CITY OF ELKO
CITY MANAGER
1751 COLLEGE AVENUE
ELKO, NEVADA 89801
(775) 777-7110/FAX (775) 777-7119

AMENDED

The Elko City Council will meet in regular session on Tuesday, June 25, 2019

Elko City Hall, 1751 College Avenue, Elko, NV 89801, at 4:00 P.M., P.D.S.T.

Attached with this notice is the agenda for said meeting of the Council.

In accordance with NRS 241.020, the public notice and agenda was posted on the City of Elko Website, **http://www.elkocity.com,** the State of Nevada's Public Notice Website, **https://notice.nv.gov** in the following locations:

ELKO CITY HALL
1751 College Avenue, Elko, NV 89801
Date: Time Posted: June 20, 2019 at 11:00 a.m.

ELKO COUNTY COURTHOUSE
571 Idaho Street, Elko, NV 89801
Date/Time Posted: June 20, 2019 at 11:15 a.m.

ELKO POLICE DEPARTMENT
1448 Silver, Elko NV 89801
Date/Time Posted: June 20, 2019 at 11:30 a.m.

ELKO COUNTY LIBRARY
720 Court Street, Elko, NV 89801
Date/Time Posted: June 20, 2019 at 11:45 a.m.

Posted by: Kim Wilkinson Administrative Assistant Kim Wilkinson
Name **Title** **Signature**

The public may contact Kim Wilkinson by phone at (775)777-7110 or email at **kwilkinson@elkocitynv.gov** to request supporting material for the meeting described herein. The agenda and supporting material is available at Elko City Hall, 1751 College Avenue, Elko, NV or on the City website at **http://www.elkocity.com**

Dated this 20th day of June, 2019

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Elko City Council, 1751 College Avenue, Elko, Nevada 89801, or by calling (775) 777-7110.

Curtis Calder

Curtis Calder, City Manager

CITY OF ELKO
CITY COUNCIL AGENDA
REGULAR MEETING
4:00 P.M., P.D.S.T., TUESDAY, JUNE 25, 2019
ELKO CITY HALL, 1751 COLLEGE AVENUE, ELKO, NEVADA

AMENDED

CALL TO ORDER

The Agenda for this meeting of the City of Elko City Council has been properly posted for this date and time in accordance with NRS requirements.

ROLL CALL

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**

APPROVAL OF MINUTES: June 11, 2019 **Regular Session**

I. CONSENT AGENDA

A. Review, consideration, and possible acceptance of a Deed of Dedication from the City of Elko to the City of Elko for a permanent non-exclusive Right of Way, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko recently purchased the subject property from Barry Lipparelli. This action will dedicate the property as right-of-way for the future road extension of Cattle Drive. BT

II. PERSONNEL

A. Review, consideration, and possible approval of the Part-Time Domestic Violence Systems Advocate position description, and matters related thereto. **FOR POSSIBLE ACTION**

The Part-Time Domestic Violence Systems Advocate position was approved in the FY 2019/2020 Budget, as a new position within the Police Department. This position is Grant funded through the Services Training Officers Prosecutors (STOP) Grant, awarded to the City of Elko on June 3, 2019. Staff is proposing this position be placed within a Part-Time Hourly Pay Scale of $30-$40/hour,

dependent upon candidate qualifications, not to exceed 1040 hours annually. A position description has been included in the agenda packet for review. SS

B. Review, consideration, and possible approval of the Part-Time Laboratory Technician position description, and matters related thereto. **FOR POSSIBLE ACTION**

The Part-Time Laboratory Technician position was approved in the FY 2019/2020 Budget, as a new position within the Sewer Department. The position will help meet the needs of daily testing and analysis in the Lab within the City of Elko. Staff is proposing this position be placed within a Part-Time Hourly Pay Scale of $20-$22.50/hour. A position description has been included in the agenda packet for review. SS

III. APPROPRIATIONS

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

B. Review, consideration, and possible issuance of final acceptance for the Well 36 Public Improvements Project, and matters related thereto. **FOR POSSIBLE ACTION**

The project is complete. Staff recommends issuance of final acceptance. There was one Change Order for the project, consisting of three sub items, at a cost of $4.299.49. RL

C. Review and possible approval of the Elko Regional Airport Liability Insurance Policy for FY 2019/2020, and matters related thereto. **FOR POSSIBLE ACTION**

LP Insurance Services, Inc. has competitively sought airport liability insurance for the upcoming fiscal year. Only one (1) quote was received from AIG Aerospace at $9,741/year, representing a 10% increase over the current year. JF

IV. 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. MR

V. NEW BUSINESS

A. Review, consideration, and possible approval of a PER (Preliminary Engineering Report) from Lumos and Associates for the Exit 298 Sewer Force Main and Lift Station Design, and matters related thereto. **FOR POSSIBLE ACTION**

The PER is included as supplemental agenda information. Staff will go over a summary of the design and associated costs. RL

B. Review, consideration, and possible approval of a Performance/Maintenance Agreement for subdivision improvements associated with the Great Basin Estates Phase 3 subdivision, and matters related thereto. **FOR POSSIBLE ACTION**

Elko City Code 3-3-21 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 3-3-22. As part of the conditions of approval the Planning Commission recommended that the agreement 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. MR

C. Review, consideration and possible approval of a request from Mary Spealman, dba Boot Scoot N' Brew for concession space at the Elko City Main Park, and matters related thereto. **FOR POSSIBLE ACTION**

Sisters Food has terminated their concessionaire agreement. This leaves a space #1 available and Mary Spealman would like to utilize it for a mobile expresso shop Boot Scoot N' Brew. KW

D. Review, consideration, and possible approval of a lease agreement amendment between Newmont Mining USA and Nevada Gold Mines, LLC between the City of Elko, Elko Regional Airport and Newmont Mining Corporation at the Elko Regional Airport, and lease assignment and assumption between Newmont Mining USA and Nevada Gold Mines, LLC, and the City of Elko, Elko Regional Airport, and matters related thereto. **FOR POSSIBLE ACTION**

Newmont Mining Corporation entered into a lease agreement with the Elko Regional Airport for the lease of 45 parking spaces located at the airport terminal on March 1, 2019. This amendment extends that lease and assigns it to Nevada Gold Mines LLC. JF

VI. RESOLUTIONS AND ORDINANCES

A. Review, consideration, and possible approval of Resolution No. 10-19, a resolution amending Police Department fee's effective July 1, 2019 and matters related thereto. **FOR POSSIBLE ACTION**

The State Department of Public Safety is increasing the State fee portion of fingerprint based background checks effective July 1, 2019. BR

B. Review, consideration, and possible approval of Resolution No. 11-19, a resolution donating a City of Elko Fire Engine to the Elko County Fire Protection District, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko Fire Department has determined that the 1997 Emergency One Fire Truck has reached its useful life for the City and would like to donate the Engine to the Elko County Fire District. JS

C. Review, consideration, and possible approval of Resolution No. 12-19, a resolution adopting the National Incident Management System in the City of Elko, and matters related thereto. **FOR POSSIBLE ACTION**

The National Incident Management System (NIMS) was published by the Department of Homeland Security on March 1, 2004. It provides a comprehensive and consistent national approach to all-hazard incident management at all jurisdictional levels and across all functional emergency management disciplines. The benefit of NIMS is especially evident at the local level, when the entire community prepares for and provides an integrated response to an incident

Jurisdictions are required to adopt NIMS implementation requirements as a condition of receiving federal preparedness funding assistance and/or grants. KW

D. Review, consideration, and possible approval of Resolution No. 13-19, a resolution providing for the transfer of appropriations between accounts within the City of Elko 2018/2019 Fiscal Budget pursuant to N.R.S. 354.598005, and matters related thereto. **FOR POSSIBLE ACTION**

This is the annual year-end housekeeping item to transfer funds between functions, and funds as required to fund all budgetary changes that occurred during the fiscal year. CQ

E. First reading of proposed Ordinance No. 841 "Amending Title 2, Chapter 13 Of The Elko City Code Entitled 'Sidewalks, Curbs, Gutters' and Recodifying The Section As Title 8, Chapter 21", and matters related thereto. **FOR POSSIBLE ACTION**

The section of the City Municipal Code regulating the installation of curb, gutter, and sidewalk is currently located within the City's Building Code (Title 2). Council's adoption of the 2018 IBC on June 11, 2019 essentially repealed the

existing Title 2 and made it necessary to move the curb, gutter, and sidewalk regulations. Council initiated Ordinance No. 841 at their June 11, 2019 meeting to not only change the location, but add standard enforcement language, clarify existing language, and correct typos. MR

F. First reading of proposed Ordinance No. 843 "Deleting Title 2, Chapter 1, Section 15 Of The Elko City Code Entitled "Exemptions For Existing Buildings, Structures And Building Service Equipment Systems", and matters related thereto. **FOR POSSIBLE ACTION**

On June 11, 2019, Ordinance No. 839 adopting the 2018 International Building Code was approved by Council. Council also approved to initiate Ordinance No. 843 deleting the existing building code since it is contained in Ordinance No. 839 and the International Building Codes. KW

VII. PETITIONS, APPEALS, AND COMMUNICATIONS

A. Ratification of the Police Chief issuing three 30-day Temporary Retail Liquor Licenses and a 30-day Temporary Packaged Liquor License and issue three Regular Retail Liquor Licenses and a Regular Packaged Liquor License, to Justin Lee Beltram and Eric Hans Perrson, DBA Red Lion Hotel and Casino (retail liquor), located at 2065 Idaho Street, Elko, NV 89801, Gold Country Inn & Casino (retail liquor), located at 2050 Idaho Street, Elko, NV 89801, High Desert Inn (retail liquor), located at 3015 Idaho Street, Red Lion Chevron (packaged liquor), located at 2175 Idaho Street, Elko, NV 89801, and matters related thereto. **FOR POSSIBLE ACTION**

VIII. REPORTS

A. Mayor and City Council
B. City Manager
C. Assistant City Manager
D. Utilities Director
E. Public Works
F. Airport Manager
G. City Attorney
H. Fire Chief
I. Police Chief
J. City Clerk
K. City Planner
L. Development Manager
M. Parks and Recreation Director
N. Civil Engineer
O. 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**

NOTE: The Mayor, Mayor Pro Tempore, or other Presiding Officer of the City Council reserves the right to change the order of the agenda, and if the agenda has not been completed, to recess the meeting and continue on another specified date and time. Additionally, the City Council reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

Respectfully Submitted,

Curtis Calder
City Manager

City of Elko)
County of Elko)
State of Nevada) **SS** June 11, 2019

The City Council of the City of Elko, State of Nevada met for a regular meeting beginning at 4:00 p.m., Tuesday, June 11, 2019.

This meeting was called to order by Mayor Reece Keener.

CALL TO ORDER

ROLL CALL

Mayor Present: Reece Keener

Council Present: Councilwoman Mandy Simons *left at 5:36 p.m.*
Councilman Chip Stone
Councilman Bill Hance

Council Absent: Councilman Robert Schmidtlein

City Staff Present: Scott Wilkinson, Assistant City Manager
Ryan Limberg, Utilities Director
Kelly Wooldridge, City Clerk
Michele Rambo, Development Manager
Jeff Ford, Building Official
Bob Thibault, Civil Engineer
Candi Quilici, Accounting Manager
Dennis Strickland, Public Works Director
Ty Trouten, Police Captain
James Wiley, Parks and Recreation Director
Jim Foster, Airport Manager
John Holmes, Fire Marshal
Cathy Laughlin, City Planner
Dave Stanton, City Attorney
Tom Coyle, Deputy City Attorney
Jack Snyder, Fire Department
Matt Griego, Fire Chief
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: May 28, 2019 **Regular Session**

The minutes were approved by general consent.

I. PRESENTATIONS

A. Brief presentation and possible acceptance of a renewal proposal from Nevada Public Agency Insurance Pool (POOL), and approval of invoice for payment from FY2019/2020 Funds in the amount of $464,971.41, and matters related thereto. **FOR POSSIBLE ACTION**

As a member of the Insurance Pool, the City of Elko owns a share of the equity that forms the basis for its financial strength.

Your agenda packet includes an overview of coverage offered for the following fiscal year. The City of Elko's total program costs for FY 2019/2020 are $464,971.41, representing a 9.09% increase over FY 2018/2019. CC

John Smales, LP Insurance, 555 5th Street, offered to do an overview workshop to explain the program and then went over the premium increase.

Mike Rebaleati, CEO POOL/PACT, spoke about the insurance policy and gave a presentation (Exhibit "A").

Councilwoman Simons thought a workshop would be helpful to explain the program in more detail, especially for the new council members.

Mayor Keener agreed.

** **A motion was made by Councilwoman Simons, seconded by Councilman Stone, to approve the renewal proposal from Nevada Public Agency Insurance POOL and approve invoice for payment from Fiscal Year 2019/2020, in the amount of $464,971.41.**

The motion passed unanimously. (4-0)

B. Presentation by the Nevada Rural Housing Authority, and matters related thereto. **INFORMATION ITEM ONLY – NON ACTION ITEM**

Diane Arviza, Nevada Rural Housing Authority, said this is their annual request for the unused private activity bond cap. She talked about what they have done for the City of Elko local homebuyers through the Home At Last Program and other programs they manage.

II. PERSONNEL

A. Employee Introductions:

1.) Aaron Gallegos, Golf Course Laborer, Parks and Recreation Department
Present and introduced.

III. APPROPRIATIONS

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

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

The motion passed unanimously. (4-0)

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 Hance, to approve the Print 'N Copy warrants.**

The motion passed. (3-0 Mayor Keener abstained.)

C. Review, consideration, and possible award of the Public Works Department Preventive Maintenance Project 2019, to apply Micro Slurry Seal to select City streets, and matters related thereto. **FOR POSSIBLE ACTION**

At their April 9, 2019, meeting, Council authorized Staff to solicit bids for the Preventive Maintenance Project 2019. Bids were received until 3:00 p.m., on May 30, 3019. DS

Dennis Strickland, Public Works Director, said the bid tab was in the packet. There were two bids. He felt they were both great bids but recommended Sierra Nevada Construction.

