that splits that parcel into two parcels. It is zoned AG. The parcel map created two parcels: Parcel 1 and Parcel 2. She is requesting a rezone on parcel 1 and the remainder of that parcel will remain AG until it is developed. There are several conditions. There is a recommendation from Planning Commission to approve the rezone as it is conditioned.

Councilman Rice asked if this parcel is smaller than Parcel 2. (Yes) Is that because there is a development planned for that parcel? (Yes)

Mayor Johnson called for public comment without a response.

**\*\* A motion was made by Councilman Keener, seconded by Councilman Rice, to adopt Resolution No. 31-17.**

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

- B. Review, consideration, and possible action to conditionally approve Preliminary Plat No. 4-17, filed by Jordanelle Third Mortgage, LLC, for the development of a subdivision entitled Tower Hill involving the proposed division of approximately 24.97 acres of property into 73 lots for residential development within an R1 (Single Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The Planning Commission considered the preliminary plat on September 7, 2017, and took action to forward a recommendation to Council to conditionally approve Preliminary Plat No. 4-17. CL

Councilman Schmidlein disclosed that he provided Jordanelle some pricing to complete the utilities on this but at this time he has no contract with them so he has no pecuniary interest.

Jeremy Draper, Development Manager, explained he is requesting that this be tabled because the map needs to be modified.

Scott Wilkinson said when we have offers of dedication we should have maps that accurately reflect the area that the council is accepting for dedication.

Councilman Keener asked if this is time sensitive for the developer.

Tom Ballew, High Desert Engineering, answered time is an issue. He was not aware until a couple of minutes ago that they would need to revise the plat. He asked they consider approving the map with the conditions and then they will provide a revised map.

Dave Stanton, City Attorney, said he is researching this issue and he didn't have an answer to that. He knew the Planning Commission is able to place conditions on it. He didn't recall seeing the City Council placing conditions on the approval of a Preliminary Plat.

Mr. Wilkinson said this is a plat that was approved over 4 years ago that was allowed to expire. They are moving forward with their project regardless of an expiration of their tentative plat and all the final plats they have had approved.

Councilman Rice asked if this would have to go back to the Planning Commission. (No)

Councilman Keener wondered since this is preliminary he doesn't see a problem putting those conditions in there.

Mr. Wilkinson said there is required information for a preliminary plat. It should reflect all the areas to be dedicated. The importance of the preliminary plat and getting it correct can't be overstated. The final plat is almost a formality at that point of time.

Mr. Stanton said he doesn't see anything in the code that allows the City Council to place any conditions on a preliminary plat. There is a specific reference to the Planning Commission doing that.

Mayor Johnson called for public comment without a response.

**\*\* A motion was made by Councilman Rice, seconded by Councilman Schmidtlein, to table this until the next meeting for corrections to be made to the map.**

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

- C. Second Reading, Public Hearing and possible adoption of Ordinance No. 824, an ordinance repealing Title 8, Chapter 10 of the Elko City Code entitled "Alltel Nevada, Inc. Franchise" in its entirety, and matters related thereto. **FOR POSSIBLE ACTION**

Shanell Owen, City Clerk, explained this is a housekeeping item. This chapter is no longer needed in the City Code.

Mayor Johnson called for public comment without a response.

**\*\* A motion was made by Councilman Keener, seconded by Councilman Rice, to adopt Ordinance No. 824.**

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

## **VIII. REPORTS**

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

*Councilman Rice said he has been in conversation with County Commissioner Andreozzi regarding our internet service in Elko. There was a project about taking inventory of communities that were ready to take on high speed internet. He is frustrated with his own home service. We need to take a look at it as a community in a serious way.*

*Councilman Keener said he read the GASB standards are changing regarding governments reflecting PERS obligations. What impact will that have on us?*

*Curtis Calder answered we have to book liabilities now as a result of past GASB requirements. We book the liabilities but we don't have to fund them. Everyone needs to be aware of the liability.*

### **B. City Manager**

*Curtis Calder reported League of Cities is next week. They are making travel arraignments now. The SkyWest meeting got bumped up and Councilwoman Simons will be going to that one. The auditors are here this week and they will be here through Thursday.*

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

### **D. Utilities Director**

### **E. Public Works**

*Dennis Strickland said throughout the spring and summer months he has worked with NOAA Weather Service on the flood gauge correlation. They were able to tweak the warning levels and give the public a little bit more warning.*

*Councilman Keener asked about some charges under landscape payables from Green Day. Is that something that Parks should be doing?*

*James Wiley answered there is a contract with Green Day where they do some service at the Landfill each year. The Parks Department was doing that but we weren't at timely as everyone wanted them to be. Mike Hess worked out a deal with Green Day to take that off their plate.*

### **F. Airport Manager**

*James Foster reported they will be starting AIP48 tomorrow evening. It is nighttime work only for 30 days.*

### **G. City Attorney**

H. Fire Chief

*John Holmes, Fire Marshal, invited everyone to the Fire Prevention Picnic this weekend.*

I. Police Chief

*Chief Reed reported Winnemucca PD will have a ceremony this Friday to change their Police Chief. They finally got their generator from the old Police Station. There are several audits done a year. The last one was this morning and they did well. He gave an update on E911. They have an appointment tomorrow with the appropriate staff from the High School in the morning to get the parade route hammered out.*

J. City Clerk

*Shanell Owen noted that Council all got their tablets back and if they have any further problems they need to let us know.*

K. City Planner

L. Development Manager

M. Administrative Services Director

N. Parks and Recreation Director

O. Civil Engineer

P. Building Official

#### **COMMENTS BY THE GENERAL PUBLIC**

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

*There were no public comments.*

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

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Mayor Chris Johnson

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Shanell Owen, City Clerk

Destination:

EKO



# ELKO CITY COUNCIL



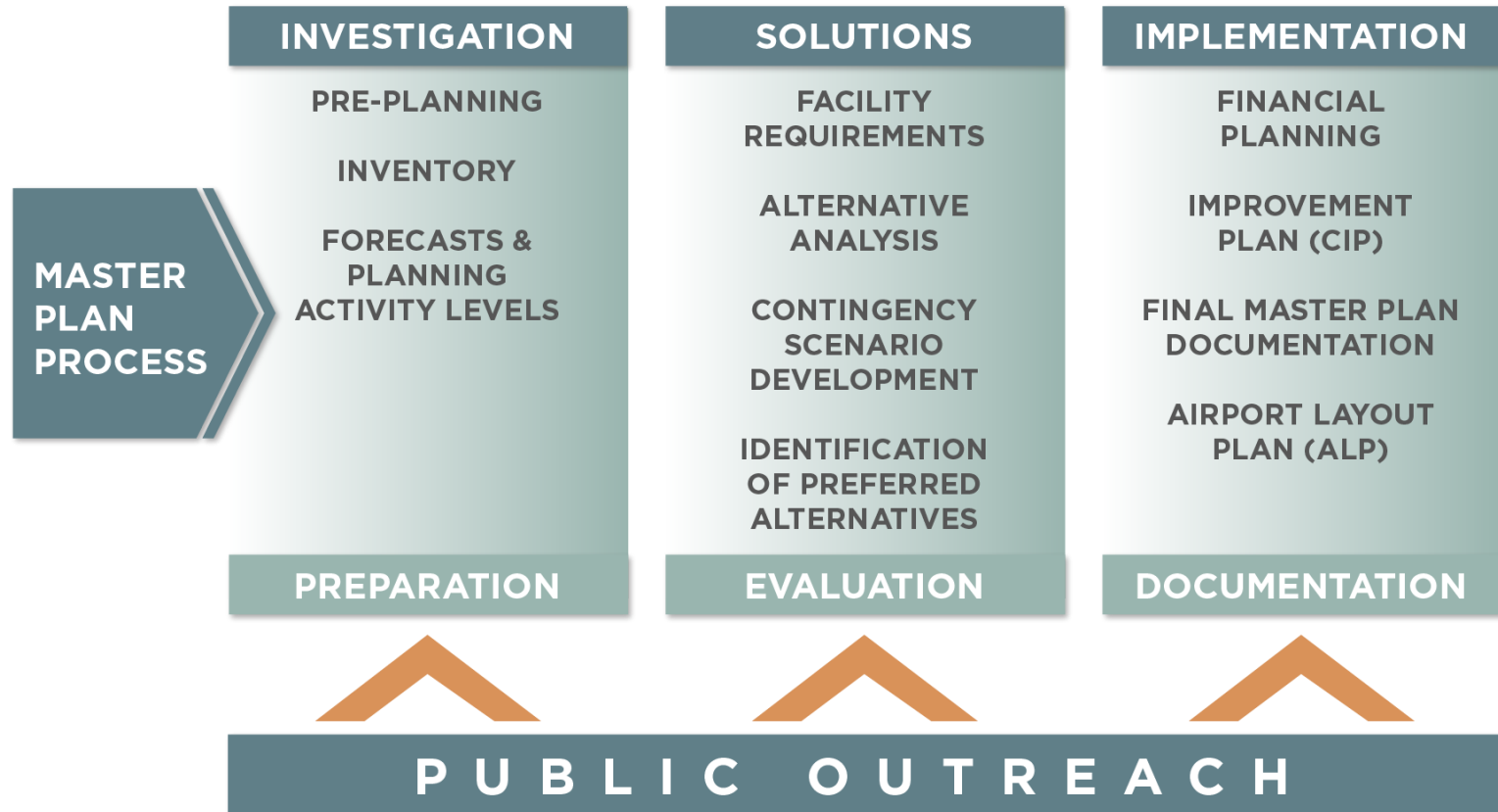
SEPTEMBER 26, 2017



Exhibit A

AVIATION®

# MASTER PLAN PROCESS



# IT IS A COLLABORATIVE PROCESS...



## *Input Efforts*

- Online survey of tenants and users
- Focus group meetings with
  - Tenants and users
  - Agencies and stakeholders
  - General Aviation Pilot community
- Airport Advisory Board meetings
- Elected Officials briefings
- FAA/NDOT collaboration
- Project website at [www.flyelkonevada.com](http://www.flyelkonevada.com)

