

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

SS      November 27, 2018

The City Council of the City of Elko, State of Nevada met for a regular meeting beginning at 4:00 p.m., Tuesday, November 27, 2018.

This meeting was called to order by Mayor Chris Johnson.

## **CALL TO ORDER**

## **ROLL CALL**

**Mayor Present:**       Chris J. Johnson

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

**City Staff Present:**  Curtis Calder, City Manager  
                          Scott Wilkinson, Assistant City Manager  
                          Ryan Limberg, Utilities Director  
                          Kelly Wooldridge, City Clerk  
                          Dennis Strickland, Public Works Director  
                          Cathy Laughlin, City Planner  
                          Candi Quilici, Accounting Manager  
                          Ben Reed Jr., Police Chief  
                          James Wiley, Parks and Recreation Director  
                          Jim Foster, Airport Manager  
                          Bob Thibault, Civil Engineer  
                          Jeff Ford, Building Official  
                          Dave Stanton, City Attorney  
                          Troy Poncin, Information Services Manager  
                          Shelby Archuleta, Planning Technician

## **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**

Catherine Wines, Arts & Culture Advisory Board, displayed the Mayors Arts Awards for the upcoming ceremony on Wednesday, December 5 at 5:30pm. There will be refreshments and a short ceremony.

Lee Hoffman, 1085 Barrington Avenue, represented the Elko County Republican Party. President Trump visited Elko on October 20. It was a marvelous event and was extremely well ran. The whole community came together to make this a successful event. The following week he attended a State Republican Party meeting where he gave a report about the Trump visit. Not too many people realize that when an event such as the President visiting, the local entities bear the brunt of the costs without any reimbursement. He went to the local Republican Party group and asked for a small contribution. He collected \$2,600 at the meeting. Came back to Elko and asked for more from others. He wasn't sure what to do with the collected funds so he got with Curtis Calder, City Manager, where he got what he thought was a brilliant idea. The Elko K9 Unit provides support to the local entities and is a shared benefit. He has a check for \$3,500 to the Elko Police Department K9 Program, as a thank you to the Elko community, the County, the City and everyone that did such a tremendous job during the President Trump visit.

Ben Reed, Jr., Police Chief, said they are looking at getting a third dog. He had stated he wished they could get two at the same time to be back to four dogs. This money will allow them to go and get the two dogs they want.

Councilman Keener thanked them for their service to the community.

**APPROVAL OF MINUTES:            November 13, 2018            Regular Session**

**\*\*        A motion was made by Councilman Keener, seconded by Councilman Schmidlein, to approve the minutes.**

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

## **II.        UNFINISHED BUSINESS**

- A.        Review, consideration, and possible action to conditionally approve Final Plat No. 11-18, filed by Parrado Partners LP., for the development of a subdivision entitled Great Basin Estates, Phase 3 involving the proposed division of approximately 9.650 acres of property into 38 lots for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located generally northeast of Flagstone Drive between Opal Drive and Clarkson Drive (APN 001-633-030). Preliminary Plat was recommended to Council to conditionally approve by Planning Commission May 3, 2016 and conditionally approved by Council May 24, 2016. The Planning Commission considered this item on September 6, 2018 and took action to forward a recommendation to Council to conditionally approve Final Plat 11-18. CL

Scott Wilkinson, Assistant City Manager, explained Mr. Capps requested this to be tabled. The Cease and Desist Order is still in place for Phase 3.

**\*\*        A motion was made by Councilman Rice, seconded by Councilwoman Simons, to table.**



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

### III. NEW BUSINESS

- A. Review, consideration, and possible approval of an Agreement to Install Improvements and Performance/Maintenance Guarantees for subdivision improvements associated with the Great Basin Estates Phase 3 subdivision, and matters related thereto. **FOR POSSIBLE ACTION**

Elko City Code 3-3-44 requires the subdivider to have executed and filed an agreement between the subdivider and the City for the required subdivision improvements, included stipulations on the timeframe for when those improvements are to be completed, and to post a performance guarantee in accordance with Elko City Code 3-3-45. The Planning Commission recommended as one of the conditions for approval of the final plat, that the agreement shall be approved by the City Council.