** **A motion was made by Councilwoman Simons, seconded by Councilman Stone, to award the bid to Sierra Nevada Construction for the Public Works Department Street Maintenance Project 2019, in the amount of $404,007.00.**

The motion passed unanimously. (4-0)

D. Review and possible award for the custodial services at the airport terminal, and matters related thereto. **FOR POSSIBLE ACTION**

Bids for the Terminal Custodial Services were opened on Friday, May 31, 2019. Staff received one (1) bid from Royal Pane Janitorial who is the current Custodian at the airport terminal. Staff would recommend signing a Two (2) Year Contract with the provision of a One (1) Year Contract Extension should both parties agree for a total of Three (3) Years. JF

Jim Foster, Airport Manager, explained they received one bid. It did come in a bit higher than the previous contract with the addition of the IT Building and some additional work in the terminal.

** **A motion was made by Councilman Stone, seconded by Councilman Hance, to award a Two-Year Custodial Contract for Custodial Services at the Airport Terminal to Royal Pane Janitorial, at an annual cost of $20,400, with the provision of a one-year extension, should both parties agree.**

The motion passed unanimously. (4-0)

IV. 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. MR

Michele Rambo, Development Manager, explained the remaining issue that NDEP had with the site was inspected by Ryan Limberg, Utilities Director, and found to have been done correctly. Now it is a matter of showing that proof to NDEP and getting them to lift the cease and desist order.

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

The motion passed unanimously. (4-0)

V. NEW BUSINESS

A. Review, consideration, and possible initiation to amend Title 2, Chapter 13 of the Elko City Code entitled "Sidewalks, Curbs, Gutters" and to recodify it as Title 8, Chapter 21, and matters related thereto. **FOR POSSIBLE ACTION**

The section of the City Municipal Code regulating the installation of curb, gutter, and sidewalk is currently located within the City's Building code. With the replacement of the current code with the adoption of the 2018 IBC, this curb, gutter, and sidewalk section needs to be placed elsewhere in the City Code to continue to be enforced.

Concurrently with this change in location, some updates to the language are proposed. The most significant change is the addition of standard enforcement language located in other sections of the City Code. Smaller changes include rewording existing language and correcting typos. MR

Ms. Rambo gave a presentation (included in packet) and recommended this initiation of code changes. They will not be changing any of the regulations, just moving them.

Mayor Keener called for public comment without a response.

** **A motion was made by Councilman Hance, seconded by Councilwoman Simons, to initiate to amend Title 2, Chapter 13 of the Elko City Code, entitled "Sidewalks, Curbs, Gutters" and to recodify it at Title 8, Chapter 21, as presented by staff and approved by the City Attorney.**

The motion passed unanimously. (4-0)

B. Review, consideration, and possible action to initiate the deletion of Title 2, Chapter 1, Section 15 of the Elko City Code entitled "Exemptions for Existing Buildings, Structures and Building Service Equipment Systems", and matters related thereto **FOR POSSIBLE ACTION**

This chapter needs to be deleted as the City will be adopting the 2018 International Building Codes that includes the exemptions for existing buildings in ordinance 839. KW

Kelly Wooldridge, City Clerk, explained this is a housekeeping item. If Ordinance 839 passes tonight, we will need to delete this section of code.

Mayor Keener thought the motion should be subject to the adoption of the ordinance.

Ms. Wooldridge said this item is just to initiate the change. If for some reason Ordinance 839 didn't pass tonight, we would not initiate this ordinance.

** **A motion was made by Councilwoman Simons, seconded by Councilman Stone, to initiate the deletion of Title 2, Chapter 1, Section 15 of the Elko City Code entitled, "Exemptions for Existing Buildings, Structures and Building Service Equipment Systems," upon adoption of the new 2018 International Building Codes.**

The motion passed unanimously. (4-0)

C. Discussion and direction from Council on legal options regarding delinquent transient lodging tax payments for the Shilo Inn, and matters related thereto. **FOR POSSIBLE ACTION**

The Shilo Inn is routinely delinquent in its payment of transient lodging taxes. On March 28, 2019, the City Attorney recorded a Notice of Tax Lien for August, October and November 2018 unpaid transient lodging taxes. At the time of recordation, these unpaid taxes, including penalties and interest, totaled

$30,983.65. Shilo Inn subsequently paid $12,282.28 for the August 2018 delinquent taxes and that portion of the lien was released. However, $18,701.37, together with penalties and interest, remains unpaid for October 2018 and November 2018 taxes. On May 9, 2019, the City Attorney recorded another Notice of Tax Lien in the amount of $5,548.07 for unpaid transient lodging taxes for January 2019, including penalty and interest. That amount has not been paid. Transient lodging taxes for April 2019 are also delinquent, but a lien has not yet been recorded for that month. The City has several options, to include commencing a civil action to foreclose on the property pursuant to NRS 268.095(7)(b) for the amounts stated in the recorded liens; commencing a proceeding before the City Council to terminate, suspend or revoke the Shilo Inn's business license pursuant to Elko City Code Section 4-6-12; and/or commencing a criminal prosecution in municipal court pursuant to Elko City Code 4-6-16. Staff seeks direction from the Council as to which option or options to pursue. KW

Ms. Wooldridge explained she has been in touch with their new CEO. He sent her an email explaining the difficulties they have been experiencing with their finances. He is proposing a payment plan and that all taxes will be current by July 15, 2019. There was a wire transfer received today for about $7,000 but about $2,000 of that went to their water payment because they were scheduled for water shut-off today. The remainder was applied to transient lodging taxes. She went over the lien history for this property. Shilo Inn room tax has been a struggle over the last several years. After a google search, she found that Shilo Inn has other room tax issues with other cities and pending lawsuits.

Matt McCarty, 598 Flowing Wells Creek, Spring Creek, said he participated in the room tax change as a hotelier and a member of ECVA. He is no longer a hotelier and was not speaking on behalf of the ECVA board. For a number of years it was apparent there was no consistency with room tax payments. A number of hoteliers came together to work with City staff to develop a more well defined code with stronger repercussions, specifically so that everyone was on a level playing field. In meetings with the Lodging Committee, the current code received wide, nearly unanimous support. Businesses must have faith that if they are playing by the rules they will not be disadvantaged. He does not want to see businesses closed, though, if they are not playing by rules there must be consequences. The community looks to City Council to ensure that Elko is a good place to live, to visit and to conduct business. The City of Elko, ECVA, along with a number of other entities, depend on prompt and proper payment of taxes. He urged Council to enforce the code as it is written, as that is what the lodging community intended in supporting the code.

Mayor Keener said there was no one present from the lodging community. This property has a history of being a deadbeat. He thought there would be more interest in the lodging community membership to attend this hearing.

Mr. McCarty said they tend to keep to themselves. There is an unspoken rule to not go after your competition directly because it creates more issues. He thought maybe they were not present tonight to avoid having a target put on them.

Katie Neddenriep, Executive Director ECVA, said this was brought up at the last Lodging Committee Meeting but at the time, the specific properties in default were not named. The hotelier community is concerned that if these properties are not held accountable per laws and regulations that are in place, are they going to get off from paying their taxes? They would like to see that the laws that are in place are applied and held accountable. Those doing business properly and in a timely manner continue to be recognized for that rather than penalized.

Mr. McCarty said he received a text saying, "they (hotelier community) are watching (the live feed)."

Councilman Stone asked Kelly Wooldridge what they owe exactly.

Ms. Wooldridge answered she did. Right now they owe $27,037.29 and Shilo Inn says it will be paid off by July 15.

Mayor Keener asked if she had received any assurances that they will keep it current going forward.

Ms. Wooldridge answered that is their plan according to their email. She wasn't sure if there was an agreement she could have them sign off on or not.

Dave Stanton, City Attorney, thought they could sign an agreement but it may not give us anything more than we have right now. He went over the available options per code.

Tom Coyle, Deputy City Attorney, spoke about the option of civil litigation.

Council deliberated and the delinquent water bill was also discussed.

Mayor Keener said from his perspective there should be no mercy for further transgressions going forward.

Councilman Hance thought the past due taxes were overboard and they needed to get caught up. If they do not get caught up by July 15th, we should take away their business license.

Councilwoman Simons thought if we worked with them, we would have a better chance of getting our money faster.

Mr. Stanton spoke about the process of terminating, revoking or suspending a business license. He can be instructed to initiate the process as part of the motion tonight.

Mr. McCarty said the amount Shilo Inn is in arrears, if it was strict room tax, that is $193,000 in revenue that they have collected. At a 77% occupancy, that is $2,508 a day if they are perfectly full. With the Mine Expo just ending they should have money. It is a significant issue.

** **A motion was made by Councilman Hance to approve going forward with a business license hearing for the Shilo Inn for the delinquent transient lodging tax, currently in the amount of $27,037.29, plus the amount for May and June that will be coming due, and initiate a business license revocation under City Code 4-1-14.**

After the motion and before the vote, Mayor Keener clarified that if they pay, we will abandon the disciplinary process.

Councilman Stone seconded the motion.

The motion passed unanimously. (4-0)

VIII. 5:30 P.M. PUBLIC HEARINGS

A. Second reading and possible adoption of Ordinance No. 839, an ordinance amending Title 2, Chapters 2, 3, 4, 5, 6, 7, 8 & 13 of the Elko City Code entitled "Building Regulations" by adding 2018 International Code, and corresponding amendments, and matters related thereto. **FOR POSSIBLE ACTION**

On January 9, 2018, Council directed Staff to initiate the adoptions of the 2018 International Building Codes and initiate a Business Impact Statement. On May 14, 2019 Council found that Ordinance No. 839 does not impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business. On May 28, 2019, Council approved first reading of Ordinance No. 839. KW

Kelly Wooldridge, City Clerk, said this is second reading and there have been no changes made since the Business Impact Statement.

Mayor Keener called for public comment without a response.

** **A motion was made by Councilman Hance, seconded by Councilwoman Simons, to approve the second reading and adoption of Ordinance No. 839.**

The motion passed unanimously. (4-0)

B. Second reading and possible adoption of Ordinance No. 840, an ordinance amending Title 6, Chapter 1, of the Elko City Code entitled "Fire Code", and other matters related thereto. **FOR POSSIBLE ACTION**

On February 26, 2019, Council approved the initiation on Ordinance No. 840 and directed Staff to complete a Business Impact Statement. On May 14, 2019, Council found that Ordinance No. 840 does not impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business. On May 28, 2019 Council approved first reading of Ordinance No. 840. KW

Ms. Wooldridge said this is the same ordinance presented for the business impact statement and there have been no changes made.

Mayor Keener called for public comment without a response.

** **A motion was made by Councilwoman Simons, seconded by Councilman Hance, to approve the second reading and adoption of Ordinance No. 840.**

The motion passed unanimously. (4-0)

Councilwoman Simons left at 5:36 p.m.

V. NEW BUSINESS (Cont.)

D. Discussion and direction from Council on legal options regarding delinquent transient lodging tax payments for the Thunderbird Inn, owned by Elko 345, LLC., and matters related thereto. **FOR POSSIBLE ACTION**

Elko 345, LLC, the owner of the Thunderbird Inn, owes for delinquent transient lodging taxes for February, March and April 2019. On May 13, 2019, the City Attorney recorded a Notice of Tax Lien for December 2018 and January 2019 unpaid transient lodging taxes. At the time of recordation, these unpaid taxes, including penalties and interest, totaled $6,289.10. Elko 345, LLC has also failed to provide a number of Transient Lodging Tax Returns, which are required under Elko City Code Section 4-6-9 and 4-6-15(B). Elko 345, LLC does not own the property on which the Thunderbird Inn is located, but instead has only a leasehold interest. Therefore, a foreclosure action may not be cost-effective, since the leasehold interest is unlikely to have value. The City may also commence a proceeding before the City Council to terminate, suspend or revoke the Thunderbird Inn's business license pursuant to Elko City Code Section 4-6-12; and/or commence a criminal prosecution in municipal court pursuant to Elko City Code 4-6-16. Staff seeks direction from the Council as to which option or options to pursue. KW

Ms. Wooldridge updated Council the Thunderbird has made some payments, some checks have cleared and the lien has been dropped. They have also paid January, February and March room taxes but she is waiting for those checks to clear the bank. They still owe April. Part of the problem she was having with this property is that they were not turning in what they owe. They finally did give us four returns on May 29th. Their manager has expressed that they have had problems paying their water bill. Their occupancy rate appears to be lower than last year.

Mayor Keener said he heard a suspicion about the Thunderbird under-reporting occupancy because their utilities are not matching up.

Ms. Wooldridge said she heard complaints that their water bill was high in April but their occupancy rate was really low. Their water usage was the highest it had been. The water department spoke to the manager about not having any leaking toilets and such, and he claims there are not any leaks.

Mayor Keener felt skeptical about their occupancy and thought there might be a bigger issue. He asked about the procedure for initiating an audit.

Ms. Wooldridge went over the audit process.

Dave Stanton, City Attorney, said he would discuss this option with the City Clerk.

NO ACTION

VI. RESOLUTIONS AND ORDINANCES

A. Review, consideration, and possible approval of Resolution No. 9-19, a Resolution providing for the transfer of the City's 2019 Private Activity Bond Cap to the Nevada Rural Housing Authority, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko has previously transferred its portion of the tax-exempt private activity bond cap to the Nevada Rural Housing Authority. This year the Nevada Rural Housing Authority is requesting the City's allocation of the bonds for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income. A request letter from Nevada Rural Housing Authority and Resolution No. 9-19 have been enclosed in the agenda packet for review. CC

Diane Arvizo, Nevada Rural Housing Authority, said the Private Activity Bond Cap is not actually on the City's budget line. It is allocated from the Treasury. If there is no project for it, it reverts back to the State. By transferring it to the Nevada Rural Housing Authority, they can follow the pooling process to benefit future homeowners.