# INVENTORY OF EXISTING CONDITIONS

Category	Elements
Airfield Facilities	Runway, taxiways, lighting
Landside Facilities	Terminal building, aprons, tiedowns, cargo/other operations, airfield maintenance equipment, fuel farm, access roadways, auto parking, and other facilities
Airspace System	Air traffic service area, communications, airspace, navigational aids, airspace surfaces
Airport Setting	Socioeconomic, land use, future development initiatives, area geopolitical topics
Environmental Setting	Air quality, noise, biological resources, cultural resources, etc.
Other Data	Operational data, financial data, aerial survey/AGIS



# AVIATION DEMAND FORECASTS

## PREFERRED FORECAST COMPARED TO FAA TAF

	Current <sup>1</sup>	2021	2026	2031	2036	AAGR
<b>Based Aircraft</b>						
– Jviation Forecast	86	91	95	99	103	<b>0.9%</b>
– TAF	76	78	82	87	92	<b>0.9%</b>
<i>Percent Variance</i>	<i>11.6%</i>	<i>14.3%</i>	<i>13.6%</i>	<i>12.1%</i>	<i>10.7%</i>	
<b>Operations</b>						
– Jviation Forecast	19,990	22,352	25,352	27,991	30,904	<b>2%</b>
– TAF	19,990	22,304	24,490	26,945	29,696	<b>1.9%</b>
<i>Percent Variance</i>	<i>0%</i>	<i>&lt;0.1%</i>	<i>3.4%</i>	<i>3.7%</i>	<i>3.9%</i>	
<b>Enplanements</b>						
– Jviation Forecast	18,200	29,784	29,970	30,156	30,342	<b>2.4%</b>
– TAF	18,505	17,928	20,766	24,053	27,858	<b>1.9%</b>
<i>Percent Variance</i>	<i>-1.7%</i>	<i>39.8%</i>	<i>30.7%</i>	<i>20.2%</i>	<i>8.2%</i>	

TAF – Terminal Area Forecast

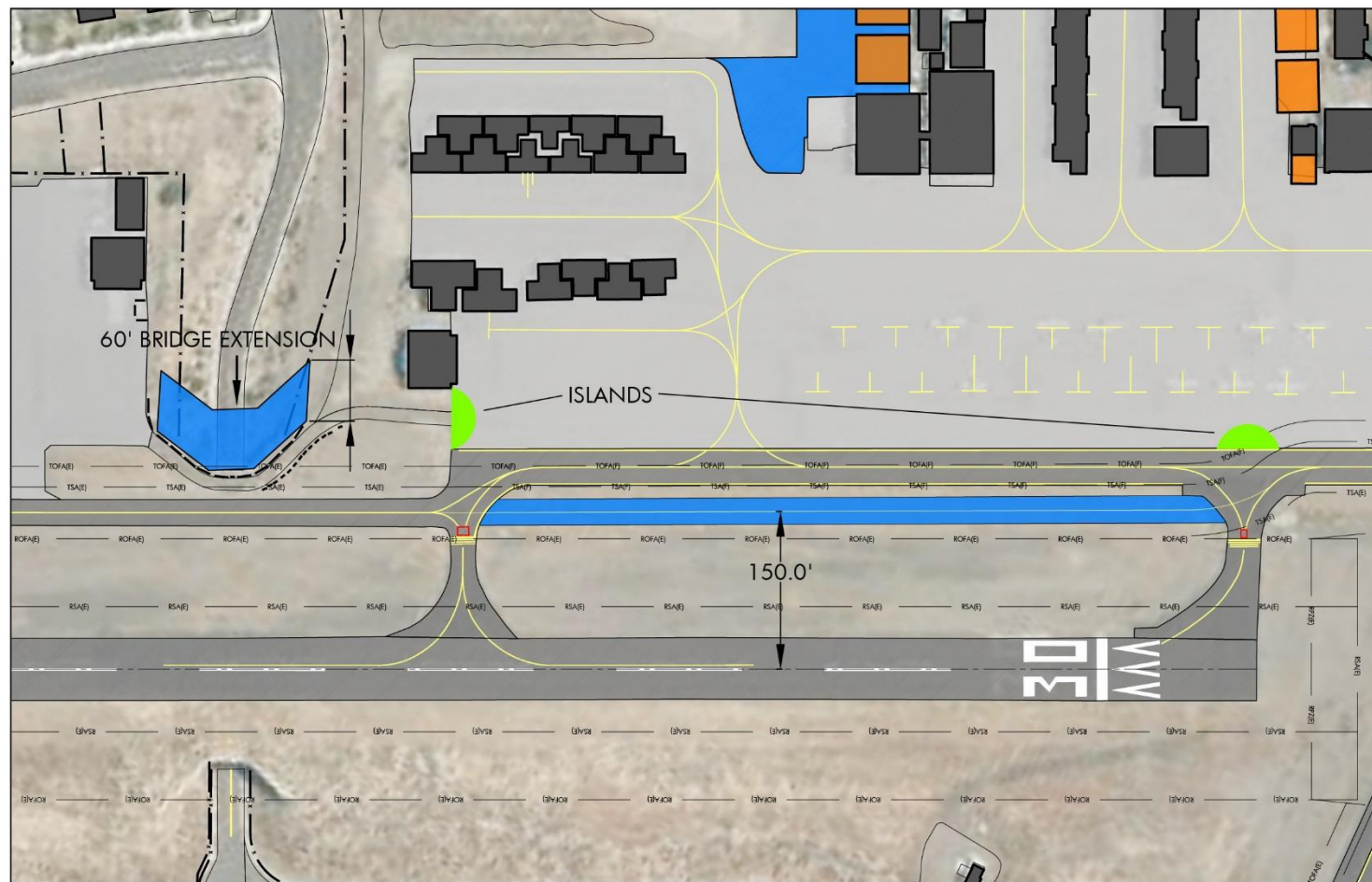
AAGR – Average Annual Growth Rate

<sup>1</sup> Based Aircraft and Operations from 2015, Enplanements from 2014

# PREFERRED ALTERNATIVES



# EAST SIDE TAXIWAY IMPROVEMENTS



## LEGEND:

- PROPOSED PAVEMENT
- PROPOSED ROAD
- PROPOSED BUILDING

- FUTURE NON-AERONAUTICAL DEVELOPMENT
- ULTIMATE LAND ACQUISITION
- RPZ(E) — EXISTING RUNWAY PROTECTION ZONE

- RPZ(U) — ULTIMATE RUNWAY PROTECTION ZONE
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE

# GENERAL AVIATION APRON DEVELOPMENT

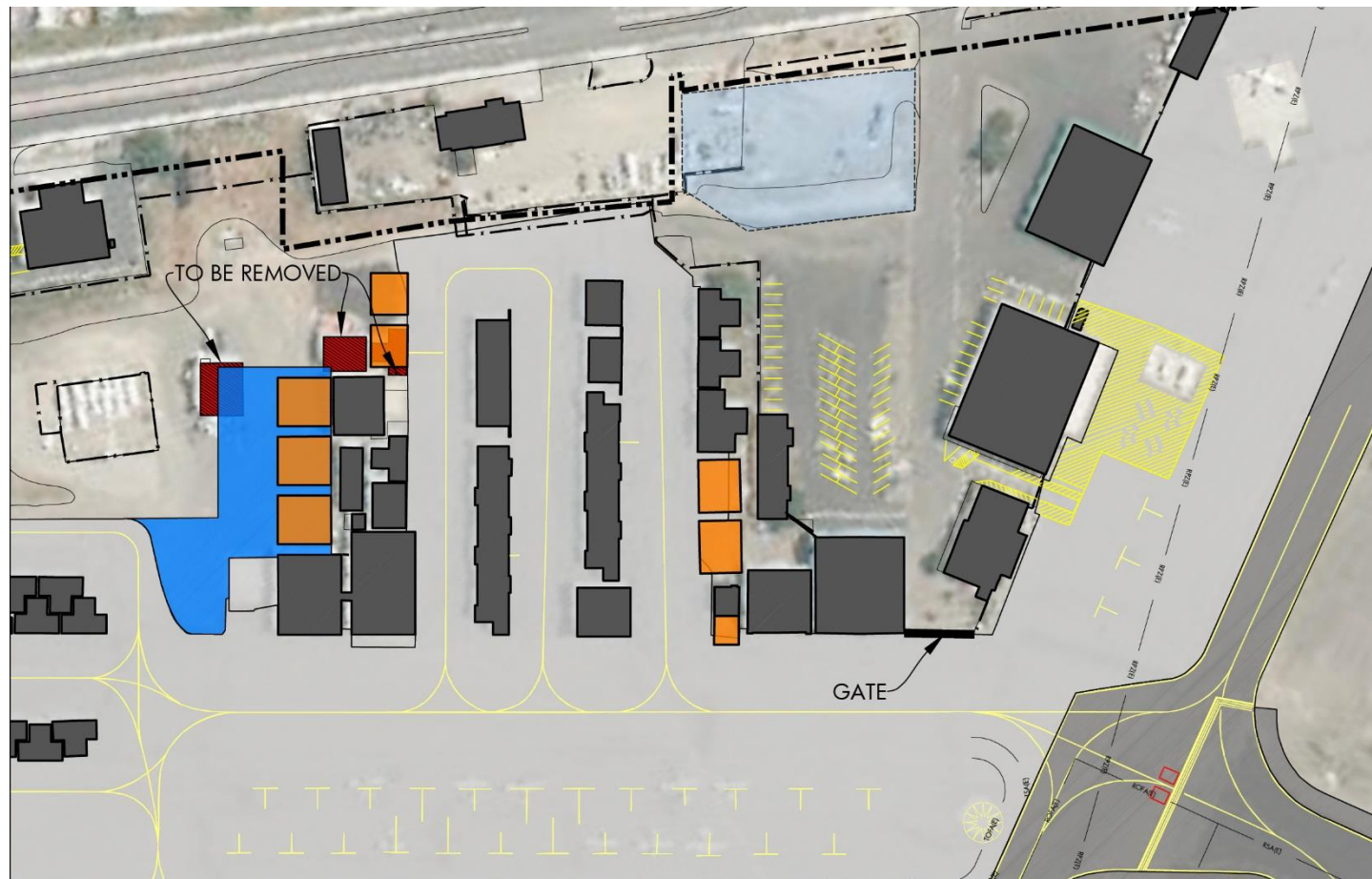


## LEGEND:

	PROPOSED PAVEMENT		FUTURE NON-AERONAUTICAL DEVELOPMENT		RPZ(U)		EXISTING RUNWAY PROTECTION ZONE		EXISTING PROPERTY LINE		FUTURE PROPERTY LINE
	PROPOSED ROAD		ULTIMATE LAND ACQUISITION		RPZ(E)		EXISTING RUNWAY PROTECTION ZONE		EXISTING PROPERTY LINE		FUTURE PROPERTY LINE



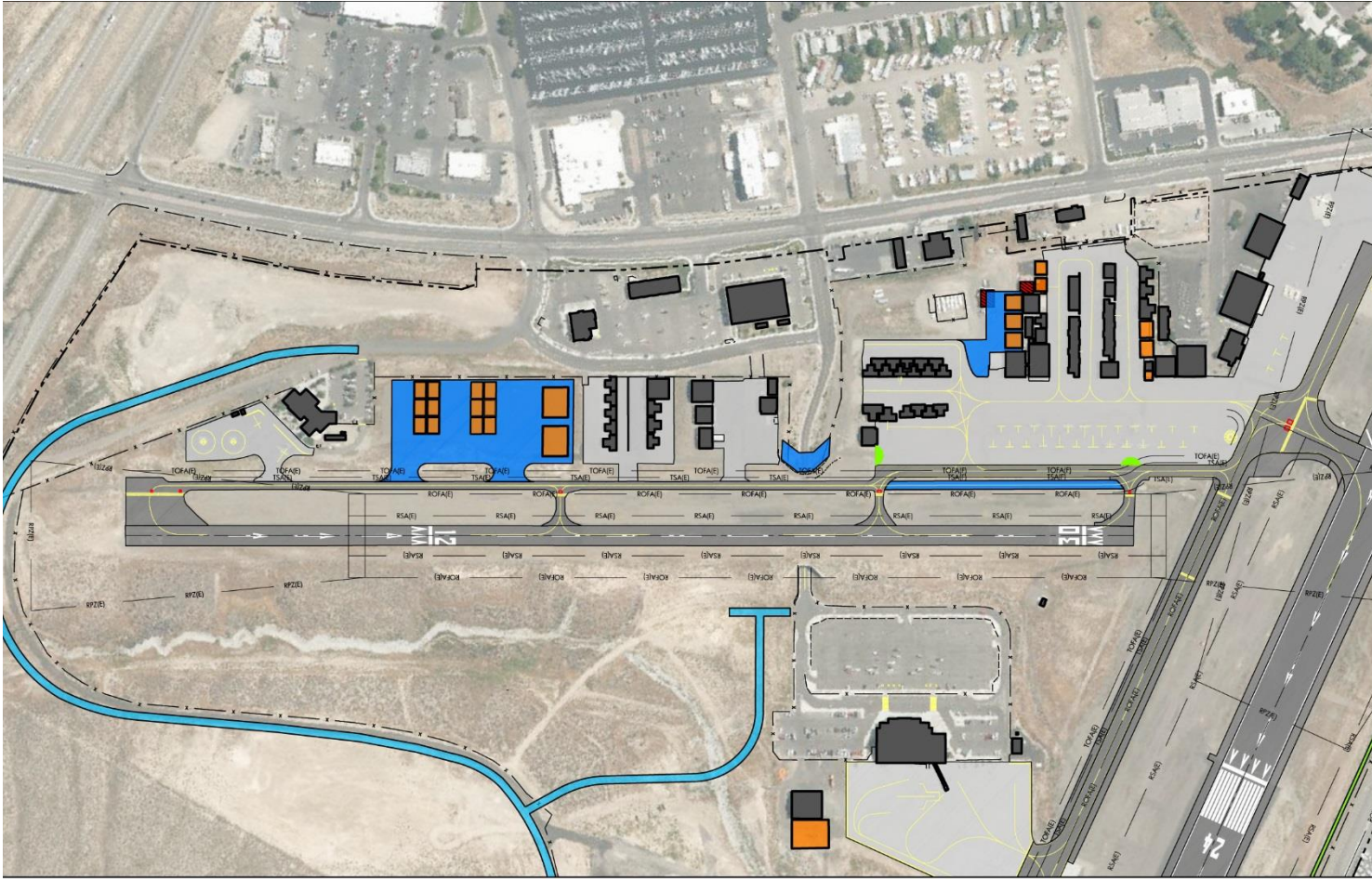
# EAST SIDE AREA DEVELOPMENT



**LEGEND:**

	PROPOSED PAVEMENT		FUTURE NON-AERONAUTICAL DEVELOPMENT		RPZ(U)		ULTIMATE RUNWAY PROTECTION ZONE
	PROPOSED ROAD		ULTIMATE LAND ACQUISITION				EXISTING PROPERTY LINE
	PROPOSED BUILDING		RPZ(E)		EXISTING RUNWAY PROTECTION ZONE		FUTURE PROPERTY LINE

## EAST SIDE DEVELOPMENT (OVERALL)



LEGEND:



PROPOSED PAVEMENT



PROPOSED ROAD



## FUTURE NON-AERONAUTICAL DEVELOPMENT



## ULTIMATE LAND ACQUISITION



• EXISTING RUNWAY PROTECTION ZONE



- ULTIMATE RUNWAY PROTECTION ZONE



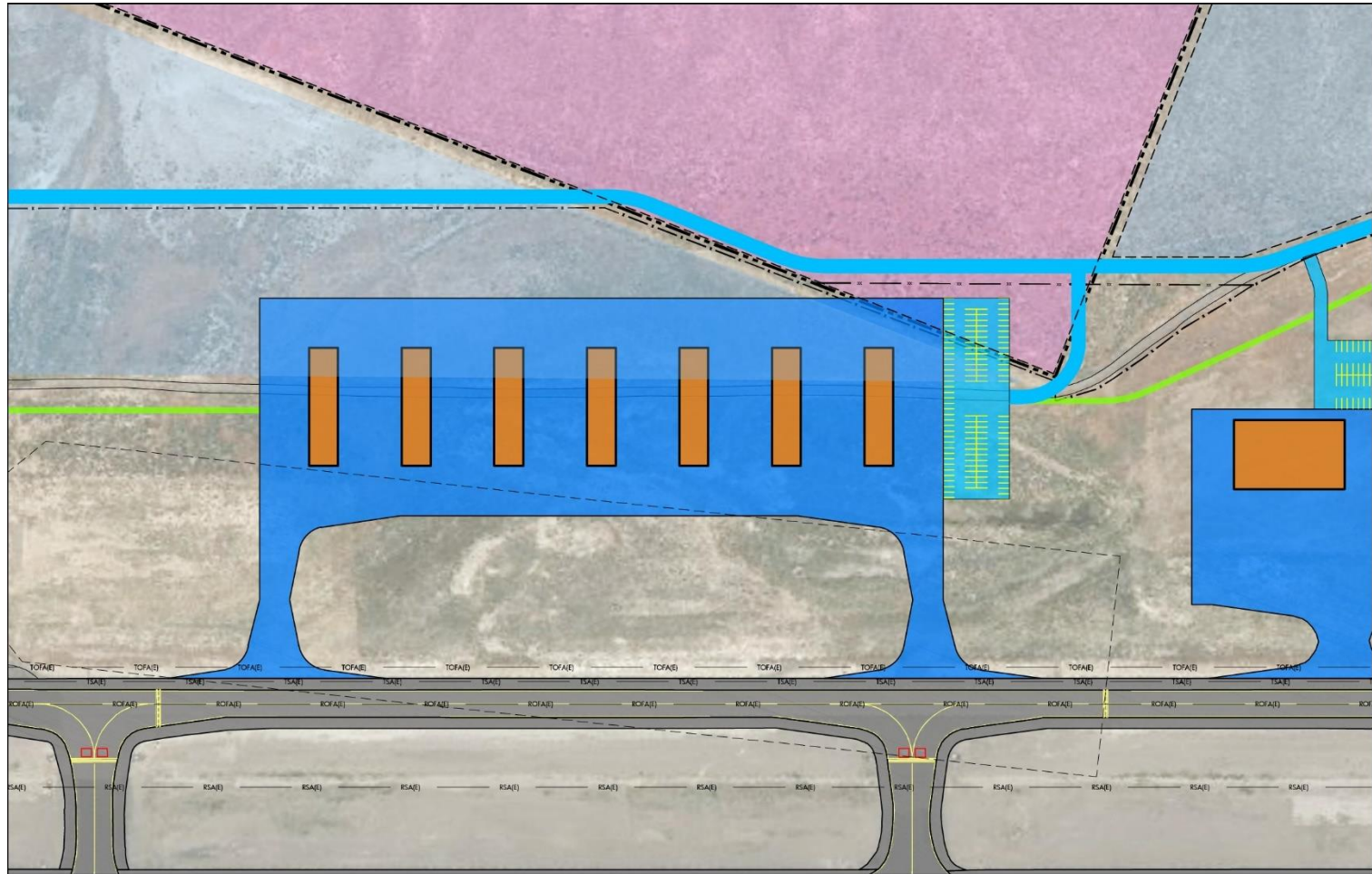
— EXISTING PROPERTY LINE



— FUTURE PROPERTY LINE



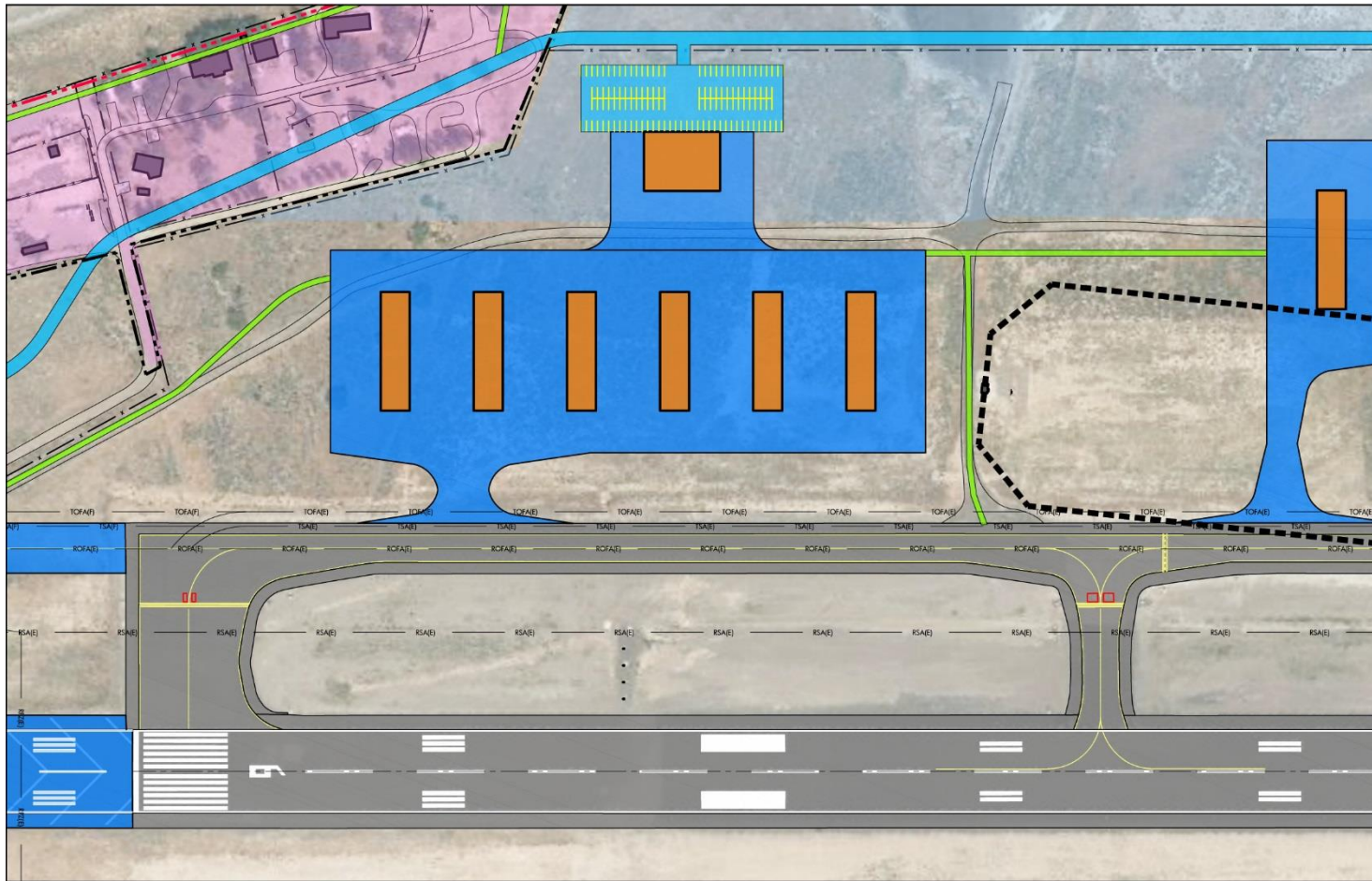
# HANGAR DEVELOPMENT



## LEGEND:

	PROPOSED PAVEMENT		FUTURE NON-AERONAUTICAL DEVELOPMENT		RPZ(U)		ULTIMATE RUNWAY PROTECTION ZONE
	PROPOSED ROAD		ULTIMATE LAND ACQUISITION		EXISTING PROPERTY LINE		FUTURE PROPERTY LINE
	PROPOSED BUILDING		RPZ(E)		EXISTING RUNWAY PROTECTION ZONE		

# HANGAR DEVELOPMENT

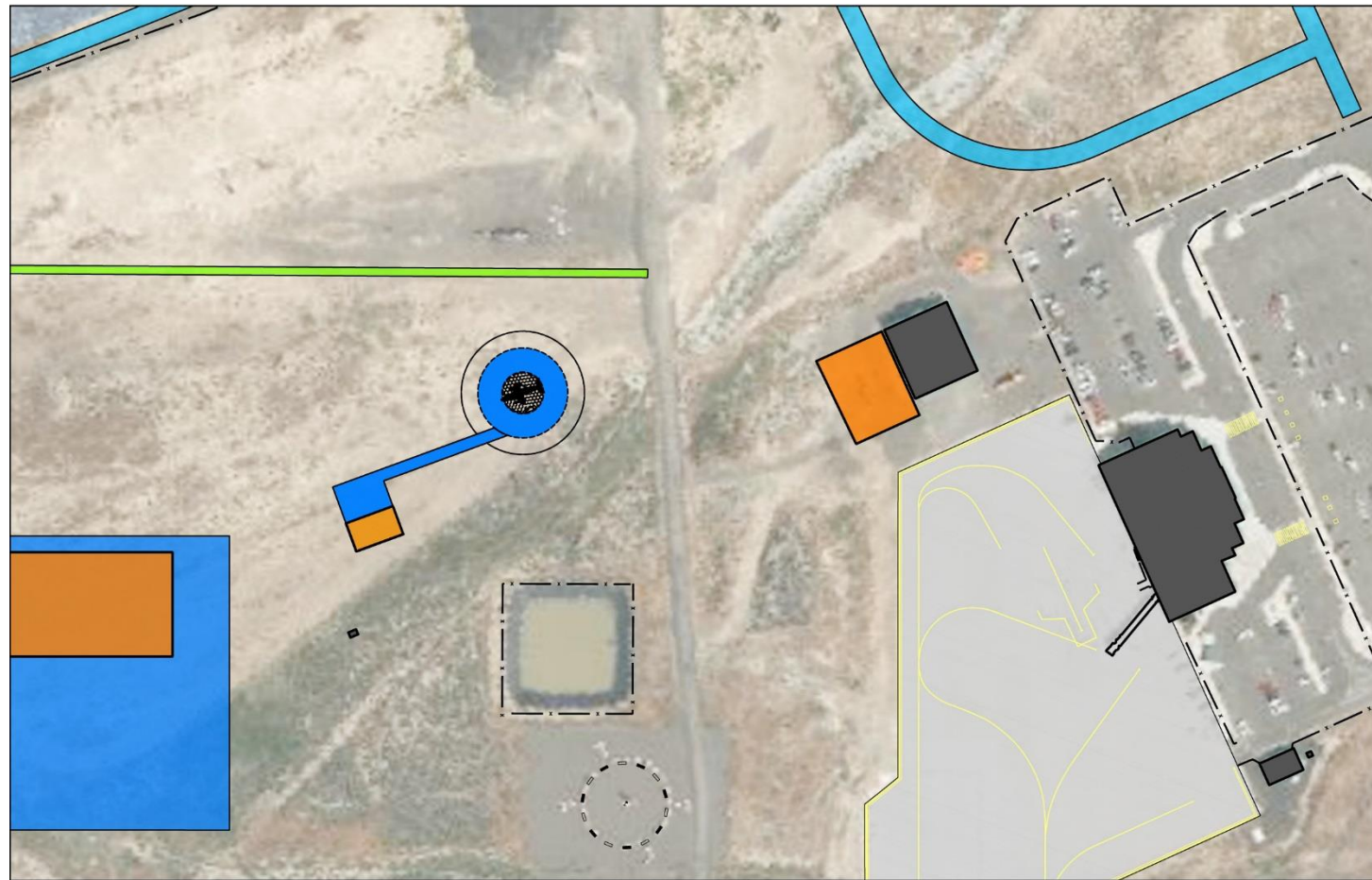


## LEGEND:

	PROPOSED PAVEMENT		FUTURE NON-AERONAUTICAL DEVELOPMENT		RPZ(U)	ULTIMATE RUNWAY PROTECTION ZONE
	PROPOSED ROAD		ULTIMATE LAND ACQUISITION			EXISTING PROPERTY LINE
	PROPOSED BUILDING		RPZ(E)	EXISTING RUNWAY PROTECTION ZONE		FUTURE PROPERTY LINE