The Planning Commission also recommended that the Developer shall enter into the agreement within 30 days of the City Council's approval of the final plat. CL

#### NO ACTION

- B. Review, consideration, and possible acceptance of a Deed of Dedication offered by Sierra Pacific Power Company, a Nevada Corporation, d/b/a NV Energy for a permanent non-exclusive Right-of-Way for a public street and utilities associated with a segment Statice Street, and matters related thereto. **FOR POSSIBLE ACTION**

Staff has been working with property owners to convert portions of Statice Street of record as easements to non-exclusive Right-of-Way for a public street and utility uses. NV Energy has offered the segment of roadway on its property for dedication of Right-of-Way. Council approved a Deed of Dedication at its meeting on August 28, 2018. Subsequent to that approval, NV Energy determined the document required a review by its legal department. The document was revised and resubmitted to the City for possible acceptance. SAW

Mr. Wilkinson explained he sent the revised document to legal for review. Legal had requested that the word "Dedication" remain in the document. Nevada Energy accepted that. He recommended acceptance.

**\*\* A motion was made by Councilman Keener, seconded by Councilman Rice, to accept the Deed of Dedication offered by Sierra Pacific Power Company, dba NV Energy, for permanent non-exclusive Right-of-Way for a public street and utilities associated with a segment of Statice Street.**

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

- C. Review, consideration and possible recommendation to City Council for Revocable Permit No. 4-18, filed by Kraus Enterprises, LLC to occupy a portion

of Silver Street Right-of-Way to accommodate landscaping, ADA ramps and a patio, and matters related thereto. **FOR POSSIBLE ACTION**

Kraus Enterprises LLC. recently purchased the building located at 336 Silver Street. The ADA accessibility into the front door was not compliant and they would like to add landscaping with a patio to the front of the building. CL

Cathy Laughlin, City Planner, explained that this was previously the Elko Paint Store. It has been vacant for more than twelve months and, therefore, has lost legal non-conforming status. It does need to be brought up to ADA compliance. The front and side doors need ramps installed. She has been talking to Kraus Enterprises about this remodel. They want to have some curb appeal to include a patio, landscaping, and ADA ramps. The building will be separated into two businesses, a hair salon and a flower shop.

Mayor Johnson asked if all of this is happening on the Silver Street side. (yes) How is it different than when a bar wants to use sidewalk?

Ms. Laughlin answered they are adding something permanent. A bar typically only requires an outdoor dining permit because the tables can be taken inside. She recommended a Revocable Permit.

**\*\* A motion was made by Councilman Rice, seconded by Councilman Keener, to approve the Revocable Permit 4-18 for landscaping, ADA ramps and patio on Silver Street Right-of-Way, subject to execution of a standard license agreement between the applicant and the City of Elko.**

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

- D. Review, consideration, and possible approval to grant a Utility Easement to Sierra Pacific Power Company, a Nevada Corporation, d/b/a NV Energy across property owned by the City of Elko, identified as APN 006-080-013, and matters related thereto. **FOR POSSIBLE ACTION**

NV Energy is requesting the City grant an easement for the extension of power to Mr. Victor Heredia's property. City Staff supports this request. CL

Ms. Laughlin explained this is out by the treatment ponds. NV Energy has a power line through City property. They would be tying off the power line and going into third property to provide power to that property.

**\*\* A motion was made by Councilman Schmidlein, seconded by Councilman Rice, to approve granting an easement to NV Energy across a parcel of land identified as APN: 006-080-013, owned by the City as described in the Grant of Easement document.**

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

- E. Review, discussion and possible direction to Staff to create a draft lease agreement to be used for dark fiber leasing, pending future approval by Council, and matters related thereto. **FOR POSSIBLE ACTION**