** **A motion was made by Councilman Hance, seconded by Councilman Stone, to approve Resolution No. 9-19, to transfer the City's 2019 Private Activity Bond Cap to the Nevada Rural Housing Authority, for the amount of $1,102,370.26.**

The motion passed unanimously. (3-0 Councilwoman Simons was absent.)

VII. PETITIONS, APPEALS, AND COMMUNICATIONS

A. Review, consideration, and possible action to accept a petition for the vacation of approximately 900 square feet of the northeasterly portion of 3rd Street, filed by David and Juliane Ernst and processed as Vacation No. 3-19, and matters related thereto. **FOR POSSIBLE ACTION**

Third Street, as it exists today, is an 80' wide Right-of-Way. The applicant is asking for a vacation of the excess right-of-way. CL

Cathy Laughlin, City Planner, explained this is a dilapidated residence at the top of the 3rd Street hill that just changed ownership. They plan to make some major renovations. They submitted an application to vacate 9 feet of the 3rd Street portion of the right-of-way. They are proposing to pull the sidewalk out a ways, as there is a main power line that runs up 3rd Street. They will not be allowed to increase their setback requirement on that. This petition is for Council's

consideration. If approved, it will be with a referral to Planning Commission for their recommendation.

** **A motion was made by Councilman Stone, seconded by Councilman Hance, 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. (3-0 Councilwoman Simons was absent.)

B. Review, consideration, and possible action concerning an appeal from AM Engineering to not require a full forensic and structural analysis as a condition for the tenant improvement to the old terminal building and the City allow the appellant to mitigate any remaining issues concerning the additional roof structure under 2009 IBC, Chapter 34, Section 3412, and matters related thereto. **FOR POSSIBLE ACTION**
The City entered into a lease agreement with Elko Leasing Company. AM Engineering is managing the tenant improvement for Elko Leasing Company. Recent activities associated with the tenant improvements have resulted in the discovery that an additional roof structure was constructed over the original roof by the City. The additional roof structure was not considered in the tenant improvement design and submittals to the City. The appellant is in the process of finalizing permitting to address revisions to the initial tenant improvement and is requesting relief from a possible requirement to complete a forensic and structural analysis on this portion of the structure. SAW

Scott Wilkinson, Assistant City Manager, said he received a request to table this item until the next meeting. Some years ago, there was a reroof project on the old terminal building. The Building and Fire Department, along with the developer and staff, met today and talked about some of the issues. It was decided to table this and allow staff and the consultant to work with the developer to try to resolve the issues. There may be some changes to the tenant improvements. We aren't certain of the outcome but they are trying to resolve the issues.

** **A motion was made by Councilman Hance, seconded by Councilman Stone, to table Item VII.B. until the next scheduled council meeting.**

The motion passed unanimously. (3-0 Councilwoman Simons was absent.)

BREAK

IX. REPORTS

A. Mayor and City Council

Councilman Stone stated the ECVA will be meeting tomorrow morning. The California Trail is looking for help.

Mayor Keener announced the Animal Shelter will have their Animal Adoption days this Friday and Saturday. Friday he will be meeting with Southwest Gas and asked the other councilmembers to join him at the Elko office at 1:30 pm. Scott Wilkinson suggested that Kelly Wooldridge attend.

The Nevada League of Cities will be held in Winnemucca this year and he thought the new members should attend.

B. City Manager

C. Assistant City Manager

Scott Wilkinson reported on the status of the flood litigation. There was a case management hearing on June 4th that went fairly well. The trial is set for August 4, 2020. The trial will be bifurcated, meaning the jury trial will address liability only. If liability is found the damages would be determined by a special master, who would be agreed to by both parties.

D. Utilities Director

Ryan Limberg reported they purchased a pump from CH Spencer for $46,000. At the time of the purchase order they didn't know the freight amount. The freight bill was $4,500. It exceeds the $50,000 limit but they were not aware of the freight at the time.

E. Public Works

Mayor Keener reported for Dennis Strickland who said they are watching the river and the numbers are going down.

F. Airport Manager

Jim Foster reported bill 242 passed but there was no funding for it. The commission will be established to help small or rural airports get commercial air service. They are assisting with Reno to apply for a small community air service development grant. They are waiting for AIP 50 funding. They won't know for another 2 weeks if there will be funding for it. He went to the Western Pacific FAA Regional Conference. He thought that would be a good conference for council to go to next year.

G. City Attorney

H. Fire Chief

I. Police Chief

Mayor Keener said he heard a rumor that 403 Pine Street was being sold to someone that wants to scrape it off and rebuild. Ty Trouten said that is the same rumor he heard. Mike Palhegyi graduated from the National Academy and they are looking forward to his return. Their K9 officers got their yearly recertification, which includes their two new handlers. That brings them up to four patrol K9's. They got notice of the grant application for the domestic violence advocate.

J. City Clerk

Kelly Wooldridge gave a status on the OHV Ordinance Workgroup. It got a little delayed with schedules. There will be a meeting when Curtis returns. She is hoping that this is taken care of in July. The legislation session is over. She prepared a spreadsheet that had bills that seemed to affect the city operations. Mayor Keener stated he would like something agenized regarding a Thunderbird audit. Dave Stanton said he will work with Kelly on this subject.

K. City Planner

L. Development Manager

M. Administrative Services Director

N. Parks and Recreation Director

James Wiley reported the Pool Project is pretty much wrapped up. They are finishing up a punch list before they open on Monday. This weekend we are hosting a youth baseball tournament. The next weekend is an adult softball tournament. There is a motorcycle race at the Snobowl at the end of June. He also reported about mosquito spraying.

O. Civil Engineer

Bob Thibault reported construction on the Sports Complex will begin again on Monday, June 17, 2019. They were scheduled to start June 3rd but the ground water was still too high.

P. Building Official

Jeff Ford thanked those that helped with the code adoption process.

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.

Mayor Reece Keener

Kelly Wooldridge, City Clerk

Agenda Item I.A.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible acceptance of a Deed of Dedication from the City of Elko to the City of Elko for a permanent non-exclusive Right of Way, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **CONSENT AGENDA**

4. Time Required: **2 Minutes**

5. Background Information: **The City of Elko recently purchased the subject property from Barry Lipparelli. This action will dedicate the property as right-of-way for the future road extension of Cattle Drive. BT**

6. Budget Information:

   Appropriation Required: **N/A**
   Budget amount available:
   Fund name:

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Deed of Dedication, Exhibit A, Exhibit B**

9. Recommended Motion: **Move to accept Deed of Dedication**

10. Prepared By: **Bob Thibault, Engineering Department**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution:

APN: 006-09B-087, 006-09B-088

When Recorded, Mail To:
City of Elko
1751 College Avenue
Elko, Nevada 89801

The undersigned affirms that
this document does not contain
a Social Security Number.

DEED OF DEDICATION

THIS INDENTURE, made and entered into between the **CITY OF ELKO,** a municipal corporation, organized and existing in the County of Elko, State of Nevada under and by virtue of its Charter and the Special Act of the Legislature of the State of Nevada, Grantor, and the **CITY OF ELKO,** a municipal corporation, organized and existing in the County of Elko, State of Nevada under and by virtue of its Charter and the Special Act of the Legislature of the State of Nevada, Grantee.

W I T N E S S E T H:

That the Grantor, for valuable consideration, the receipt of which is hereby acknowledged, does hereby dedicate to the Grantee, for the creation or realignment of a public right-of-way, including but not limited to street, highway, utility and drainage uses and associated purposes, that certain parcel of real property situate within the City of Elko, County of Elko, State of Nevada, more particularly described on **Exhibit A**, "Legal Description for Roadway Dedication," attached hereto, and delineated and shown on **Exhibit B**, "Cattle Drive and Tamarak Rd. Dedication," attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be executed this _____ day of _____, 2019.

By:_____
REECE KEENER, MAYOR

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this ____ day of _____, 2019, personally appeared before me, a Notary Public, REECE KEENER, who acknowledged that he executed the above instrument.

_____
NOTARY PUBLIC

ATTEST:

_____
KELLY WOOLDRIDGE, CITY CLERK

DATE: _____

EXHIBIT A

LEGAL DESCRIPTION FOR ROADWAY DEDICATION

CATTLE DRIVE RIGHT-OF-WAY

A 40-foot wide strip of land within the southeast quarter of Section 7, Township 34 North, Range 55 East, being the easterly 40 feet of Parcel No. 1, and Parcel No. 2 as shown on the Parcel Map for the Lipparelli Family Trust dated September 16, 1991, recorded in the office of the Elko County Recorder as file no. 745445, on August 28, 2018. Said portion of Parcels No. 1 and No. 2 is further described as follows;

Beginning at the southeasterly most corner of said Parcel 2, which is also the southeast corner of said Section 7;

Thence, along the southerly boundary of said Parcel 2, West, a distance of 40.00 feet;

Thence, North 0°11'17" West, a distance of 723.16 feet, more or less, to the southerly right of way of Mountain City Highway, State Route 225;

Thence, along said southerly right-of-way of Mountain City Highway South 67°24'00" East, a distance of 43.39 feet, more or less, to the northeasterly corner of said Parcel 1 of file no. 745445;

Thence, along the easterly boundary of said Parcels No. 1 and No. 2, South 0°11'17" East, a distance of 706.49 feet, more or less, to the point of beginning.

This 40' wide strip of land contains a total of ±28,592 square feet.

TAMARAK ROAD RIGHT-OF-WAY

An area of land within the southeast quarter of Section 7, Township 34 North, Range 55 East, being the easterly a portion of of Parcel No. 2 as shown on the Parcel Map for the Lipparelli Family Trust dated September 16, 1991, recorded in the office of the Elko County Recorder as file no. 745445, on August 28, 2018. Said portion of Parcel No. 2 is further described as follows;

Beginning at a point along the southerly boundary of said Parcel No. 2, which bears West, a distance of 40.00 feet from the southeast corner of said Section 7;

Thence, West along the southerly boundary of said Parcel No. 2, a distance of 259.74 feet, more or less, to the southwesterly corner of said Parcel No. 2;

Thence, along the westerly boundary of said Parcel No. 2, North 16°05'34" West, a distance of 26.30 feet;

Thence, along a non-tangent circular curve to the right, from a tangent bearing North 80°22'30" East, with a radius of 336.00 feet, an arc length of 56.44', and a central angle of 9°37'30";

Thence, East, 180.65 feet;

Thence, along a tangent circular curve to the left, with a radius of 30.00 feet, an arc length of 47.22 feet, and a central angle of 90°11'17", more or less, to a point along the westerly edge of the Cattle Drive right-of-way described above;

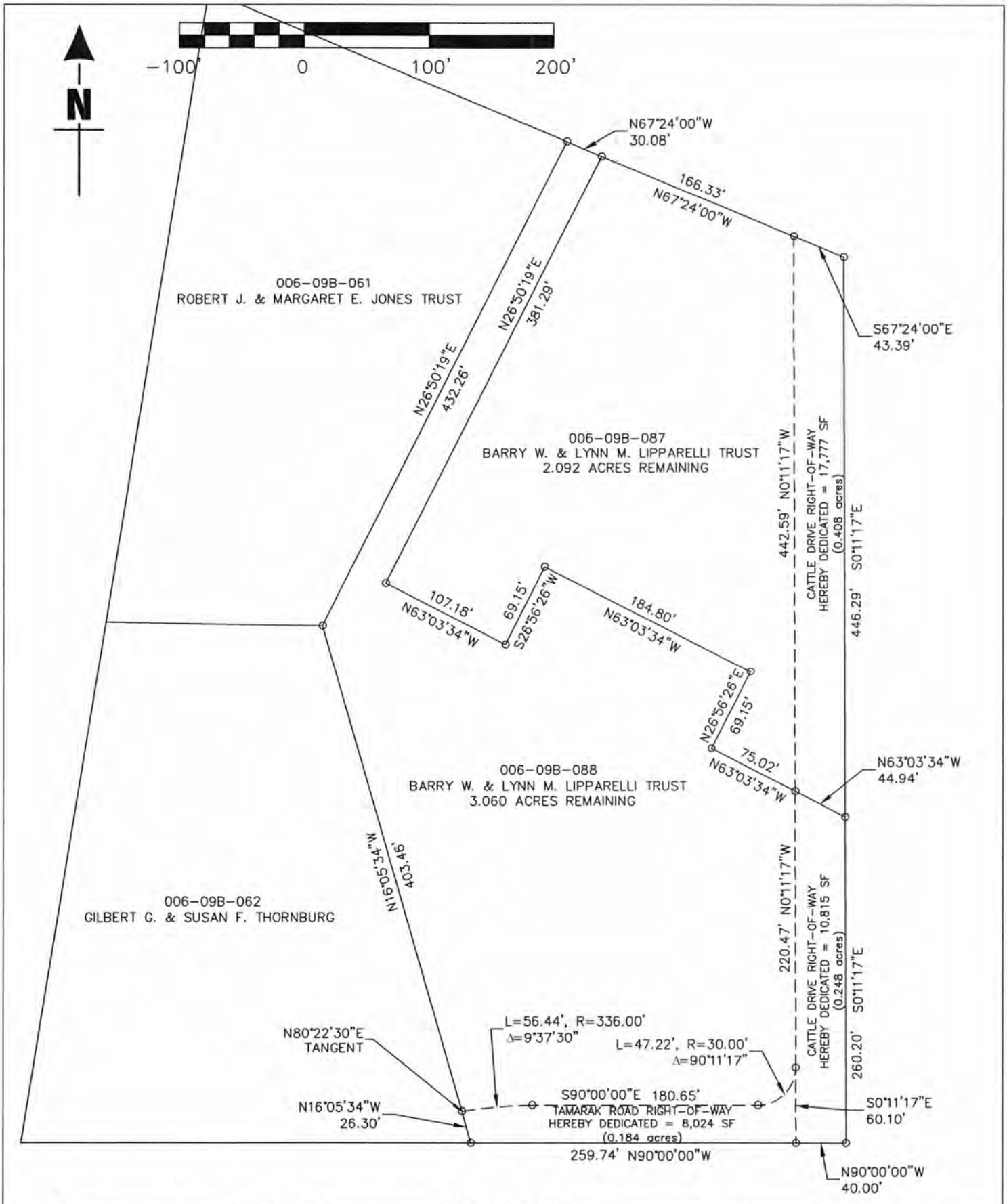
Thence, South 0°11'17" East, along the westerly edge of the Cattle Drive right-of-way described above, 60.10 feet, more or less, to the point of beginning.