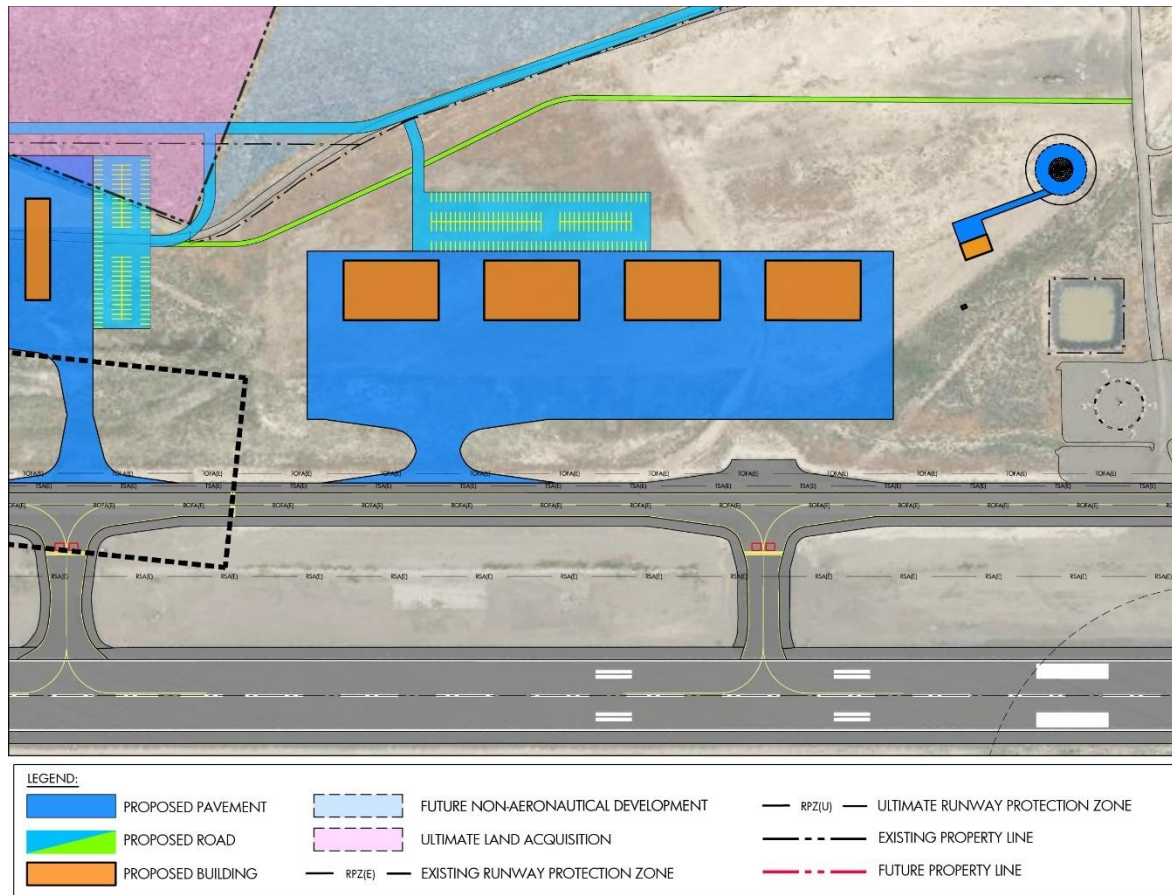
## AIRCRAFT RESCUE & FIREFIGHTING DEVELOPMENT



**LEGEND:**

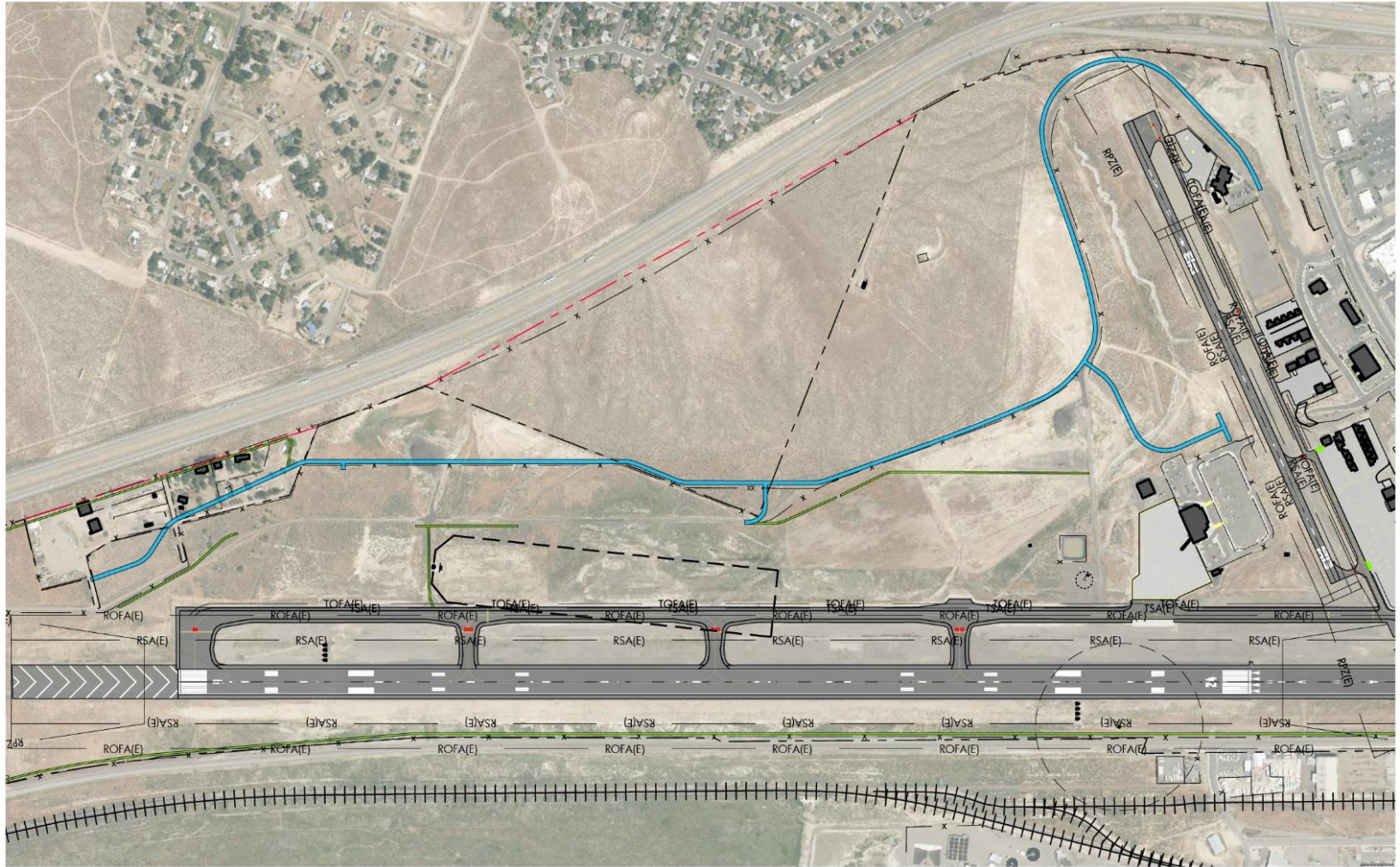
	PROPOSED PAVEMENT		FUTURE NON-AERONAUTICAL DEVELOPMENT	 RPZ(U) 	ULTIMATE RUNWAY PROTECTION ZONE
	PROPOSED ROAD		ULTIMATE LAND ACQUISITION		EXISTING PROPERTY LINE
	PROPOSED BUILDING	 RPZ(E) 	EXISTING RUNWAY PROTECTION ZONE		FUTURE PROPERTY LINE