At the September 25, 2018 City Council meeting, Staff was directed to work with legal counsel and prepare documents to allow the lease of City property. During this process, it was determined that the City needs to create a pricing structure, assess fiber maintenance issues, and determine terms for the possible lease of dark fiber assets owned by the City. Based upon Staff's research, we recommend a five-year, month-to-month lease with specific terms to be placed on any carrier accessing the dark fiber. The IS department is looking for approval to create a draft lease agreement to be considered by the Council at a future date. Further, the IS department is looking for clarification if Staff should pursue an auction of the dark fiber asset, or if direct leasing is appropriate under an economic development exception. Fiber maintenance costs should be considered before agreeing to a lease. Four contractors were given the option of ballpark quoting an SLA for maintenance of our current fiber plant. After no response from three contractors and a large quote from one, IS would recommend the City purchase appropriate equipment to perform maintenance in-house. TP

Troy Poncin, Information Services Manager, explained the pricing proposal of \$50 per month per strand mile. He has had several providers express an interest in using the excess strands and the providers would be able to service most of the city.

Councilman Keener said he, Troy and Dave had a conference call with Mighty River (the consultant that is contracted with the Governor's Office). He had a high level of confidence in the numbers presented.

Councilman Rice stated that as they have been wrestling with broadband issues, one of the solutions that other communities have done is construct the infrastructure and do something similar to this. We will need to keep an eye on the market and make sure that asset will be maintained and improved.

Councilwoman Simons asked about the maintenance over a five-year period.

Mr. Poncin answered they didn't plan for any maintenance. Last year there was a big issue that had to be repaired. Maintenance is important but he didn't have any realistic maintenance cost numbers. The spreadsheet shows what has been paid only.

Councilwoman Simons asked about the lifespan of the fibers.

Mr. Poncin answered it should be more than twenty years. He put out a request for broad numbers for maintenance. One company came back (White Cloud) with an offer of \$1,200 every time they have to do anything. If they have to splice or do OTDR work, they would charge \$75 an hour. Locates are about \$200 an hour. Their time to site for an emergency cut would be 3 hours. All of this together means we would be paying around \$60,000 a year for maintenance. He felt that was an unacceptable number since a lot of the work can be done in-house. If IT starts doing those locates, they would need to purchase a locating device, ground penetrating radar, and that would cost between \$10,000 and \$25,000. We would also need to purchase an OTDR, which is just under \$6,000, and they would need a fusion splicing kit, which is around \$10,000. These would be once every five-year costs.

Councilman Keener asked if Mr. Poncin would prefer to insource this.

Mr. Poncin agreed and said another advantage this would give us, splices could be done in house. One thing to determine is will we set a minimum lease amount? We would maintain the ownership of the fiber and the leasee would be responsible for any costs that they have at their end of the fiber. We would outline how they can access the fiber. We will also make sure the property is insured. Do we want to move forward with a lease at all? Do we want to move forward with this five-year model at the \$50 price? Would we prefer to use the price as a starting location as an option? Do we want to continue to do maintenance in-house or should we continue to seek contractors to do that work for us?

Councilman Keener asked if they also need to determine the number of bundles available?

Mr. Poncin answered it would helpful to put a scope on this.

Mayor Johnson asked what the City's exposure is Leased vs. Not Leased.

Mr. Poncin answered the biggest new exposure is that one of the ISP's is looking to serve as First Net Cellular Towers, meaning that if we cannot get our fiber back online, they would want compensation for what they paid for that month but also for what they lost for their tower lease.

Curtis Calder, City Manager, wondered if there would be additional labor for the additional equipment.

Mr. Poncin stated the biggest financial impact would be the locates. It would be a substantial burden if the Facilities Department doesn't want to do the locates with the ground penetrating radar and he has to use his three-man staff to do that, they may need to hire a temp in the summer to keep up with the locate demand.

Mayor Johnson was worried about the City's exposure.

Mr. Stanton said the lease can be written in a number of ways. It depends on the different things that could go wrong. There is always the risk of destruction. He gave examples of real property leases and exposures.