This area of land contains a total of ±8,024 square feet.

The Basis of bearings for this description is the Parcel Map for the Lipparelli Family Trust dated September 16, 1991, recorded in the office of the Elko County Recorder as file no. 745445, on August 28, 2018.

Description prepared by:
Robert Thibault, P.E., P.L.S.
Civil Engineer for the City of Elko

2/13/19



SHEET 1 OF 1	CITY OF ELKO 1751 COLLEGE AVE. ELKO, NEVADA 89801 775-777-7210	SCALE HORZ 1"=100' VERT none JOB No	EXHIBIT B CATTLE DRIVE AND TAMARAK RD. DEDICATION	DESIGNED BY BT DRAWN BY ACAD C3D 2015 CHECKED BY BT DATE 2/13/2019 10:31 AM

Agenda Item II.A.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of the Part Time Domestic Violence Systems Advocate job description, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **PERSONNEL**

4. Time Required: **5 Minutes**

5. Background Information: **The Part-Time Domestic Violence Systems Advocate position was approved in the 2019-2020 Budget, as a new position within the Police Department. This position is Grant funded through the Services Training Officers Prosecutors (STOP) Grant, awarded to the City of Elko on June 3, 2019. Staff is proposing this position be placed at an Hourly rate of $30-$40/hour, dependent upon qualifications, no to exceed 1040 hours annually. SS**

6. Budget Information:

   Appropriation Required: **NA**
   Budget amount available: **NA**
   Fund name: **NA**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Copy of proposed position description**

9. Recommended Motion: **Approve the position description as presented**

10. Prepared By: **Susie Shurtz, Human Resources Manager**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution:

City of Elko, Nevada – Employment Position Description

Department: **Police**
Title: **Domestic Violence Systems Advocate Part Time**
FLSA Status: **FLSA Non-Exempt**

DEFINITION

Under general supervision of the Police Captain, provides professional level services and assistance in response to domestic violence and related crimes.

DISTINGUISHING CHARACTERISTICS

Coordinates the Elko Police Department's overall response to domestic violence and related crimes, to include prevention efforts, reporting, victim services, assisting with prosecution efforts and referrals to other service providers. Responsible for reviewing all domestic violence, stalking, dating violence, and restraining order violation police reports generated by Elko Police Department personnel; providing information and assistance to victims and / or their family members (including minor children), and attending court hearings.

SUPERVISION EXERCISED

Exercises no supervision.

ESSENTIAL FUNCTIONS

(Performance of these functions is the reason the job exists. Assigned job tasks/duties are not limited to the essential functions).

- Reviews all domestic violence, stalking, dating violence, and restraining order violation referrals and contact reports; including verbal domestic incidents. Conducts assessment of prior history of abuse and reviews all contacts and/or documented notes. May receive reports of battery or violation of protection orders directly from victims; reports information relating to child abuse and / or sexual assault to investigators.
- Provides crisis intervention and assistance referrals to victims and / or their families; assesses the victim's immediate safety needs and help victims and witnesses develop a safety plan when appropriate.
- Provides victims and witnesses with information about the legal process and what options are available to them through the legal system. Provide assistance with obtaining Protection or Stalking and Harassment Orders through the courts.
- Provides information for clients to access appropriate resources including refuge; legal assistance; family and relationship counseling; health and mental health services; childcare; and other victim assistance resources.
- Provides guidance to involved persons with the completion of applications and forms as necessary.

- Develops and maintains relationships with community agencies who collaboratively respond to domestic violence and child abuse cases; attends regularly scheduled meetings; conducts community outreach and education programs relating to domestic violence on a time available basis.
- Maintains and submits monthly and annual statistics on cases of domestic violence, dating violence, stalking, and restraining order violations. This includes documentation of sentencing dispositions on domestic violence cases. Coordinates directly with police public information officer in providing statistics / summary of domestic violence incidents reported / investigated within the City of Elko.
- Represents the City of Elko with dignity, integrity, and a spirit of cooperation in all relationships with staff and the public.

OTHER JOB RELATED DUTIES

Perform related duties and responsibilities as assigned.

JOB RELATED AND ESSENTIAL QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

Knowledge of:

- Practices and terminology related to the criminal justice system.
- Correct business English, including spelling, grammar and punctuation.
- Computer applications related to the work.
- Procedures and regulations related to the domestic violence program.
- Standard office practices and procedures, including records management.
- Techniques for dealing with a variety of individuals from various socio-economic, ethnic, and cultural backgrounds, in person and over the telephone, often where relations may be confrontational or strained.
- Confidentiality protocols.
- Department and City policy related to the position.

Skill in:

- Interpreting, applying and explaining applicable codes and regulations.
- Maintaining accurate records and files; understanding and following oral and written directions.
- Contributing effectively to the accomplishment of team or work unit goals, objectives, and activities.
- Assisting victims or witnesses of crimes with the criminal justice system.
- Preparing clear and concise reports, correspondence and other written materials.

- Using initiative and independent judgement within established procedural guidelines.
- Organizing own work, setting priorities and meeting critical deadlines.
- Effectively listening to, communicating with, and eliciting information from emotional subjects.
- Dealing successfully with a variety of individuals from various socioeconomic, ethnic, and cultural backgrounds in person and over the telephone.
- Maintaining information in a confidential manner.

Ability to:

- Communicate effectively in oral and written forms.
- Exercise good judgment, creativity, and sensitivity in response to changing situations and needs.
- Work with minimal supervision.
- Establish, maintain, and foster positive and harmonious working relationships with those contacted in the course of work.

MINIMUM QUALIFICATIONS

Required Certifications and Licenses:

- U.S. Citizen OR person legally authorized to work in the United States
- Possession of, or ability to obtain, valid Nevada Driver License

Education, Experience, and Training:

- Bachelor's Degree in Social Work or related field;
- Two (2) years of counseling or social services program experience; OR One (1) year of experience providing Domestic Violence counseling and support services
- OR an equivalent combination of education, training, and experience.

Physical Requirements and Working Conditions:

The physical demands described herein are representative of those that must be met by an employee to successfully perform the essential functions of the job.

While performing the duties of this job, the employee regularly is required to: have the stamina to sit for extended periods of time; have the stamina to walk frequently; have mobility to work in a typical office setting and use standard office equipment; use hands to finger, handle or feel; reach with hands and arms; have strength to lift and carry up to 20 pounds; and see, talk and hear. Evening and/or weekend work and may be required to be on-call. Travel may be required for training, meetings, conferences, presentations and other events.

In compliance with applicable disability laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such

accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.

Effective Date: July 2019

Agenda Item II.B.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of the Part-Time Laboratory Technician job description, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **PERSONNEL**

4. Time Required: **5 Minutes**

5. Background Information: **The Part-Time Laboratory Technician position was approved in the 2019-2020 Budget, as a new position within the Sewer Department. The position will help meet the needs of daily testing and analysis in the Lab within the City of Elko. Staff is proposing this position be placed at an Hourly Rate of $20-$22.50. SS**

6. Budget Information:

   Appropriation Required: **NA**
   Budget amount available: **NA**
   Fund name: **NA**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Copy of proposed position description**

9. Recommended Motion: **Approve the position description as presented**

10. Prepared By: **Susie Shurtz, Human Resources Manager**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution:

City of Elko, Nevada – Employment Position Description

Department: **Water Reclamation Facility**
Title: **Laboratory Technician (Part Time)**
FLSA Status: **FLSA Non-Exempt Position**

DEFINITION

Under immediate supervision or general supervision of the Laboratory Manager, performs a variety of routine tasks and duties assigned, including standardized laboratory tests and analyses in accordance with established methods and procedures. This position is part-time with flexible hours.

DISTINGUISHING CHARACTERISTICS

The Laboratory Technician is an entry-level class in the City of Elko Laboratory. The technician is responsible for the performance of the routine tasks and duties assigned including standardized laboratory tests on samples of water and wastewater (sewage). Assignments are generally limited in scope and within the design and procedural framework established by the laboratory manager.

SUPERVISION EXERCISED

Exercises no supervision. Receives general supervision from the Laboratory Manager

ESSENTIAL FUNCTIONS

(Performance of these functions is the reason the job exists. Assigned job tasks/duties are not limited to the essential functions).

Collects and preserves treatment plant samples; prepares chemical solutions and reagents.

Cleans and maintains lab, lab equipment and instruments; assists in calibrating and maintaining various field monitoring and sampling equipment.

Performs a variety of physical, chemical, and biological analyses of water and wastewater in accordance with standard test methods and established procedures.

Follows all safety rules and protocols included in the City of Elko Safety Program and the laboratory chemical hygiene plan. Takes appropriate action as required to identify and correct safety hazards and report safety concerns to his/her supervisor.

Follows directions and Standard Operating Procedures (SOP).

Compiles and records data onto standardized worksheets, logs and forms, performs calculations and transfers data to spreadsheets and databases.

Participates in the Quality Assurance/Quality Control Program, and advises the Laboratory Manager of unusual test results and/or problems.

Organizes and maintains the work area in a clean and safe manner.

Maintains laboratory inventory; requests chemical stock and supply re-orders,

OTHER JOB RELATED DUTIES

Perform related duties and responsibilities as assigned.

JOB RELATED AND ESSENTIAL QUALIFICATIONS

Knowledge of:

Basic water and wastewater laboratory methods, test procedures and techniques, equipment and safety practices;

Care and maintenance of laboratory glassware, equipment and apparatus;

Principles of mathematics, biology, microbiology, and analytical and quantitative chemistry.

Occupational hazards and standard safety practices used in a laboratory.

Modern office practices, methods, and computer equipment.

Use and application of microcomputers and software.

Principles and procedures of record keeping and reporting.

Safe driving principles and practices.

Skill to:

Operate a wide variety of laboratory equipment and tools in a safe and effective manner.

Operate modern office equipment including computer equipment and software.

Operate a motor vehicle safely.

Ability to:

Perform a variety of chemical and bacteriological tests and analyses on wastewater, water, and sludge samples.

Understand and interpret verbal and written instructions.

Read and understand labels and Safety Data Sheets for chemicals and other written materials.

Communicate clearly and concisely, both orally and in writing.

Perform testing with a high level of precision and accuracy, including Temperature and Volume measurements, pH, Total Suspended Solids, 5-Day B.O.D., Total Solids and Total Volatile Solids, Alkalinity and Volatile Acids, Temperature, Volumes.

Distinguish color changes.

Perform initial demonstration of capability on the assigned test methods.

Learn microbiology testing

Apply and implement principles of basic laboratory safety, maintain the laboratory facility and equipment in a clean, orderly and safe manner.

Use a personal computer for compilation of data and preparation of reports from worksheets, logs and forms, using spreadsheet, word processing and database software.

Handle multiple priorities, and plan and organize work to meet schedules and deadlines.

Exercise good judgment, creativity, and sensitivity in response to changing situations and needs.

Work with minimal supervision.

Establish, maintain, and foster positive and harmonious working relationships with those contacted in the course of work.

MINIMUM QUALIFICATIONS

Any combination of experience and education that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Experience:

One year of work experience in an analytical laboratory.

Training:

High school diploma or certified equivalent (GED); with course work in chemistry, microbiology, biology or other job related courses. One year of related college course work may be substituted for the work experience.

Required Certifications and Licenses:

Possession of, or ability to obtain, an appropriate, valid Nevada Driver License.

Physical Requirements and Working Conditions:

Ability to work in a standard laboratory environment and in a wastewater plant; exposure to cold, heat, noise, outdoors, vibration, chemicals, mechanical hazards, electrical hazards, toxic substances, foul odors, wastewater, sludge, effluents, bacteria, and viruses.

Ability to stand, walk, bend and kneel for long periods of time; walk up and down stairs and ladders; lift and carry samples and equipment weighing up to 25 lbs, and occasionally lift or carry sampling equipment weighing up to 50 lbs.

In compliance with applicable disability laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.