# AIR NATIONAL GUARD DEVELOPMENT



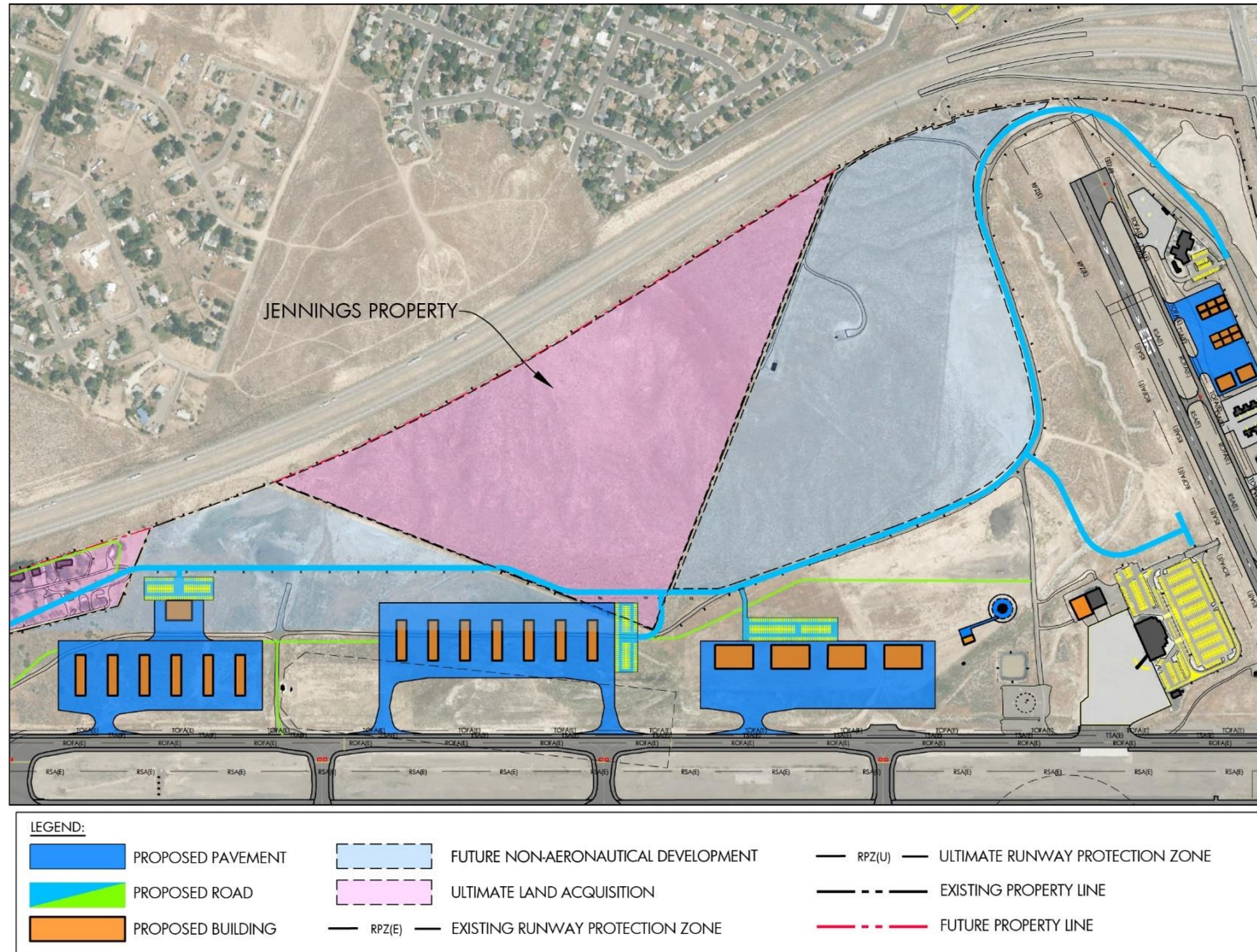


# ACCESS ROAD DEVELOPMENT



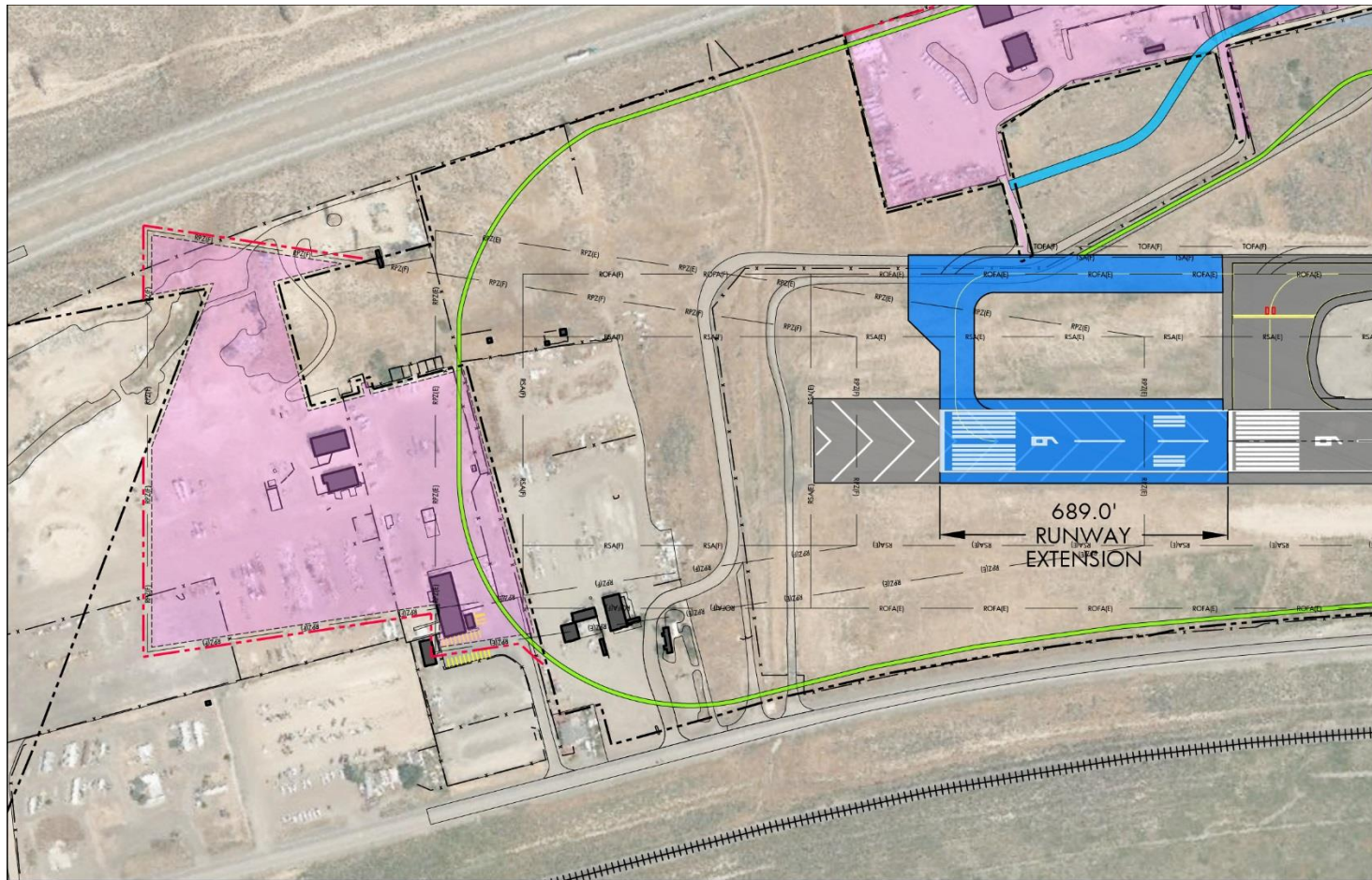


# CENTRAL TERMINAL AREA DEVELOPMENT OVERALL





# RUNWAY 6/24 RUNWAY EXTENSION – 689 FT.



## LEGEND:

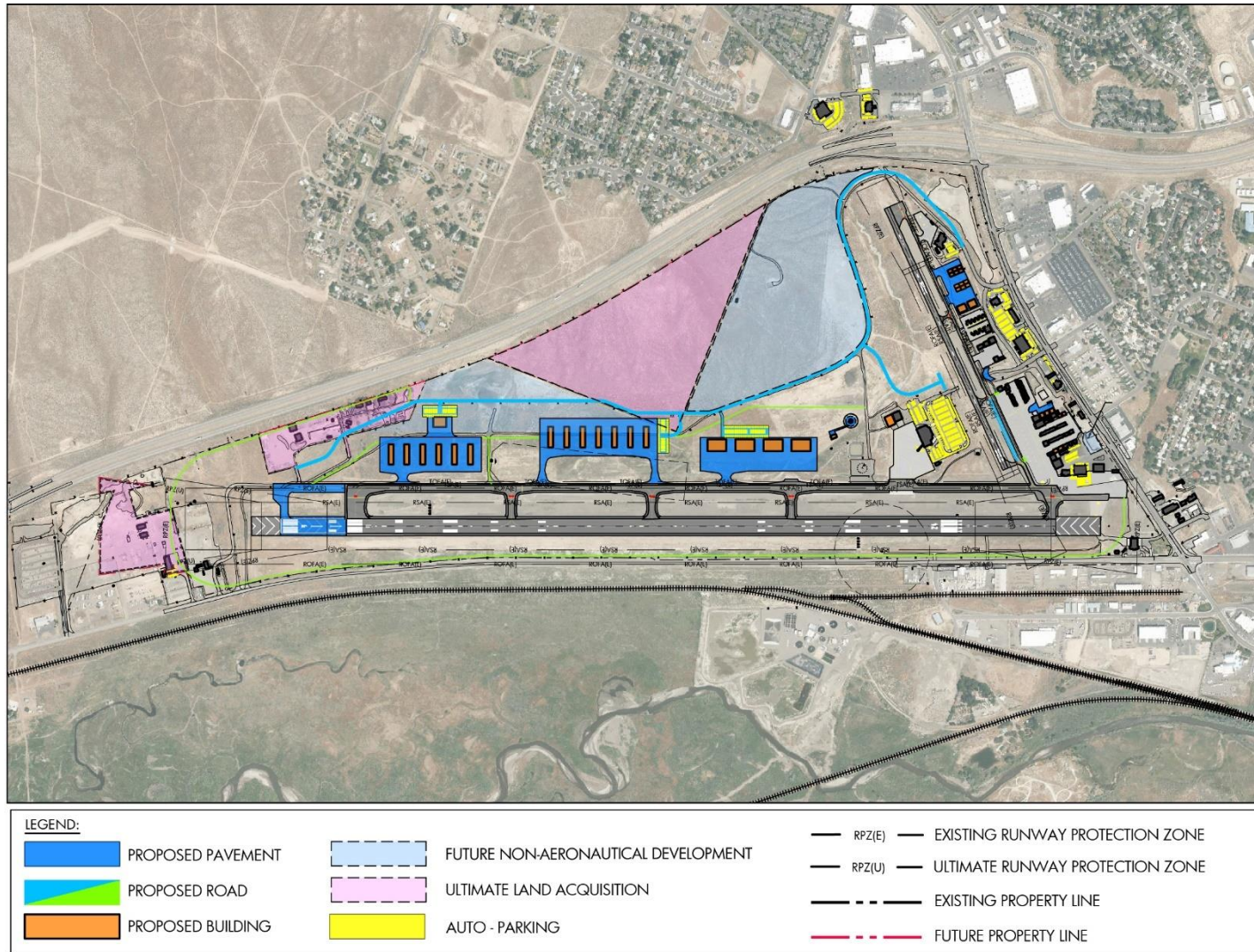
- PROPOSED PAVEMENT
- PROPOSED ROAD
- PROPOSED BUILDING

- FUTURE NON-AERONAUTICAL DEVELOPMENT
- ULTIMATE LAND ACQUISITION
- RPZ(E) — EXISTING RUNWAY PROTECTION ZONE

- RPZ(U) — ULTIMATE RUNWAY PROTECTION ZONE
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE



# OVERALL RECOMMENDED IMPROVEMENT PLAN



# FINANCIAL IMPLEMENTATION PLAN



# OVERALL APPROACH

- Reviewed key Airport documents
- Interviewed Airport management
- Analyzed historical and current operating revenues and expenses
- Reviewed Capital Improvement Plan (CIP), cost opinions, and development schedule
- Analyzed sources and timing of capital funding
- Reviewed rates and charges
- Provided revenue enhancement recommendations



# AIRPORT REVENUES

- Aeronautical: landing, tie-down, fuel flowage fees, FBO, hangar and terminal rental, etc.
- Non-Aeronautical: auto parking, rental cars, concessions, non-aviation land rental, advertising, etc.