David Piesner, Broker for Sky Fiber who has been working to come to town to improve connectivity to the community, state one strand of fiber can run 120 gigs. The whole State of Nevada runs on 50 gigs. You will not likely run out of bandwidth if you choose to utilize that equipment. He has customers dying to get access to some of this fiber. If this town were to get the right connectivity, it would be the center hub of their operation for the west. This could change everything. Some customers are willing to pay for your infrastructure to be expanded if they could use one or two of your strands. This is a great opportunity and he is glad to see the City discussing it.

Councilman Keener asked Mr. Piesner if he felt the proposed pricing structure was feasible and/or competitive.

Mr. Piesner answered it is competitive and fair.

Mr. Stanton stated liability issues are a broad question. He suggested coming back with a draft agreement that would contain protections for the City. He would just need some guidance on what the lease should contain.

Councilman Keener asked if the City would be limited to the POOL/PACT \$5,000 limitation.

Mr. Calder said there is a portion of POOL/PACT coverage that involves cyber terrorism. It will not cover line-breaks and that sort of thing.

Mr. Poncin gave an example of a resolution. There was an expectation window of a resolution, at four hours, and all that the carrier would get in return was credit for the lost time but nothing was said what happens at five hours. We also need to consider if we should be leasing this at all or if we should be holding an auction?

Mr. Stanton answered that even if this were auctioned, it would still be a lease. The real question was if we were to rely on the economic development exception, which is a lease but does not involve an auction. If we go through the auction process, it would still be a lease but there would be a variety of different companies coming in and looking at it.

Mr. Poncin asked if there had been a decision about which way to go.

Mr. Piesner said they would prefer a lease. In case fiber goes down and there is downtime, they build in redundancy and rarely sue. They have had AT&T be down for a day and a half without any repercussion for them.

Mayor Johnson asked if the City could advertise for bids like they would on a construction project, and see what that brings?

Mr. Stanton answered we could. It is designed to deal with situations where you don't have a lot of interest in the asset. He asked Troy Poncin if he had an idea how many companies would be interested in bidding on this if it were to go to auction?

Mr. Poncin answered right now there are two companies that are looking to purchase this. There was one other that had expressed an interest but now is not interested.

Mayor Johnson wasn't sure the economic exception was the best option tonight.

Councilman Keener thought approving the lease at the pricing structure discussed would make it the same opportunity for anyone that is interested as long as there is still fiber available.

Mr. Piesner explained he has seen auction situations in the past. A big provider will come in and be the only bidder and as soon as the bidding was done, they would make the fiber unavailable to anyone else. If there is a potential for a monopoly and lock out other providers, the bigger providers will do it.

Mr. Stanton thought something could be put in the lease to require the asset to be utilized.

Mr. Poncin reminded Council that they need to decide on the scope of the lease(s). Would we be leasing one buffer (12) or two buffers (24). We have eight buffers to spare so they thought it was safe to go up to two.

Bill Hance, City of Elko, recommended that everyone should pay the same price. Set a price, collect the payment and move on.

Mr. Stanton said the NRS doesn't give the City many options but we do have the economic exception to the auction. This is designed for the City to set a price and then negotiate a lease with a single company.

Mr. Hance asked if there was an auction, would everyone be able to come in at that same price.

Mr. Stanton answered the City would start at a price (\$50 per strand mile) and then companies would come in and bid on that. They would be bidding for the same basic terms, but bid against each other on the price.

Councilwoman Simons asked if that would be the case for each strand.

Mr. Hance asked if one bidder came in at \$100, would the price then be for \$100 for each strand that we can lease for everybody.

Mr. Stanton suggested breaking it up and having different auctions for each bundle.

Mr. Hance thought that was getting more complicated than it needs to be. We are not going to outrun the amount of fiber that is there. The City's liability is low on digs because that is usually on the contractor that dug it up.

Mr. Stanton asked Mr. Poncin how he would like to lease out the fibers.

Mr. Poncin thought they should lease them two fibers at a time.

Councilman Schmidtlein agreed.

Councilwoman Simons asked if it would be worth it to set a maximum so no one company can get it all.

Mr. Poncin recommended having a maximum. He doesn't see one company using it all.