Effective Date: July 2019

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible issuance of final acceptance for the Well 36 Public Improvements Project, and matters related thereto. FOR POSSIBLE ACTION**

2. **Meeting Date: June 25, 2019**

3. Agenda Category: **APPROPRIATION**

4. Time Required: **3 Minutes**

5. Background Information: **The project is complete. Staff recommends issuance of final acceptance. There was one Change Order for the project, consisting of three sub items, at a cost of $4.299.49. RL**

6. Budget Information:

   Appropriation Required: $123,003.38
   Budget amount available: $100,000.00
   Fund name: Water

7. Business Impact Statement**: N/A**

8. Supplemental Agenda Information: **Final Invoice**

9. Recommended Motion: **Move to approve**

10. Prepared By: **Ryan Limberg, Utilities Director**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution: **Steve Dorsa**
    rubydome@frontiernet.net

To(OWNER): City of Elko
1751 College Avenue
Elko, NV 89801

From: Ruby Dome, Inc.
6525 E. Idaho St.
Elko, NV 89801

Project: City of Elko-Well 36

Via(Architect):

Application No: 2
Invoice No: 27518
Period To: 6/19/2019

Architect's
Project No: 191012
Invoice Date: 6/19/2019
Contract Date:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	4,299.49	0.00
Approved this month	0.00	0.00
TOTALS	4,299.49	0.00
Net change by change orders	4,299.49	

1. ORIGINAL CONTRACT SUM	$	118,703.89
2. Net change by Change Orders	$	4,299.49
3. CONTRACT SUM TO DATE(Line 1 +/- 2)	$	123,003.38
4. TOTAL COMPLETED & STORED TO DATE	$	123,003.38
5. RETAINAGE	$	6,150.16
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5)	$	116,853.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	62,511.32
8. SALES TAX	$	0.00
9. CURRENT PAYMENT DUE	$	54,341.90
10. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	$	6,150.16

Progress Billing #2

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREV. APPLICATION (D+E)	THIS PERIOD					
1	Mobilization & Demobilization	11,500.00	5,750.00	5,750.00	0.00	11,500.00	100	0.00	575.00
2	Traffic Control	1,860.00	930.00	930.00	0.00	1,860.00	100	0.00	93.00
3	Demo curb,gutter,sidewalk	1,050.00	1,050.00	0.00	0.00	1,050.00	100	0.00	52.50
4	Remove existing asphalt	350.00	350.00	0.00	0.00	350.00	100	0.00	17.50
5	Saw cut asphalt pavement	380.00	361.00	19.00	0.00	380.00	100	0.00	19.00
6	Type 1 curb & gutter-typical	3,500.00	3,500.00	0.00	0.00	3,500.00	100	0.00	175.00
7	Type 1 curb gutter driveway	5,460.00	5,460.00	0.00	0.00	5,460.00	100	0.00	273.00
8	Type 1 curb w valley gutter	2,100.00	2,100.00	0.00	0.00	2,100.00	100	0.00	105.00
9	6' valley gutter	1,015.00	1,015.00	0.00	0.00	1,015.00	100	0.00	50.75
10	4" thick typical concrete sidewalk	4,450.00	4,450.00	0.00	0.00	4,450.00	100	0.00	222.50
11	6"depressed sidewalk	8,531.25	0.00	8,531.25	0.00	8,531.25	100	0.00	426.56
12	6"thick Type 1 sidewalk ramp	1,920.00	0.00	1,920.00	0.00	1,920.00	100	0.00	96.00
13	4" AC pavement	32,602.24	0.00	32,602.24	0.00	32,602.24	100	0.00	1,630.11
14	12"Type 2 base under AC	19,450.20	19,450.20	0.00	0.00	19,450.20	100	0.00	972.51
15	6"Type 2 base under gutters,ramp	4,314.20	4,314.20	0.00	0.00	4,314.20	100	0.00	215.71
16	4"Type 2 base under sidewalks	1,780.00	1,780.00	0.00	0.00	1,780.00	100	0.00	89.00
17	Type 2 base behind driveway	1,573.00	0.00	1,573.00	0.00	1,573.00	100	0.00	78.65
18	Type 2 base in 2' shoulder AC	533.00	266.50	266.50	0.00	533.00	100	0.00	26.65
19	Stripping and grubbing	2,000.00	2,000.00	0.00	0.00	2,000.00	100	0.00	100.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREV. APPLICATION (D+E)	THIS PERIOD					
20	Unclassified excavation	3,600.00	3,600.00	0.00	0.00	3,600.00	100	0.00	180.00
21	Excess structural fill	750.00	750.00	0.00	0.00	750.00	100	0.00	37.50
22	Drainage & finished grading	3,800.00	0.00	3,800.00	0.00	3,800.00	100	0.00	190.00
23	PCC lined drainage swale	500.00	0.00	500.00	0.00	500.00	100	0.00	25.00
24	NV Energy light,box,conduit	2,875.00	2,875.00	0.00	0.00	2,875.00	100	0.00	143.75
25	Relocate SATVIEW utility box	1,500.00	1,500.00	0.00	0.00	1,500.00	100	0.00	75.00
26	Adjust water valve boxes	800.00	0.00	800.00	0.00	800.00	100	0.00	40.00
27	Asphalt patch	510.00	0.00	510.00	0.00	510.00	100	0.00	25.50
28	Change Order #1	4,299.49	4,299.49	0.00	0.00	4,299.49	100	0.00	214.97
	Totals	123,003.38	65,801.39	57,201.99	0.00	123,003.38	100	0.00	6,150.16

Shawn Sandy
Ruby Dome Inc

Agenda Item III.C.

Elko City Council
Agenda Action Sheet

1. Title: **Review and possible approval of the Elko Regional Airport Liability Insurance Policy for FY 2019/2020, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **APPROPRIATION**

4. Time Required: **10 Minutes**

5. Background Information: **LP Insurance Services, Inc. has competitively sought airport liability insurance for the upcoming fiscal year. Only one (1) quote was received from AIG Aerospace at $9,741/year, representing a 10% increase over the current year. JF**

6. Budget Information:

   Appropriation Required: **$9,741.00**
   Budget amount available**:**
   Fund name: **Airport Enterprise Fund**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Airport Liability Insurance Renewal Quotations**

9. Recommended Motion: **Approve the AIG Aerospace policy, effective July 1, 2019 at $9,741 per year.**

10. Prepared By: **Curtis Calder, City Manager**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution: **LP Insurance Services**
    Attention: Dain A. Uriarte
    429 Court Street Suite, #1
    Elko, NV 89801

City of Elko

Airport Liability Insurance

Renewal Quotations

July 1, 2019 to July 1, 2020

AIG 2018-2019: $8,853	**AIG**
Best Rating	**A**
Financial Size	**XV**
Annual Premium	**$9,741**
Limits of Liability	**$20,000,000**
Premises & Operations	Included NIL Deductible
Products/Completed Operations	Included*
Hangarkeeper's Liability	Included NIL Deductible
Personal & Advertising Injury Liability	Included*
Contractual Liability	Included
Independent Contractors	Included*
Premises Medical	$25,000 Ea. Per.
Medical Malpractice	Included*
Fire Damage Legal Liability	$1,000,000
Non-Owned A/C Liability	Included
***Annual Aggregate**	
Optional: TRIA	**Add: $2,922**

LP Insurance Services, Inc.
300 East 2nd Street Suite 1300 - Reno, Nevada 89501 – ph. (775)996-6000 – fax (775) 473-9288

Agenda Item IV.A.

Elko City Council
Agenda Action Sheet

1. Title: **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**
2. Meeting Date: **June 25, 2019**
3. Agenda Category: **UNFINISHED BUSINESS**
4. Time Required: **15 Minutes**
5. Background Information: **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. MR**
6. Budget Information:

   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **N/A**

7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **Maps, P.C. action report, Staff reports and related correspondence.**
9. Recommended Motion: **Conditionally approve Final Plat No. 11-18 for the Great Basin Estates, Phase 3 subdivision subject to the conditions as recommended by the Planning Commission.**
10. Prepared By: **Michele Rambo, AICP, Development Manager**
11. Committee/Other Agency Review: **Planning Commission**
12. Council Action:
13. Agenda Distribution: **Parrado Partners, LP**
    Robert Capps–robertcapps@cappshomes.com
    12257 Business Park Drive #1
    Truckee, CA 96161

CITY OF ELKO
Planning Department

Website: www.elkocity.com
Email: planning@elkocitynv.gov

1751 College Avenue · Elko, Nevada 89801 · (775) 777-7160 · Fax (775) 777-7219

CITY OF ELKO
PLANNING COMMISSION ACTION REPORT
Special Meeting of September 6, 2018

WHEREAS, the following item was reviewed and considered by the Elko City Planning Commission on September 6, 2018 pursuant to City Code Sections 3-3-6 (B)1 and (C) 2:

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 9.65 acres divided into 38 lots for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto.

The subject property is located generally at the extension of Village Parkway and Opal Drive. (001-633-030).

NOW THEREFORE, upon review and consideration of the application, supporting data, public input and testimony, the Planning Commission forwards a recommendation to City Council to conditionally approve Final Plat No. 11-18 subject to the conditions in the City of Elko Staff Report dated August 23, 2018 listed as follows:

1. **The Developer shall execute a Performance Agreement in accordance with Section 3-3-44 of city code. The Performance Agreement shall be secured in accordance with Section 3-3-45 of city code. In conformance with Section 3-3-44 of city code, the public improvements shall be completed within a time of no later than two (2) years of the date of Final Plat approval by the City Council unless extended as stipulated in city code.**
2. **The Performance Agreement shall be approved by the City Council.**
3. **The Developer shall enter into the Performance Agreement within 30 days of approval of the Final Plat by the City Council.**
4. **The Final Plat is approved for 38 single family residential lots.**
5. **The Utility Department will issue a Will Serve Letter for the subdivision.**
6. **State approval of the subdivision is required.**
7. **Conformance with Preliminary Plat conditions is required.**
8. **Civil improvements are to comply with Chapter 3-3 of City code.**
9. **The Owner/Developer is to provide the appropriate contact information for the qualified engineer and engineering firm contracted to oversee the project along with the required inspection and testing necessary to produce an As-Built for submittal to the City of Elko. The Engineer of Record is to ensure all materials meet the latest**

edition Standard Specifications for Public Works. All Right –of-Way and utility improvements are to be certified by the Engineer of Record for the project.

10. **An engineer's estimate for the public improvements shall be provided prior to the final plat being presented to the City Council to allow for finalization of the required Performance Agreement.**

11. **Modify Planning Commission approval jurat to the 3rd day of May, 2016 prior to City Council approval.**

The Planning Commission's findings to support its recommendation are the Final Plat for Great Basin Estates Phase 3 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City Code. The Final Plat is in conformance with the Preliminary Plat. The proposed subdivision is in conformance with the Land Use Component of the Master Plat. Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms with Sections 3-3-20 through 3-3-27 (inclusive). The Subdivider shall be responsible for all required improvements in conformance with Section 3-3-40 of City Code. The Subdivider has submitted civil improvement plans in conformance with Section 3-3-41 of City Code. The plans have been approved by City Staff. The Subdivider has submitted plans to the City and State agencies for review to receive all required permits in accordance with the requirements of Section 3-3-42 of City Code. The Subdivider has submitted civil improvement plans which are in conformance with Section 3-3-43 of City Code. The Subdivider will be required to enter into a Performance Agreement to conform to Section 3-3-44 of City Code. The Subdivider will be required to provide a Performance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-45 of City Code. Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms to Sections 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G) and 3-2-17 of City Code. The proposed development is in conformance with Section 3-8 of City Code. The subdivision is in conformance with 3-8 Floodplain Management.

Cathy Laughlin, City Planner

Attest:

Shelby Archuleta, Planning Technician

CC: Applicant
Kelly Wooldridge, City Clerk

City of Elko
1751 College Avenue
Elko, NV 89801
(775) 777-7160
FAX (775) 777-7119

CITY OF ELKO STAFF REPORT

DATE:	**August 23, 2018**
PLANNING COMMISSION DATE:	**September 6, 2018**
AGENDA ITEM NUMBER:	**I.B.2**
APPLICATION NUMBER:	**Final Plat 11-18**
APPLICANT:	**Parrado Partners, LP**
PROJECT DESCRIPTION:	**Great Basin Estates, Phase 3**

A Final Map for the division of approximately 9.650 acres into 38 lots for single family residential development within an R (Single Family and Multiple Family Residential) Zoning District and one remaining lot.

STAFF RECOMMENDATION:

RECOMMEND to APPROVE this item subject to findings of fact and conditions.

PROJECT INFORMATION

PARCEL NUMBERS: 001-633-030

PARCEL SIZE: 9.650 acres Phase 3, final phase of the subdivision

EXISTING ZONING: (R) Single Family and Multiple Family Residential

MASTER PLAN DESIGNATION: (RES-MD) Residential Medium Density

EXISTING LAND USE: Vacant

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:

- Northwest: River corridor / Undeveloped
- Northeast: RMH- Residential Mobile Home / Developed
- Southwest: Single Family Residential (R) / Developed
- Southeast: Single Family Residential (R) and (RMH) / Developed

PROPERTY CHARACTERISTICS:

- The property is an undeveloped residential parcel.
- The area abuts the second phase the Great Basin Estates Subdivision.
- The parcel is generally flat.

MASTER PLAN, COORDINATING PLANS, and CITY CODE SECTIONS:

Applicable Master Plan Sections, Coordinating Plans, and City Code Sections are:

- City of Elko Master Plan – Land Use Component
- City of Elko Master Plan – Transportation Component
- City of Elko Redevelopment Plan
- City of Elko Wellhead Protection Plan
- City of Elko Zoning – Chapter 3 Subdivisions
- City of Elko Zoning – Section 3-2-3 General Provisions
- City of Elko Zoning – Section 3-2-4 Zoning Districts
- City of Elko Zoning – Section 3-2-5(E) Single-Family Residential District
- City of Elko Zoning – Section 3-2-5(G) Residential Zoning Districts Area, Setback And Height Schedule For Principal Buildings
- City of Elko Zoning – Section 3-2-17 Traffic, Access, Parking and Loading Regulations
- City of Elko Zoning – Section 3-8 Flood Plain Management

BACKGROUND INFORMATION

1. The Final Plat for Great Basin Estates Phase 1B was recorded on June 29, 2017.
2. The Final Plat for Great Basin Estates Phase 2 was approved by City Council on August 14, 2018.
3. The Final Plat for Great Basin Estates Phase 3 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City code.
4. The Planning Commission reviewed and recommended a conditional approval to the City Council on the Preliminary Plat on May 3, 2016.

5. The City Council conditionally approved the Preliminary Plat at its meeting on May 24, 2016.
6. Phasing was shown on the preliminary plat.
7. Under the conditional approval for the preliminary plat, a modification of standards was granted for all lot dimensions.
8. The subdivision is located on APN 001-633-030, shown as parcel E on Final Plat for Phase 2.
9. The proposed subdivision consists of 38 lots with no additional phases.
10. The total subdivided area is approximately 9.650 acres in size.
11. The proposed density is 5.09 units per acre.
12. Approximately 2.187 acres are offered for dedication for street development.
13. The area proposed for subdivision has been removed from the FEMA Special Flood Hazard Area by a Letter of Map Revision submitted to and approved by FEMA as Case No. 16-09-0367P with an effective date of April 3, 2017.
14. The property is located off Opal Drive and Clarkson Drive.