Non-Aeronautical Revenue Sources By Airport Classification

	Large	Medium	Small	Non-Hub	EKO 2017
Parking and Ground Transportation	39%	50%	45%	27%	14%
Rental Cars (excludes Customer Facility Charges)	19%	24%	26%	24%	35%
Retail Stores and Duty Free	11%	6%	4%	2%	--
Other	9%	6%	5%	10%	5%
Food and Beverage	8%	5%	4%	2%	--
Terminal Services	7%	3%	3%	3%	--
Land and Non-Terminal Facility Leases and Revenues	6%	6%	13%	32%	46%
Hotel	1%	0%	0%	0%	--
	100%	100%	100%	100%	

# EKO BUDGET REVIEW

- The Airport has a full range of rates and charges in place
- Airport operating revenue and expenses has been relatively stable over the past 3 years
- The largest single revenue category is Rentals and Leases followed closely by Rental Car Fees
- It is anticipated that operating revenues will continue to track closely with aviation activity measures at similar rates, between 2.0 and 2.4 percent per year

# PHASE 1 (2017-2021)

Project	National Priority Rating*	Total Project Cost	Funding Sources		
			Federal (93.75%)	Local (6.25%)	Other
Phase I (2017-2021)					
A. Security Fence & Gate Access Upgrade	SA EQ SE = 83	\$2,880,000	\$2,700,000	\$180,000	
B. Taxiway A OFA mitigation (move headwalls outside OFA)	SA TW OB = 95	\$330,000	\$309,375	\$20,625	
C. Taxiway B Extension	ST TW EX = 41	\$1,600,000	\$1,500,000	\$100,000	
D. Runway Obstruction Removal and Grading	SA RW OB = 100	\$2,293,333	\$2,150,000	\$143,333	
E. Runway Safety Area (RSA) Stabilization - South of Runway 6/24	SA RW SF = 94	\$1,600,000	\$1,500,000	\$100,000	
F. Runway Drainage Improvements (Between A4 & A5) & Safety Area Grading; Frangible Windsocks	ST RW SF = 48	\$426,667	\$400,000	\$26,667	
G. Runway/Taxiway/Apron Rehab (Pavement Preservation & Remark)	RE RW IM = 72	\$426,667	\$400,000	\$26,667	
H. Electrical Vault	RE RW LI = 70	\$906,667	\$ 850,000	\$56,667	
I. Construct ARFF Training Facility	ST OT RR = 47	\$1,973,333	\$1,850,000	\$123,333	
J. Update Traffic Forecast	PL PL MA = 60	\$197,333	\$185,000	\$12,333	
K. Rehabilitate Commercial Service Apron	RE AP IM = 60	\$906,667	\$850,000	\$56,667	
SUBTOTAL Phase I		\$13,540,667	\$12,694,375	\$846,292	

# PHASE II (2022-2026)

Project		National Priority Rating*	Total Project Cost	Funding Sources		
				Federal (93.75%)	Local (6.25%)	Other
Phase II (2022-2026)						
L.	Perimeter/Access Road	OT GT SE = 21	\$3,200,000	\$3,000,000	\$200,000	
M.	Eastside General Aviation Development	CA BD CO = 50	\$8,213,333	\$920,000	\$61,333	\$7,232,000
N.	Hangar Development along Taxiway A	CA BD CO = 50	\$15,133,333	\$5,000,000	\$333,333	\$9,800,000
O.	Crack Seal/Seal Coat Movement Area Pavement with Rubber Removal and Repaint and Rehabilitate Airfield Pavements	RE RW IM = 70	\$2,200,000	\$2,062,500	\$137,500	
P.	AGIS Airspace Survey for WASS enabled LPV GPS Approach to RWY 6/24	SP OT IN = 72	\$213,333	\$200,000	\$13,333	
Q.	Land Acquisition (Jennings Property - 60.50 Acres)	ST LA DV = 40	\$1,066,667	\$1,000,000	\$66,667	
SUBTOTAL Phase II			\$30,026,666	\$12,182,500	\$812,166	\$17,032,000

# PHASE III (2027-2036)

Project	National Priority Rating*	Total Project Cost	Funding Sources		
			Federal (93.75%)	Local (6.25%)	Other
R.     Extend Runway 6/24 and Taxiway A (689 feet)	CA RW EX = 54	\$14,933,333	\$14,000,000	\$933,333	
SUBTOTAL Phase III		\$14,933,333	\$14,000,000	\$933,333	
TOTAL		\$58,500,666	\$38,876,875	\$2,591,791	\$17,032,000

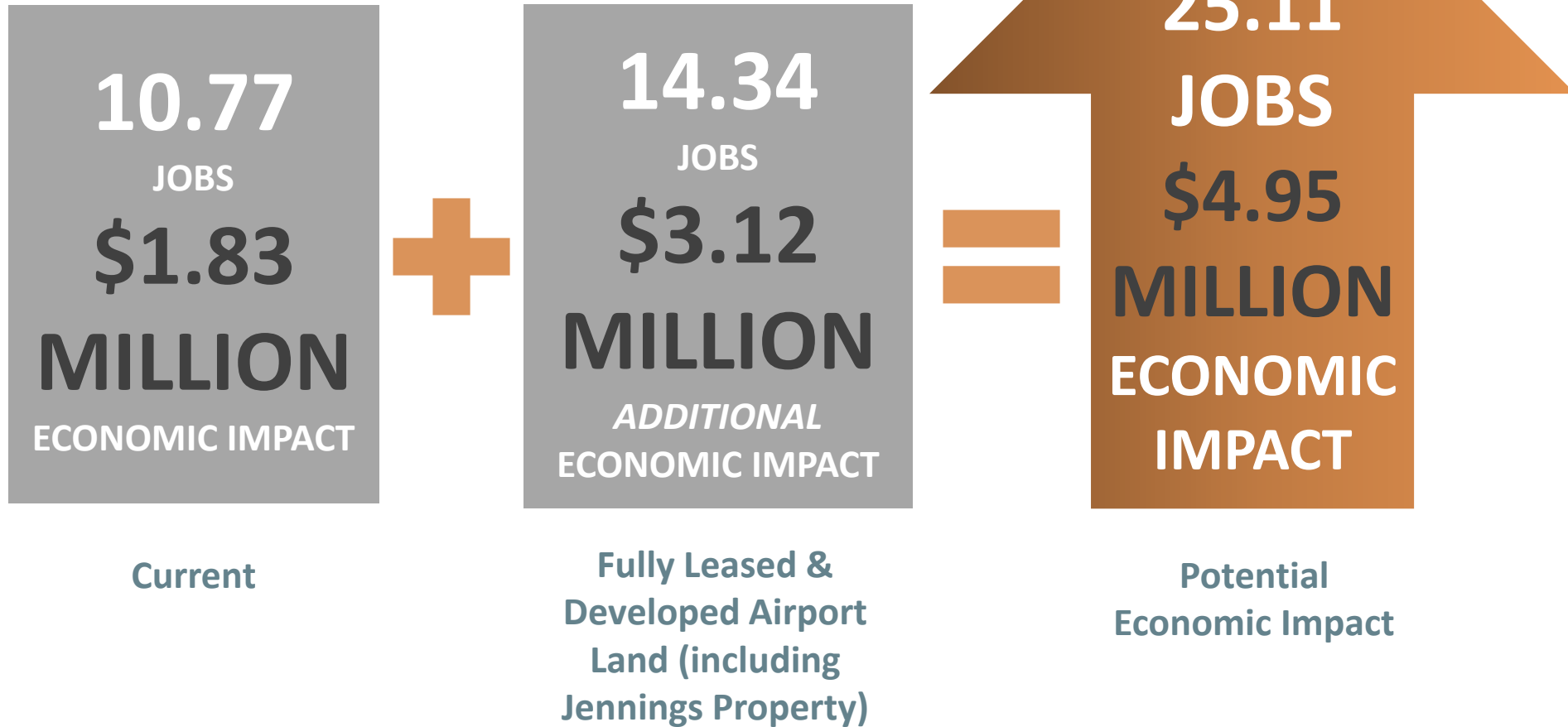
\*Definitions for the coding of the National Priority Ratings can be found in FAA Order 5100.39A

Projects shown in BOLD are recommended Master Plan projects. Those not in bold are included on the current, on-going CIP.