Mayor Johnson thought we should make it so they can't buy and sit on it. There should be a clause for the Lessee to show it's being utilized. We need to make sure the opportunity is there for all that want to bid and we need to limit the exposure for the City.

Councilwoman Simons wanted to move forward on this. There are some things to work out but she would like this to move forward tonight.

Councilman Keener stated he was still hung up on whether to go the auction route or lease route. He prefers the lease route because that may be a simpler format.

Mr. Stanton said it would be a lease either way. It will be entering into a lease with just one company under the economic development exception and without going through the lease option.

Mr. Calder said they did the economic development exception out at the airport, we set the minimum value at the appraised value. We only had one interested person and that was why we went with the economic development option. This is a little unique because there are multiple assets that can be leased. He thought we could still use that economic development exception as long as we have the capacity. We need to make findings to support the economic development exception. Having two or three providers would create competition and make it even better. He suggested structuring the lease based on the industry standard and see how many providers are interested.

Mr. Stanton reminded everyone that an appraisal required either way. He read through the economic development exception from NRS.

Councilman Keener how you would appraise this. Can't we just go with our professional opinion? This is a unique product.

Mr. Hance said the way you appraise it is to look at what the market is doing in other cities and governments within a 500 mile radius. He just spoke with both of the providers that are sitting in the room and they are looking to lease four fibers each. You will be looking at a grand total of eight, which is 2/3 of one tube. We will not fill up the tube. He is not doing any business with either one; he only spoke to them. Since this is market driven, he isn't sure how anyone could appraise it.

Councilman Keener thought an auction would be the only market-based way to appraise it.

Mr. Stanton pointed out that we are dealing with a set of laws that the legislature enacted in 2015 that have been difficult. They require the City to jump through hoops before we can lease out any City owned real property.

Mr. Hance said it is not like renting land. You are getting one strand of one piece. You won't even get full-vested interest in the facility.

Mr. Stanton agreed it will be difficult. The economic development exception cross-references NRS 268.059, which contains the standard requirements for obtaining an appraiser and appraisal for any real property owned by the City.

Mr. Hance asked for the definition of real property. Is it the house or the piece of furniture in the house because this is a piece of furniture in the house where the conduit is the real property.

Mr. Stanton said because it is affixed to the land...

Mr. Hance said the conduit is affixed to the land but the fiber is not. You can pull that right out.

Mr. Stanton said it was his understanding that the fiber in the cable are all part of the real property.

Councilman Keener asked if the fiber was all self-contained without any conduit.

Mr. Poncin said we do have some like that but we would not be leasing any part of that.

Mr. Stanton said the penalty for doing it wrong and someone coming in and disagreeing with our interpretation of what is real property and what is not, would be that the lease is void.

Mr. Hance didn't think anyone would want to come in and argue that.

Mayor Johnson just wants to find the balance.

**\*\* A motion was made by Councilman Keener, seconded by Councilwoman Simons, to direct staff to draft a lease with limited exposure, shared risk, with a minimum value as appraised.**

*The motion passed. (4-0 Councilman Rice was absent.)*

- F. Review, consideration and possible approval of a request from the Elko Downtown Business Association (DBA) for a change to the closures for the 2018 Snowflake Festival to be held on December 8, 2018, and matters related thereto.

**FOR POSSIBLE ACTION**

The DBA is requesting a change to the street closures for the annual Snowflake Festival held on December 8<sup>th</sup>. This change requires City Council approval. KW

Kelly Wooldridge, City Clerk, explained staff met with the DBA, NDOT and the Health Department to come up with this year's plan. Bob Thibault displayed a map of what was worked out.

Brianne Clarke, DBA, explained the proposed changes.

Councilman Schmidlein felt they were accommodating some of the businesses too. They are allowing traffic to flow with this design.