MASTER PLAN:

Land Use

1. Conformance with the Land Use component of the Master Plan was evaluated with review and approval of the Preliminary Plat. The Final Plat is in conformance with the Preliminary Plat and the Master Plan.

The proposed subdivision is in conformance with the Land Use Component of the Master Plan.

Transportation

2. Conformance with the Transportation component of the Master Plan was evaluated with review and approval of the Preliminary Plat. The Final Plat is in conformance with the Preliminary Plat.

The proposed subdivision is in conformance with Transportation Component of the Master Plan.

ELKO REDEVELOPMENT PLAN:

1. The property is not located within the Redevelopment Area.

ELKO WELLHEAD PROTECTION PLAN:

1. The property lies within the 20 year capture zone for the City of Elko.

The proposed subdivision is in conformance with the Wellhead Protection Program. The sanitary sewer will be connected to a programed sewer system and all street drainage will report to a storm sewer system.

SECTION 3-3-6 FINAL PLAT STAGE (STAGE III)

Pre-submission Requirements (A)(1) – The Final Plat is in conformance with the zone requirements. A modification of standards for the lot dimensions was granted with the conditional approval of the Preliminary Plat.

Pre-submission Requirements (A)(2) – The proposed final plat conforms to the preliminary plat.

Pre-submission Requirements (A)(3) – The Title Sheet includes an affidavit for public utilities and no objections were received from public utilities upon notification for the Preliminary Plat.

SECTION 3-3-8 INFORMATION REQUIRED FOR FINAL PLAT SUBMITTAL

A. Form and Content-The final plat conforms to the required size specifications and provides the appropriate affidavits and certifications.
B. Identification Data
    1. The subdivision map identified the subdivision, and provides its location by section, township, range and county.
    2. The subdivision map was prepared by a properly licensed surveyor.
    3. The subdivision map provides a scale, north point, and date of preparation.
C. Survey Data
    1. The boundaries of the tract are fully balanced and closed.
    2. All exceptions are noted on the plat.
    3. The location and description of cardinal points are tied to a section corner.
    4. The location and description of any physical encroachments upon the boundary of the tract are noted on the plat.
D. Descriptive Data
    1. The name, right of way lines, courses, lengths and widths of all streets and easements are noted on the plat.
    2. All drainage ways are noted on the plan.
    3. All utility and public service easements are noted on the plat.
    4. The location and dimensions of all lots, parcels and exceptions are shown on the plat.
    5. All residential lots are numbered consecutively on the plat.
    6. There are no sites dedicated to the public shown on the plat.
    7. The location of adjoining subdivisions are noted on the plat with required information.
    8. There are no deed restrictions proposed.
E. Dedication and Acknowledgment
    1. The owner's certificate has the required dedication information for all easements and right of ways.
    2. The execution of dedication is acknowledged and certified by a notary public.
F. Additional Information
    1. All centerline monuments for streets are noted as being set on the plat.
    2. The centerline and width of each right of way is noted on the plat.
    3. The plat indicates the location of monuments that will be set to determine the boundaries of the subdivision.
    4. The length and bearing of each lot line is identified on the plat.
    5. The city boundary adjoining the subdivision is not identified on the plat, as the plat is not adjoining a boundary.
    6. The plat identifies the location of the section lines, and $1/16^{th}$ section line adjoining the subdivision boundaries.
G. City Engineer to Check
    1. The Engineer shall check the final map for accuracy of dimensions, placement of monuments, the establishment of survey records, and conformance with the preliminary map.
        a) Closure calculations have been provided.

b) Civil improvement plans have been provided, previous civil improvement plans have been approved for this subdivision.
c) Civil improvement plans for drainage have been submitted.
d) An engineer's estimate has **not** been provided.

2. It appears the lot closures are within the required tolerances.

H. Required certifications
1. The Owner's Certificate is shown on the final plat.
2. The Owner's Certificate offers for dedication all right of ways shown on the plat.
3. A Clerk Certificate is shown on the final plat, certifying the signature of the City Council.
4. The Owner's Certificate offers for dedication all easements shown on the plat.
5. A Surveyor's Certificate is shown on the plat and provides the required language.
6. The City Engineer's Certificate is listed on the plat.
7. A certificate from the Nevada Division of Environmental Protection is provided with the required language.
8. A copy of review by the state engineer is not available at this time.
9. A certificate from the Division of Water Resources is provided on the plat with the required language.
10. The civil improvement plans identify the required water meters for the subdivision.

SECTIONS 3-3-20 through 3-3-27 (inclusive)

1. The proposed subdivision was evaluated for conformance to the referenced sections of code during the preliminary plat process. A modification of standards for lot dimensions was approved during that process.

Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms Sections 3-3-20 through 3-3-27 (inclusive).

SECTION 3-3-40-RESPONSIBILITY FOR IMPROVEMENTS

The Subdivider shall be responsible for all required improvements in conformance with Section 3-3-40 of city code.

SECTION 3-3-41-ENGINEERING PLANS

The Subdivider has submitted civil improvement plans in conformance with section 3-3-41 of City code. The plans have been approved by city staff.

SECTION 3-3-42-CONSTRUCTION AND INSPECTION

The Subdivider has submitted plans to the city and state agencies for review to receive all required permits in accordance with the requirements of Section 3-3-42 of city code.

SECTION 3-3-43-REQUIRED IMPROVEMENTS

The Subdivider has submitted civil improvement plans which are in conformance with Section 3-3-43 of city code.

Civil improvements include curb, gutter and sidewalk, paving and utilities within the Village Parkway, Village Green Circle, Nicole Court and Opal Drive right of ways.

SECTION 3-3-44-AGREEMENT TO INSTALL IMPROVEMENTS

The Subdivider will be required to enter into a Performance Agreement to address to conform to Section 3-3-44 of city code.

SECTION 3-3-45-PERFORMANCE GUARANTEE

The Subdivider will be required to provide a Performance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-45 of city code.

SECTIONS 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G) and 3-2-17

1. The proposed subdivision was evaluated for conformance to the referenced sections of code during the preliminary plat process. A modification of standards for lot dimensions was approved during that process.

Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms to Sections 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G) and 3-2-17 of city code.

SECTION 3-8-FLOODPLAIN MANAGEMENT

1. The proposed subdivision has been removed from the FEMA Special Flood Hazard Area by a Letter of Map Revision submitted to and approved by FEMA as Case No. 16-09-0367P with an effective date of April 3, 2017.

The proposed development is in conformance with Section 3-8 of city code.

FINDINGS

1. The Final Plat for Great Basin Estates Phase 3 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City code.

2. The Final Plat is in conformance with the Preliminary Plat.

3. The proposed subdivision is in conformance with the Land Use Component of the Master Plan.

4. The proposed subdivision is in conformance with Transportation Component of the Master Plan.

5. Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms Sections 3-3-20 through 3-3-27 (inclusive).

6. The Subdivider shall be responsible for all required improvements in conformance with Section 3-3-40 of city code.

7. The Subdivider has submitted civil improvement plans in conformance with section 3-3-41 of City code. The plans have been approved by city staff.

8. The Subdivider has submitted plans to the city and state agencies for review to receive all required permits in accordance with the requirements of Section 3-3-42 of city code.

9. The Subdivider has submitted civil improvement plans which are in conformance with Section 3-3-43 of city code.

10. The Subdivider will be required to enter into a Performance Agreement to conform to Section 3-3-44 of city code.

11. The Subdivider will be required to provide a Performance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-45 of city code.

12. Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms to Sections 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G) and 3-2-17 of city code.

13. The proposed development is in conformance with Section 3-8 of city code.

14. The subdivision is in conformance with 3-8 Floodplain Management.

RECOMMENDATION

Staff recommends **approval** of the subdivision based on the following conditions:

1. The Developer shall execute a Performance Agreement in accordance with Section 3-3-44 of city code. The Performance Agreement shall be secured in accordance with Section 3-3-45 of city code. In conformance with Section 3-3-44 of city code, the public improvements shall be completed within a time of no later than two (2) years of the date of Final Plat approval by the City Council unless extended as stipulated in city code.

2. The Performance Agreement shall be approved by the City Council.

3. The Developer shall enter into the Performance Agreement within 30 days of approval of the Final Plat by the City Council.

4. The Final Plat is approved for 38 single family residential lots.

5. The Utility Department will issue a Will Serve Letter for the subdivision.

6. State approval of the subdivision is required.

7. Conformance with Preliminary Plat conditions is required.

8. Civil improvements are to comply with Chapter 3-3 of City code.

9. The Owner/Developer is to provide the appropriate contact information for the qualified engineer and engineering firm contracted to oversee the project along with the required inspection and testing necessary to produce an As-Built for submittal to the City of Elko. The Engineer of Record is to ensure all materials meet the latest edition Standard Specifications for Public Works. All Right –of-Way and utility improvements are to be certified by the Engineer of Record for the project.

10. An engineer's estimate for the public improvements shall be provided prior to the final plat being presented to the City Council to allow for finalization of the required Performance Agreement.

11. Modify Planning Commission approval jurat to the 3rd day of May, 2016 prior to City Council approval.

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 9/6

Do not use pencil or red pen, they do not reproduce

Title: Final Plat 11-18 Great Basin Estates Phase 3

Applicant(s): Parrado Partners, LP

Site Location: Extension of Village Parkway + Opal Drive

Current Zoning: R Date Received: 8/15/18 Date Public Notice: N/A

COMMENT: This is to subdivide 9.65 acres into 38 Lots.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 8/24/18

- Recommend approval as presented by Staff

SAW

Initial

City Manager: Date: 8/24/18

Recommend approval based upon conditions listed in Staff Report.

Initial

CITY OF ELKO PLANNING DEPARTMENT
1751 College Avenue * Elko * Nevada * 89801
(775) 777-7160 * (775) 777-7219 fax

APPLICATION FOR FINAL PLAT APPROVAL

APPLICANT(s):	Parrado Partners, LP
MAILING ADDRESS:	12257 Business Park Drive #8, Truckee, CA 96161
PHONE NO (Home)	**(Business)** (530) 587-0740
NAME OF PROPERTY OWNER (If different):	
(Property owner consent in writing must be provided)	
MAILING ADDRESS:	
LEGAL DESCRIPTION AND LOCATION OF PROPERTY INVOLVED (Attach if necessary):	
ASSESSOR'S PARCEL NO.:	001-633-030 **Address** Flagstone Dr/Granite Dr
Lot(s), Block(s), &Subdivision	Lot E, Great Basin Estates Subdivision, Phase 2
Or Parcel(s) & File No.	
PROJECT DESCRIPTION OR PURPOSE:	
APPLICANT'S REPRESENTATIVE OR ENGINEER:	High Desert Engineering, LLC

FILING REQUIREMENTS:

Complete Application Form: In order to begin processing the application, an application form must be complete and signed. *Complete* applications are due at least 21 days prior to the next scheduled meeting of the Elko City Planning Commission (meetings are the 1st Tuesday of every month), and must include the following:

1. One .pdf of the entire application, and ten (10) 24" x 36" copies of the final plat folded to a size not to exceed 9"x12" provided by a properly licensed surveyor, as well as one (1) set of reproducible plans 8 ½" x 11" in size and any required supporting data, prepared in accordance with Section 3-3-8 of Elko City Code (see attached checklist).
2. Pre-Submission Requirements:
    a. The final plat shall meet all requirements of the zoning district in which located, and any necessary zoning amendment shall have been adopted by the Elko City Council prior to filing of the final plat.
    b. The final plat shall conform closely to the approved preliminary plat and be prepared in accordance with the provisions of the City Subdivision Ordinance.
    c. The final plat submittal shall include a letter signifying approval of utility easements by all public utilities involved, and shall be so indicated by an affidavit on the map.
    d. A complete set of construction plans for all public improvements associated with the final plat shall have been approved or substantially approved by the City Engineer.

Fee: $750.00 + $25.00 per lot including remainder parcels; non-refundable.

Other Information: The applicant is encouraged to submit other information and documentation to support the request.

RECEIVED
AUG 15 2018

Final Plat Checklist as per Elko City Code 3-3-8

Identification Data	
	Subdivision Name
	Location and Section, Township and Range
	Name, address and phone number of subdivider
	Name, address and phone number of engineer/surveyor
	Scale, North Point and Date of Preparation
	Location maps
Survey Data (Required)	
	Boundaries of the Tract fully balanced and closed
	Any exception within the plat boundaries
	The subdivision is to be tied to a section corner
	Location and description of all physical encroachments
Descriptive Data	
	Street Layout, location, widths, easements
	All drainageways, designated as such
	All utility and public service easements
	Location and dimensions of all lots, parcels
	Residential Lots shall be numbered consecutively
	All sites to be dedicated to the public and proposed use
	Location of all adjoining subdivisions with name date, book and page
	Any private deed restrictions to be imposed upon the plat
Dedication and Acknowledgment	
	Statement of dedication for items to be dedicated
	Execution of dedication ackowledged by a notary public
Additional Information	
	Street CL, and Monuments identified
	Street CL and width shown on map
	Location of mounuments used to determine boudaries
	Each city boundary line crossing or adjoing the subdivision
	Section lines crossing the subdivision boundaries
City Engineer to Check	
	Closure report for each of the lots
	Civil Improvement plans
	Estimate of quantities required to complete the improvements
Required Certifications	
	All parties having record title in the land to be subdivided
	Offering for dedication
	Clerk of each approving governing body
	Easements
	Surveyor's Certificate
	City Engineer
	State Health division
	State Engineer
	Division of Water Resources
	City Council

By My Signature below:

☒ I consent to having the City of Elko Staff enter on my property for the sole purpose of inspection of said property as part of this application process.

☐ I object to having the City of Elko Staff enter onto my property as a part of their review of this application. (Your objection will not affect the recommendation made by the staff or the final determination made by the City Planning Commission or the City Council.)