# INDUSTRY, MARKET, AND FEASIBILITY ANALYSES STUDY

- Prepared by *Ekay Economic Consultants, Inc.*, in cooperation with the *Center for Regional Studies at the University of Nevada, Reno*
- There are approximately 189 developable acres situated on-airport that could accommodate aeronautical and non-aeronautical development
- Acquisition of the Jennings property would provide another 60 acres
- EKO currently leases property for non-aeronautical commercial land uses, and has five parcels that are available for lease
- Only a single non-Airport-related ground lease parcel is currently available (in the City of Elko). **The lack of competitive ground leases will make the Airport an attractive location for industry growth**

# EKO ECONOMIC IMPACT

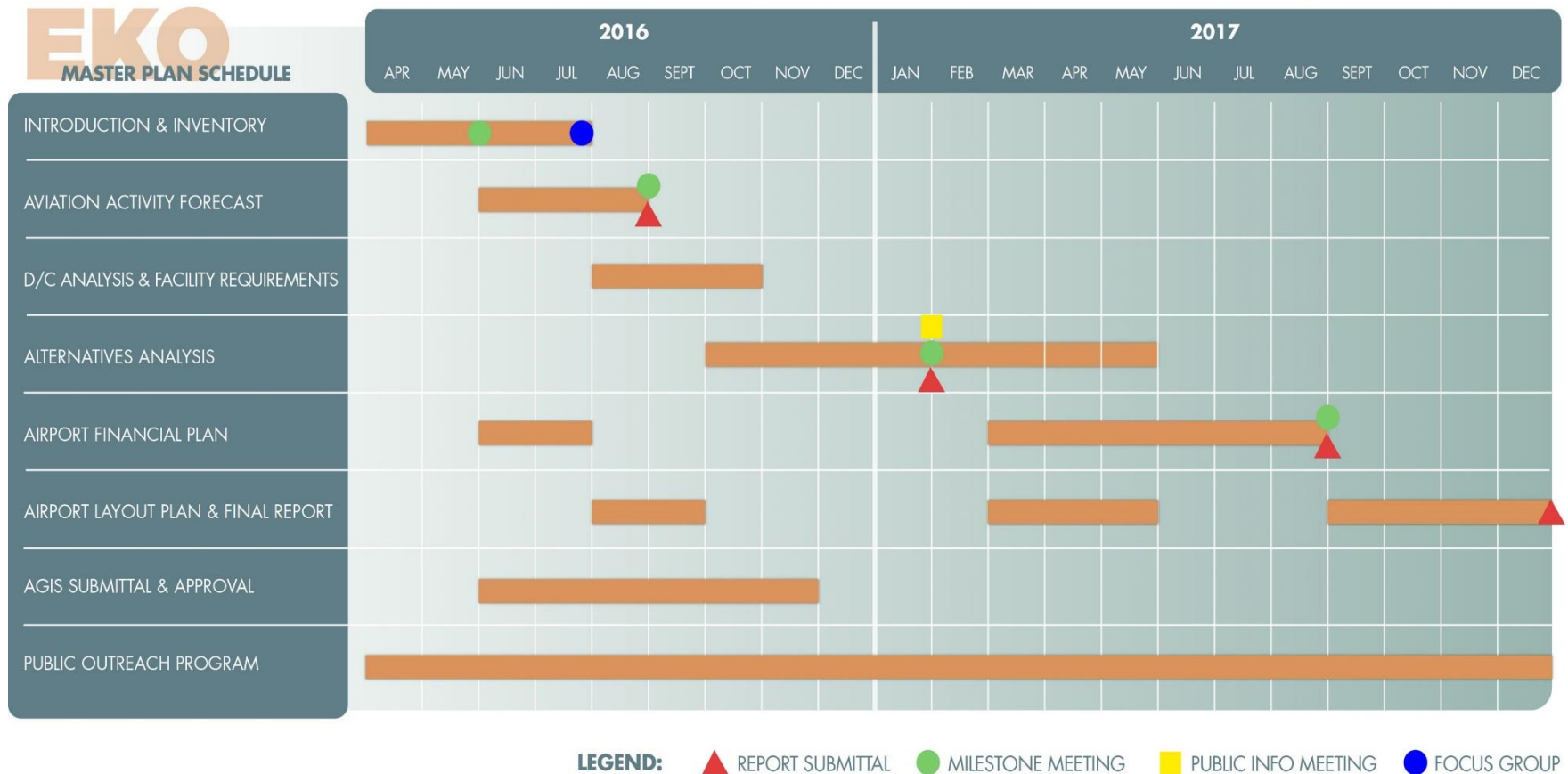


# NEXT STEPS





# PROJECT SCHEDULE



# NEXT STEPS

- Finalize Airport Layout Plan (ALP)
- Coordinate comments from FAA and Nevada DOT
- Formal adoption of Master Plan Report by City Council
- Submittal to FAA for ALP approval

## ***Questions, Comments:***

Jim Foster, Airport Director

[jfoster@elkocitynv.gov](mailto:jfoster@elkocitynv.gov)

III-C

City of Elko WRF  
Sep-17

Bid Item # 1 - Secondary Clarifier Mechanism							
Name		Envirodyne	Kuesters	Ovivo	WestTech		
Type		N/A	N/A	N/A			N/A
Annual Maintenance Cost		\$10,179.20	\$10,539.37	\$10,231.20			\$10,148.00
Equipment Cost (red if taxes are not included)		\$155,020.00	\$181,967.00	\$161,319.00			\$149,987.00
A. Name and Address of Seller		Responsive	Responsive	Responsive			Responsive
B. Lead Time - Submittals		✓	✓	✓			✓
C. Lead Time - Delivery		42	45	35 Days			50
D. General Cut Sheets		180	185	112 Days			126
E. References		✗	✓	✓			Partial
F. Spare Parts		✓	✓	✓			✓
G. Equipment Specs		✓	✓	✓			Partial
H. Contact Person		✓	✓	✓			✓
I. Materials		✓	✓	✓			✓
J. Company Experience		200+	120+	10,000+			250 Units Installation
K. Local Service		G3 Engineering Granite Bay	W-Cubed Salt Lake City	Salt Lake City			Salt Lake City
L. Warranties		5 Years /66 months	12/18 Months	36/40 months (Mechanism Structure) 10 Years			5 Years
M. Calculations		N/A	N/A	N/A			N/A
N. Layout Drawings		✓	✗	✗			✓
O. Anchor Bolts		✓ (316 SS)	✓	✓ (316 SS)			Not Listed
Center Column Diameter (in)		24 (1/4")	24	24			30
EDI Diameter (ft)		9.5	9.5	9.5			9.5
Feedwell Diameter (ft)		25.0	25.0	25.0			25.0
Feedweel Height (ft)		7.0	7.5	7.0			7.5
Sludge Ring Diameter (ft)			Not Listed	Not Listed			16.6
Scum Boxes (No.)		2	2	2			2
Launder and Weir Brushes		Yes (EnviroDyne)	Yes (Ford Hall)	Not Included			Yes (Ford Hall)
Drive Size		3/4	1	3/4			1.0
Torque Continuous (ft*lbs)		29,000	29,000	29,000			35,000
Torque Peak (ft*lbs)		70,000	58,000	70,000			70,000
Rake Tip Speed (ft/min)			10.0	-			11.3
Lubrication type		Oil	Oil/Grease	-			Oil/Grease
Gear Life AGMA		20 years					
Spare Part Cost		Included in Cost	\$2,842	\$296 (Two-Year Supply)			Cost Not Listed
P. Remarks							
		1. Taxes Not Included	1. Taxes Not Included	1. Launder Brush System Not Included			
				2. Taxes Not Included			
Annual Maintenance		\$10,179.20	\$10,539	\$10,231			\$10,148
Power Usage (@ \$0.08/kWh) per year		\$394	\$526	\$394			\$310
Oil Usage per year		\$560	\$576	\$612			\$613
Manhours (@\$50/r)		\$9,225	\$9,438	\$9,225			\$9,225
Other Spare Parts							
20 Year Net Present Value							

Exhibit B

III-C

City of Elko WRF Secondary Clarifier #3

Equipment Proposal Evaluation

BID ITEM #1 - Secondary Clarifier Mechanism

Item	Evaluation Criteria	Weighted Value	Envirodyne Systems		Kuesters		Ovivo		WesTech	
			Impact Value	Score	Impact Value	Score	Impact Value	Score	Impact Value	Score
1	Installed Capital Cost	5	4	20	2	10	3	15	5	25
2	Experience	5	4	20	3	15	5	25	4	20
3	References	3	4	12	4	12	5	15	5	15
4	Local Service	3	3	9	4	12	5	15	5	15
5	Warranties	3	5	15	2	6	4	12	5	15
6	Time of Delivery	2	3	6	3	6	5	10	4	8
Total			82		61		92		98	

III-C

City of Elko WRF Secondary Clarifier #3

Equipment Proposal Evaluation

BID ITEM #1 - Secondary Clarifier Mechanism

Item	Evaluation Criteria	Weighted Value	Envirodyne Systems		Kuesters		Ovivo		WesTech	
			Impact Value	Score	Impact Value	Score	Impact Value	Score	Impact Value	Score
1	Installed Capital Cost	5	4	20	2	10	3	15	5	25
2	Experience	5	4	20	3	15	5	25	4	20
3	References	3	4	12	4	12	5	15	5	15
4	Local Service	3	3	9	4	12	5	15	5	15
5	Warranties	3	5	15	2	6	4	12	5	15
6	Time of Delivery	2	3	6	3	6	5	10	4	8
Total			82		61		92		98	