**\*\* A motion was made by Councilman Schmidlein, seconded by Councilman Keener, to approve the request from the Elko Downtown Business Association for a change to the closures for the 2018 Snowflake Festival to be held on December 8, 2018.**

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

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

- A. Review, consideration, and possible action to accept a petition for the vacation of approximately 751.83 feet of the westerly portion of P & H Drive Right-of-Way, filed by Joy Global Surface Mining Inc. and processed as Vacation No. 3-18, and matters related thereto. **FOR POSSIBLE ACTION**



The applicant proposes to merge all of the parcels by parcel map application consolidating them into one parcel. By vacating the proposed portion of P & H Drive, it would allow them to facilitate the use of their property without a dedicated Right-of-Way bisecting their property. CL

Cathy Laughlin, City Planner, explained the parcels were highlighted on the overhead screen. With the building permit application and the grading permit, they will be building across property lines. The City requested that these parcels be merged by parcel map. We will still have P&H Drive bisecting through the middle of the newly created parcel. That didn't make sense to staff. The last 600 plus feet of P&H Drive will be vacated and they will put in a turn-around cul-de-sac at the end of the property. She recommend accepting the petition.

**\*\* A motion was made by Councilman Schmidtlein, seconded by Councilman Keener, to accept the Petition for Vacation and direct staff to commence the Vacation process by referring the matter to the Planning Commission.**

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

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

- A. Second reading, public hearing, and possible adoption of Ordinance No. 834, an ordinance amending Title 3, Chapter 3, of the Elko City Code entitled "Subdivisions", filed and processed as Zoning Ordinance Amendment No. 2-18, and matters related thereto. **FOR POSSIBLE ACTION**

The Planning Commission held a public hearing on November 6, 2018, and took action to forward a recommendation to Council to adopt an ordinance, which approves the zoning ordinance amendment. City Council held the first reading of Ordinance No. 836 on November 13, 2018 and set the matter for second reading and public hearing. CL

Ms. Laughlin explained this is the second reading and public hearing.

Curtis Calder, City Manager, thanked Cathy Laughlin and Scott Wilkinson for their hard work on this. This was a heavy lift and this proposed draft is a culmination of a lot of peoples efforts.

**\*\* A motion was made by Councilman Keener, seconded by Councilwoman Simons, to conduct the second reading and public hearing and adopt Ordinance No. 834.**

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

- B. Second reading, public hearing, and possible adoption of Ordinance No. 836, an ordinance amending Title 3, Chapter 4, Section 2 of the Elko City Code entitled "Planning Commission", filed and processed as Zoning Ordinance Amendment No. 3-18, and matters related thereto. **FOR POSSIBLE ACTION**

The Planning Commission held a public hearing on November 6, 2018, and took action to forward a recommendation to Council to adopt an ordinance, which approves the zoning ordinance amendment. City Council held the first reading of Ordinance No. 836 on November 13, 2018 and set the matter for second reading and public hearing. CL

Ms. Laughlin explained the Ordinance hasn't changed but at the first reading didn't have Sections 2 -5 included. They have been added to the second reading.

**\*\* A motion was made by Councilman Schmidtlein, seconded by Councilman Keener, to conduct second reading, public hearing and adopt Ordinance No. 836.**

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

## **I. APPROPRIATIONS**

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

Councilman Keener asked about \$1,142 for centennial boots repair. Did that go through Cathy Laughlin for approval?

Scott Wilkinson said he is working with the Arts and Culture Board. They are effecting repairs on the boots and the City Manager's Office is paying the cost of that. That is reflective of some labor for repair and material costs. In addition to that, we will have some future costs that will include new mounting brackets that will provide a more secure mount.

Councilman Keener thought he saw some new golf cart purchases. How many were purchased?

James Wiley, Parks and Recreation Director, answered eleven.