☒ I acknowledge that submission of this application does not imply approval of this request by the City Planning Department, the City Planning Commission and the City Council, nor does it in and of itself guarantee issuance of any other required permits and/or licenses.

☒ I acknowledge that this application may be tabled until a later meeting if either I or my designated representative or agent is not present at the meeting for which this application is scheduled.

☒ I acknowledge that, if approved, I must provide an AutoCAD file containing the final subdivision layout on NAD 83 NV East Zone Coordinate System to the City Engineering Department when requesting final map signatures for recording.

☒ I have carefully read and completed all questions contained within this application to the best of my ability.

Applicant / Agent Robert E. Morley, P.L.S.
(Please print or type)

Mailing Address 640 Idaho Street
Street Address or P.O. Box

Elko, Nevada 89801
City, State, Zip Code

Phone Number: 775-738-4053

Email address: remorley@frontiernet.net

SIGNATURE: Robert E. Morley

FOR OFFICE USE ONLY

38 Lots × 25 = $950 + $750 = $1700

File No.: 11-18 **Date Filed:** 8/15/18 **Fee Paid:** $1700 CK# 1504

RECEIVED
AUG 15 2018

Parcel name: Lot 44

North: 28473550.8913 East : 612360.1426
Line Course: S 48-15-09 E Length: 59.00
North: 28473511.6062 East : 612404.1617
Line Course: S 41-44-51 W Length: 100.00
North: 28473436.9976 East : 612337.5768
Line Course: N 48-15-09 W Length: 74.00
North: 28473486.2704 East : 612282.3664
Line Course: N 41-44-51 E Length: 9.55
North: 28473493.3955 East : 612288.7253
Line Course: N 41-44-51 E Length: 75.45
North: 28473549.6878 East : 612338.9636
Curve Length: 23.56 Radius: 15.00
Delta: 90-00-00 Tangent: 15.00
Chord: 21.21 Course: N 86-44-51 E
Course In: S 48-15-09 E Course Out: N 41-44-51 E
RP North: 28473539.7000 East : 612350.1549
End North: 28473550.8913 East : 612360.1426

Perimeter: 341.56 Area: 7,352 S.F. 0.169 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 341,560,000.00

Parcel name: Lot 45

North: 28473511.6062 East : 612404.1617
Line Course: S 48-15-09 E Length: 60.00
North: 28473471.6552 East : 612448.9269
Line Course: S 41-44-51 W Length: 100.00
North: 28473397.0466 East : 612382.3420
Line Course: N 48-15-09 W Length: 60.00
North: 28473436.9975 East : 612337.5768
Line Course: N 41-44-51 E Length: 100.00
North: 28473511.6062 East : 612404.1617
Line Course: S 21-04-39 W Length: 0.00
North: 28473511.6062 East : 612404.1617

Perimeter: 320.00 Area: 6,000 S.F. 0.138 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000

Precision 1: 320,000,000.00

Parcel name: Lot 46

North: 28473471.6552 East : 612448.9268
Line Course: S 48-15-09 E Length: 60.00
North: 28473431.7042 East : 612493.6920
Line Course: S 41-44-51 W Length: 100.00
North: 28473357.0956 East : 612427.1071
Line Course: N 48-15-09 W Length: 60.00
North: 28473397.0465 East : 612382.3419
Line Course: N 41-44-51 E Length: 100.00
North: 28473471.6552 East : 612448.9268
Line Course: S 31-08-20 W Length: 0.00
North: 28473471.6552 East : 612448.9268

Perimeter: 320.00 Area: 6,000 S.F. 0.138 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 320,000,000.00

Parcel name: Lot 47

North: 28473431.7042 East : 612493.6920
Line Course: S 48-15-09 E Length: 60.00
North: 28473391.7532 East : 612538.4571
Line Course: S 41-44-51 W Length: 100.00
North: 28473317.1446 East : 612471.8722
Line Course: N 48-15-09 W Length: 60.00
North: 28473357.0955 East : 612427.1070
Line Course: N 41-44-51 E Length: 100.00
North: 28473431.7042 East : 612493.6920
Line Course: S 44-32-56 W Length: 0.00
North: 28473431.7042 East : 612493.6920

Perimeter: 320.00 Area: 6,000 S.F. 0.138 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 320,000,000.00

Parcel name: Lot 48

North: 28473391.7532 East : 612538.4571
Line Course: S 48-15-09 E Length: 60.00
North: 28473351.8022 East : 612583.2223
Line Course: S 41-44-51 W Length: 100.00
North: 28473277.1936 East : 612516.6374
Line Course: N 48-15-09 W Length: 60.00
North: 28473317.1445 East : 612471.8722
Line Course: N 41-44-51 E Length: 100.00
North: 28473391.7532 East : 612538.4571
Line Course: S 46-10-09 W Length: 0.00
North: 28473391.7532 East : 612538.4571

Perimeter: 320.00 Area: 6,000 S.F. 0.138 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 320,000,000.00

Parcel name: Lot 49

North: 28473311.8512 East : 612627.9874
Line Course: N 48-15-09 W Length: 60.00
North: 28473351.8021 East : 612583.2222
Line Course: S 41-44-51 W Length: 100.00
North: 28473277.1935 East : 612516.6373
Line Course: S 48-15-09 E Length: 60.00
North: 28473237.2425 East : 612561.4025
Line Course: N 41-44-51 E Length: 100.00
North: 28473311.8512 East : 612627.9874
Line Course: S 36-17-33 W Length: 0.00
North: 28473311.8512 East : 612627.9874

Perimeter: 320.00 Area: 6,000 S.F. 0.138 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 320,000,000.00

Parcel name: Lot 50

North: 28473307.5780 East : 612632.7754
Line Course: N 48-15-09 W Length: 6.42
North: 28473311.8528 East : 612627.9855

```
Line  Course: S 41-44-51 W  Length: 100.00
        North: 28473237.2442          East : 612561.4006
Line  Course: S 48-15-09 E  Length: 25.06
        North: 28473220.5580          East : 612580.0975
Line  Course: S 37-41-16 E  Length: 43.58
        North: 28473186.0708          East : 612606.7405
Line  Course: N 41-45-12 E  Length: 105.55
        North: 28473264.8130          East : 612677.0289
Curve  Length: 61.56                 Radius: 775.00
        Delta: 4-33-04              Tangent: 30.80
        Chord: 61.54                 Course: N 45-58-37 W
    Course In: S 46-17-55 W     Course Out: N 41-44-51 E
    RP  North: 28472729.3656          East : 612116.7424
    End North: 28473307.5826          East : 612632.7754
Line  Course: S 01-47-24 E  Length: 0.00
        North: 28473307.5826          East : 612632.7754

   Perimeter: 342.16   Area: 6,912 S.F. 0.159 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0045                Course: N 00-20-13 E
  Error North: 0.00452                East : 0.00003
Precision  1: 76,037.78
```

```
Parcel name: Lot 51

        North: 28473264.8082          East : 612677.0290
Curve  Length: 74.85                 Radius: 775.00
        Delta: 5-32-02              Tangent: 37.45
        Chord: 74.82                 Course: S 40-56-04 E
    Course In: S 46-17-55 W     Course Out: N 51-49-57 E
    RP  North: 28472729.3608          East : 612116.7425
    End North: 28473208.2818          East : 612726.0533
Line  Course: S 48-00-44 W  Length: 108.30
        North: 28473135.8321          East : 612645.5553
Line  Course: N 37-41-16 W  Length: 63.48
        North: 28473186.0672          East : 612606.7463
Line  Course: N 41-45-12 E  Length: 105.55
        North: 28473264.8095          East : 612677.0347

   Perimeter: 352.18   Area: 7,389 S.F. 0.170 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0058                Course: N 77-25-02 E
  Error North: 0.00125                East : 0.00562
Precision  1: 60,720.69
```

Parcel name: Lot 52

```
        North: 28473208.2841          East : 612726.0514
Curve  Length: 74.85                Radius: 775.00
        Delta: 5-32-01              Tangent: 37.45
        Chord: 74.82                 Course: S 35-24-03 E
    Course In: S 51-49-57 W     Course Out: N 57-21-58 E
    RP  North: 28472729.3631          East : 612116.7405
    End North: 28473147.2966          East : 612769.3940
Line  Course: S 50-43-33 W  Length: 111.20
        North: 28473076.9034          East : 612683.3113
Line  Course: N 32-39-03 W  Length: 69.99
        North: 28473135.8332          East : 612645.5504
Line  Course: N 48-00-44 E  Length: 108.30
        North: 28473208.2829          East : 612726.0484

   Perimeter: 364.34   Area: 7,935 S.F. 0.182 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0032               Course: S 67-29-22 W
  Error North: -0.00121              East : -0.00293
Precision  1: 113,856.25
```

Parcel name: Lot 53

```
        North: 28473147.2961          East : 612769.3946
Curve  Length: 74.85                Radius: 775.00
        Delta: 5-32-01              Tangent: 37.45
        Chord: 74.82                 Course: S 29-52-02 E
    Course In: S 57-21-58 W     Course Out: N 62-53-59 E
    RP  North: 28472729.3626          East : 612116.7410
    End North: 28473082.4133          East : 612806.6542
Line  Course: S 53-39-25 W  Length: 107.04
        North: 28473018.9794          East : 612720.4353
Line  Course: N 32-39-03 W  Length: 68.80
        North: 28473076.9072          East : 612683.3165
Line  Course: N 50-43-33 E  Length: 111.20
        North: 28473147.3003          East : 612769.3993
Line  Course: S 90-00-00 E  Length: 0.00
        North: 28473147.3003          East : 612769.3993

   Perimeter: 361.89   Area: 7,824 S.F. 0.180 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0063               Course: N 47-53-33 E
  Error North: 0.00425               East : 0.00471
Precision  1: 57,442.86
```

Parcel name: Lot 54

```
        North: 28473069.3312          East : 612868.4368
Curve  Length: 63.52                Radius: 825.00
        Delta: 4-24-42              Tangent: 31.78
        Chord: 63.51                 Course: N 26-32-30 W
    Course In: S 65-39-51 W     Course Out: N 61-15-09 E
    RP  North: 28472729.3617          East : 612116.7416
    End North: 28473126.1459          East : 612840.0585
Line  Course: N 63-48-49 E  Length: 103.71
        North: 28473171.9123          East : 612933.1240
Line  Course: S 33-34-46 E  Length: 76.31
        North: 28473108.3370          East : 612975.3305
Line  Course: S 68-46-47 W  Length: 108.63
        North: 28473069.0179          East : 612874.0661
Line  Course: S 65-39-51 W  Length: 5.00
        North: 28473066.9574          East : 612869.5104
Line  Course: N 24-20-09 W  Length: 2.61
        North: 28473069.3355          East : 612868.4349

   Perimeter: 359.77   Area: 7,621 S.F. 0.175 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0047                Course: N 24-54-01 W
  Error North: 0.00429                East : -0.00199
Precision  1: 76,548.94
```

Parcel name: Lot 55

```
        North: 28473126.1460          East : 612840.0584
Curve  Length: 58.26                Radius: 825.00
        Delta: 4-02-46              Tangent: 29.14
        Chord: 58.25                 Course: N 30-46-14 W
    Course In: S 61-15-09 W     Course Out: N 57-12-23 E
    RP  North: 28472729.3618          East : 612116.7416
    End North: 28473176.1938          East : 612810.2588
Line  Course: N 57-29-16 E  Length: 100.01
        North: 28473229.9471          East : 612894.5949
Line  Course: S 33-34-46 E  Length: 69.66
        North: 28473171.9120          East : 612933.1234
Line  Course: S 63-48-49 W  Length: 103.71
        North: 28473126.1455          East : 612840.0578

   Perimeter: 331.63   Area: 6,473 S.F. 0.149 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0008                Course: S 50-47-13 W
  Error North: -0.00049               East : -0.00060
Precision  1: 414,550.00
```

Parcel name: Lot 56

```
        North: 28473176.1939          East : 612810.2587
Curve  Length: 70.23                Radius: 825.00
        Delta: 4-52-39              Tangent: 35.14
        Chord: 70.21                 Course: N 35-13-56 W
    Course In: S 57-12-23 W     Course Out: N 52-19-44 E
    RP  North: 28472729.3620          East : 612116.7414
    End North: 28473233.5426          East : 612769.7552
Curve  Length: 22.40                Radius: 15.00
        Delta: 85-33-39             Tangent: 13.88
        Chord: 20.38                 Course: N 05-06-33 E
    Course In: N 52-19-44 E     Course Out: N 42-06-37 W
    RP  North: 28473242.7095          East : 612781.6281
    End North: 28473253.8373          East : 612771.5697
Line  Course: N 47-53-23 E  Length: 75.24
        North: 28473304.2903          East : 612827.3869
Line  Course: S 42-06-44 E  Length: 100.22
        North: 28473229.9438          East : 612894.5930
Line  Course: S 57-29-16 W  Length: 100.01
        North: 28473176.1904          East : 612810.2569
Line  Course: N 90-00-00 W  Length: 0.00
        North: 28473176.1904          East : 612810.2569

   Perimeter: 368.09   Area: 8,568 S.F. 0.197 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0039                Course: S 28-20-56 W
  Error North: -0.00347               East : -0.00187
Precision  1: 94,384.62
```