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

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

### **B. Review and possible approval of Print 'N Copy Warrants, and matters related thereto. FOR POSSIBLE ACTION**

**\*\* A motion was made by Councilwoman Simons, seconded by Councilman Schmidtlein, to approve the Print 'N Copy warrants.**

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

## **VI. REPORTS**

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

*Councilman Keener is looking forward to going to St. George next week for a visit with Skywest. He had previously asked Staff to write down some*

*things they would like to get accomplished January and through the remainder of the fiscal year. Don't put a lot of thought in it, just a brief note will be fine. The Festival of Tree is ongoing at the Conference Center.*

B. City Managers

*Curtis Calder sent an email earlier regarding the swimming pool closure. We had a structural issue come up with the building. City staff looked at it at noon and called in the Building Official to take a look at it. The decision was made to close the swimming pool. There will be a farewell party Saturday evening at 5:30 p.m., and a Holiday party the next Friday at the Western Folklife Center.*

C. Assistant City Manager

D. Utilities Director

E. Public Works

*Dennis Strickland reported the Cedar Street Project, specifically, Carter Engineering, came in \$67,000 under budget for the quality assurance.*

F. Airport Manager

*Jim Foster reported on the projects ongoing at the airport. There was a gas line hit by the contractor that has been dealt with. The RFQ is out for the Engineering Services and those close the first part of December.*

G. City Attorney

H. Fire Chief

I. Police Chief

*Ben Reed reported they just had two graduate from the POST Academy. Those two won awards. There was a Sheriff's Deputy that was the top cadet. One of the new officers was with his trainer when they got the call for the armed robbery. There will be an Enhanced 911 Advisory Board meeting on Thursday. They have been waiting on grant funding and finally received the funding approval from the County on November 20th. He is very thankful for the donation for K9 program. The dogs spread goodwill throughout the community. He has received lots of good feedback from everyone about the Presidential visit and how smoothly it ran.*

J. City Clerk

K. City Planner

L. Development Manager

M. Administrative Services Director

N. Parks and Recreation Director

O. Civil Engineer

*Bob Thibault reported on the progress at the Sports Complex. As of last week, the change orders were at -\$8000. This week is another story due to a significant change order for the field lighting. Altogether, for additional costs on the entire project, we are about \$125,000. Staff will be requesting that the contractor shut down for the winter months because they feel the quality of the work will be better in warmer months. Councilman Schmidlein was concerned with the contractor asking for more days due to spring flooding. Mr. Thibault said they will add to the paperwork a "notice to restart unless agreed upon by both parties to start sooner." They will have some flexibility.*

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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Kelly Wooldridge, City Clerk

## Fiber Pricing

Milby River Recommendations	Monthly per strand mile	2.5 Mile, 2 strands (Minimum)/mo	2.5 Mile, 2 strands (Minimum)/yr	Maintenance 2.5 Mile (Max)/mo	Maintenance 2.5 Mile (Max)/mo2	Total/yr
5 Year Price	\$49.00	\$245.00	\$2,940.00	Included in monthly		\$2,940.00
10 Year IRU	\$25.00	\$125.00	\$1,500.00	Included in monthly		\$211.92 \$1,711.92

Municipal Lease Known Prices	Monthly per strand mile	2.5 Mile, 2 strands (Minimum)/mo	2.5 Mile, 2 strands (Minimum)/yr	5 Mile, 2 strands /mo	5 Mile, 2 strands /yr
2 Year Price	\$60.00	\$300.00	\$3,600.00	\$600.00	\$7,200.00
ISP Offered Price	Monthly per strand mile	2.5 Mile, 2 strands (Minimum)/mo	2.5 Mile, 2 strands (Minimum)/yr		
5 Year price	\$45.00	\$225.00	\$2,700.00		

## Maintenance Costs

White Cloud Maint.	Cost per roll	Cost per hour splicing OTDR	Cost per hour locates	Time to site	Notes
5 Year term	\$1,200.00		\$75.00	\$200.00 3 hours	Time and parts would be added for any digging work that needed to be done

Facilities Locates	Annual Fiber locate estimate	Minimum Price for white cloud
	50	\$60,000.00
In-house equipment purchase	COVIG Retail	Estimates
Fusion Splice Kit	\$9,700.68	
SMF OTDR	\$5,835.37	
GPR	\$10,000 - \$25,000	

Known Maint Costs	Cost
Cut Repair 01-2018	\$2,150.87
OTDR and Mapping 6-2018	\$7,803.23
Fiber Repair + OTDR 7-2018	\$5,635.00
Total	\$15,589.10