Parcel name: Lot 57

```
   North: 28473304.2895        East : 612827.3875
Line  Course: N 47-53-23 E  Length: 60.35
        North: 28473344.7578          East : 612872.1584
Curve  Length: 21.47                Radius: 15.00
        Delta: 82-00-04             Tangent: 13.04
        Chord: 19.68                 Course: N 88-53-25 E
    Course In: S 42-06-37 E     Course Out: N 39-53-27 E
    RP  North: 28473333.6300          East : 612882.2168
    End North: 28473345.1390          East : 612891.8367
Line  Course: S 50-06-33 E  Length: 84.57
        North: 28473290.9020          East : 612956.7246
Curve  Length: 17.45                Radius: 20.00
        Delta: 49-59-41             Tangent: 9.33
```

```
        Chord: 16.90                Course: S 25-06-43 E
    Course In: S 39-53-27 W     Course Out: N 89-53-08 E
    RP  North: 28473275.5566         East : 612943.8980
    End North: 28473275.5965         East : 612963.8980
Line  Course: S 56-37-37 W  Length: 82.99
        North: 28473229.9447         East : 612894.5925
Line  Course: N 42-06-44 W  Length: 100.22
        North: 28473304.2912         East : 612827.3865
Line  Course: N 90-00-00 W  Length: 0.00
        North: 28473304.2912         East : 612827.3865

   Perimeter: 367.04   Area: 8,586 S.F. 0.197 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0020               Course: N 29-41-16 W
  Error North: 0.00171               East : -0.00098
Precision  1: 183,525.00
```

```
Parcel name: Lot 58

        North: 28473275.5971         East : 612963.8968
Curve  Length: 81.11               Radius: 50.00
        Delta: 92-56-48            Tangent: 52.64
        Chord: 72.51                Course: S 46-35-16 E
    Course In: N 89-53-08 E     Course Out: S 03-03-40 E
    RP  North: 28473275.6970         East : 613013.8967
    End North: 28473225.7683         East : 613016.5668
Line  Course: S 03-03-40 E  Length: 99.50
        North: 28473126.4103         East : 613021.8802
Line  Course: S 68-46-47 W  Length: 49.94
        North: 28473108.3343         East : 612975.3263
Line  Course: N 33-34-46 W  Length: 76.31
        North: 28473171.9097         East : 612933.1198
Line  Course: N 33-34-46 W  Length: 69.66
        North: 28473229.9448         East : 612894.5914
Line  Course: N 56-37-37 E  Length: 82.99
        North: 28473275.5966         East : 612963.8969
Line  Course: S 90-00-00 E  Length: 0.00
        North: 28473275.5966         East : 612963.8969

   Perimeter: 459.51   Area: 11,758 S.F. 0.270 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0005               Course: S 06-41-40 E
  Error North: -0.00053              East : 0.00006
Precision  1: 919,020.00
```

Parcel name: Lot 59

```
        North: 28473225.7683          East : 613016.5668
Curve  Length: 62.48                Radius: 50.00
        Delta: 71-36-03             Tangent: 36.06
        Chord: 58.50                 Course: N 51-08-19 E
    Course In: N 03-03-40 W     Course Out: S 74-39-43 E
    RP  North: 28473275.6970          East : 613013.8968
    End North: 28473262.4713          East : 613062.1159
Line  Course: S 74-39-43 E  Length: 262.30
        North: 28473193.0894          East : 613315.0733
Line  Course: S 80-27-31 W  Length: 217.18
        North: 28473157.0896          East : 613100.8977
Line  Course: S 68-46-47 W  Length: 84.76
        North: 28473126.4104          East : 613021.8848
Line  Course: N 03-03-40 W  Length: 99.50
        North: 28473225.7684          East : 613016.5714

   Perimeter: 726.22   Area: 18,725 S.F. 0.430 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0046               Course: N 89-24-51 E
  Error North: 0.00005               East : 0.00455
Precision  1: 157,873.91
```

Parcel name: Lot 60

```
        North: 28473316.4906          East : 613042.8083
Curve  Length: 61.10                Radius: 50.00
        Delta: 70-00-42             Tangent: 35.02
        Chord: 57.37                 Course: S 19-40-04 E
    Course In: S 35-19-35 W     Course Out: S 74-39-43 E
    RP  North: 28473275.6970          East : 613013.8967
    End North: 28473262.4714          East: 613062.1157
Line  Course: S 74-39-43 E  Length: 262.30
        North: 28473193.0894          East : 613315.0731
Line  Course: N 46-55-41 W  Length: 204.73
        North: 28473332.9029          East : 613165.5185
Line  Course: N 54-33-09 W  Length: 90.62
        North: 28473385.4585          East : 613091.6952
Line  Course: S 35-19-35 W  Length: 84.54
        North: 28473316.4848          East : 613042.8113

   Perimeter: 703.28   Area: 19,445 S.F. 0.446 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0066               Course: S 27-18-00 E
  Error North: -0.00584              East : 0.00301
Precision  1: 106,559.09
```

Parcel name: Lot 61

```
   North: 28473329.2660       East : 612988.7897
Line  Course: N 50-06-33 W  Length: 34.90
        North: 28473351.6483         East : 612962.0121
Line  Course: N 37-00-20 E  Length: 102.79
        North: 28473433.7340         East : 613023.8806
Line  Course: S 54-33-09 E  Length: 83.24
        North: 28473385.4584         East : 613091.6918
Line  Course: S 35-19-35 W  Length: 84.54
        North: 28473316.4847         East : 613042.8080
Curve  Length: 39.65                Radius: 50.00
        Delta: 45-25-49            Tangent: 20.93
        Chord: 38.61                Course: N 77-23-20 W
    Course In: S 35-19-35 W     Course Out: N 10-06-14 W
    RP  North: 28473275.6911         East : 613013.8963
    End North: 28473324.9157         East : 613005.1246
Curve  Length: 17.45                Radius: 20.00
        Delta: 49-59-41            Tangent: 9.33
        Chord: 16.90                Course: N 75-06-24 W
    Course In: N 10-06-14 W     Course Out: S 39-53-27 W
    RP  North: 28473344.6055         East : 613001.6159
    End North: 28473329.2601         East : 612988.7894

   Perimeter: 362.57   Area: 8,289 S.F. 0.190 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0059               Course: S 02-53-31 W
  Error North: -0.00584              East : -0.00030
Precision  1: 61,452.54
```

Parcel name: Lot 62

```
   North: 28473407.8278       East : 612910.4311
Line  Course: N 37-00-20 E  Length: 86.93
        North: 28473477.2481         East : 612962.7536
Line  Course: S 54-33-09 E  Length: 75.03
        North: 28473433.7339         East : 613023.8766
Line  Course: S 37-00-20 W  Length: 102.79
        North: 28473351.6482         East : 612962.0081
Line  Course: N 50-06-33 W  Length: 35.20
        North: 28473374.2229         East : 612935.0002
Curve  Length: 10.93                Radius: 20.00
        Delta: 31-18-01            Tangent: 5.60
        Chord: 10.79                Course: N 34-27-33 W
    Course In: N 39-53-27 E     Course Out: S 71-11-28 W
    RP  North: 28473389.5683         East : 612947.8268
```

```
    End North: 28473383.1200          East : 612928.8948
Curve  Length: 31.36                Radius: 50.00
        Delta: 35-56-09              Tangent: 16.22
        Chord: 30.85                  Course: N 36-46-36 W
    Course In: S 71-11-28 W      Course Out: N 35-15-19 E
    RP  North: 28473366.9994          East : 612881.5648
    End North: 28473407.8288          East : 612910.4259
Line  Course: N 08-52-50 E  Length: 0.00
        North: 28473407.8288          East : 612910.4259

   Perimeter: 342.23   Area: 7,239 S.F. 0.166 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0053                Course: N 79-03-06 W
  Error North: 0.00101                East : -0.00524
Precision  1: 64,573.58


--------------------------------------------------------------------------------

Parcel name: Lot 63

   North: 28473414.6415          East : 612866.4001
Line  Course: N 07-35-56 W  Length: 146.26
        North: 28473559.6171          East : 612847.0591
Line  Course: S 54-33-09 E  Length: 142.02
        North: 28473477.2516          East : 612962.7553
Line  Course: S 37-00-20 W  Length: 86.93
        North: 28473407.8313          East : 612910.4328
Curve  Length: 46.18                Radius: 50.00
        Delta: 52-55-02              Tangent: 24.88
        Chord: 44.56                  Course: N 81-12-12 W
    Course In: S 35-15-19 W      Course Out: N 17-39-43 W
    RP  North: 28473367.0019          East : 612881.5718
    End North: 28473414.6450          East : 612866.4018

   Perimeter: 421.39   Area: 9,139 S.F. 0.210 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0039                Course: N 25-04-50 E
  Error North: 0.00353                East : 0.00165
Precision  1: 108,048.72


--------------------------------------------------------------------------------

Parcel name: Lot 64

   North: 28473458.0698          East : 612756.4434
Line  Course: N 41-44-40 E  Length: 136.10
        North: 28473559.6170          East : 612847.0601
Line  Course: S 07-35-56 E  Length: 146.26
        North: 28473414.6414          East : 612866.4011
```

```
Curve  Length: 48.65                 Radius: 50.00
        Delta: 55-44-56              Tangent: 26.45
        Chord: 46.75                  Course: S 44-27-49 W
    Course In: S 17-39-43 E      Course Out: N 73-24-39 W
    RP  North: 28473366.9983          East : 612881.5711
    End North: 28473381.2736          East : 612833.6522
Line  Course: N 45-09-12 W  Length: 108.90
        North: 28473458.0712          East : 612756.4425
Line  Course: S 08-52-50 E  Length: 0.00
        North: 28473458.0712          East : 612756.4425

   Perimeter: 439.91   Area: 9,913 S.F. 0.228 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0017                 Course: N 32-10-58 W
  Error North: 0.00141                 East : -0.00089
Precision  1: 258,770.59
```

```
Parcel name: Lot 65

   North: 28473398.3800        East : 612703.1787
Line  Course: N 41-44-40 E  Length: 80.00
        North: 28473458.0697          East : 612756.4435
Line  Course: S 45-09-12 E  Length: 108.90
        North: 28473381.2722          East : 612833.6532
Curve  Length: 10.93                 Radius: 20.00
        Delta: 31-18-02              Tangent: 5.60
        Chord: 10.79                  Course: S 32-14-22 W
    Course In: N 73-24-39 W      Course Out: S 42-06-37 E
    RP  North: 28473386.9823          East : 612814.4856
    End North: 28473372.1452          East : 612827.8968
Line  Course: S 47-53-23 W  Length: 63.83
        North: 28473329.3434          East : 612780.5442
Line  Course: N 48-15-17 W  Length: 103.69
        North: 28473398.3823          East : 612703.1798
Line  Course: N 90-00-00 W  Length: 0.00
        North: 28473398.3823          East : 612703.1798

   Perimeter: 367.34   Area: 8,290 S.F. 0.190 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0025                 Course: N 26-06-30 E
  Error North: 0.00228                 East : 0.00112
Precision  1: 146,940.00
```

```
Parcel name: Lot 66
```

```
   North: 28473398.3800       East : 612703.1787
Line  Course: S 48-15-17 E  Length: 103.69
        North: 28473329.3411        East : 612780.5431
Line  Course: S 47-53-23 W  Length: 54.90
        North: 28473292.5274        East : 612739.8152
Curve  Length: 23.29                Radius: 15.00
        Delta: 88-58-41            Tangent: 14.73
        Chord: 21.02                Course: N 87-37-17 W
    Course In: N 42-06-37 W     Course Out: S 46-52-04 W
    RP  North: 28473303.6552        East : 612729.7568
    End North: 28473293.3999        East : 612718.8102
Curve  Length: 73.73                Radius: 825.00
        Delta: 5-07-13             Tangent: 36.89
        Chord: 73.70                Course: N 45-41-33 W
    Course In: S 46-52-04 W     Course Out: N 41-44-51 E
    RP  North: 28472729.3604        East : 612116.7434
    End North: 28473344.8817        East : 612666.0689
Line  Course: N 48-15-09 W  Length: 7.93
        North: 28473350.1619        East : 612660.1524
Line  Course: N 41-44-40 E  Length: 64.62
        North: 28473398.3763        East : 612703.1770
Line  Course: S 90-00-00 E  Length: 0.00
        North: 28473398.3763        East : 612703.1770

   Perimeter: 328.16   Area: 6,570 S.F. 0.151 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0041               Course: S 24-14-30 W
  Error North: -0.00371              East : -0.00167
Precision  1: 80,039.02


--------------------------------------------------------------------------------

Parcel name: Lot 67

   North: 28473350.1625       East : 612660.1514
Line  Course: N 48-15-09 W  Length: 88.68
        North: 28473409.2100        East : 612593.9885
Curve  Length: 23.56                Radius: 15.00
        Delta: 90-00-00            Tangent: 15.00
        Chord: 21.21                Course: N 03-15-09 W
    Course In: N 41-44-51 E     Course Out: N 48-15-09 W
    RP  North: 28473420.4013        East : 612603.9762
    End North: 28473430.3890        East : 612592.7849
Line  Course: N 41-44-51 E  Length: 49.62
        North: 28473467.4099        East : 612625.8244
Line  Course: S 48-15-17 E  Length: 103.67
        North: 28473398.3843        East : 612703.1738
Line  Course: S 41-44-40 W  Length: 64.62
        North: 28473350.1699        East : 612660.1492
Line  Course: N 30-41-59 E  Length: 0.00
        North: 28473350.1699        East : 612660.1492
```

Perimeter: 330.16 Area: 6,651 S.F. 0.153 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0077 Course: N 16-43-22 W
Error North: 0.00736 East : -0.00221
Precision 1: 42,876.62

Parcel name: Lot 68

North: 28473467.4083 East : 612625.8264
Line Course: S 48-15-17 E Length: 103.67
North: 28473398.3827 East : 612703.1758
Line Course: N 41-44-40 E Length: 80.00
North: 28473458.0724 East : 612756.4406
Line Course: N 48-15-19 W Length: 80.37
North: 28473511.5838 East : 612696.4750
Curve Length: 56.70 Radius: 50.00
Delta: 64-58-12 Tangent: 31.84
Chord: 53.71 Course: S 59-15-27 W
Course In: N 63-13-39 W Course Out: S 01-44-33 W
RP North: 28473534.1063 East : 612651.8349
End North: 28473484.1294 East: 612650.3145
Curve Length: 17.45 Radius: 20.00
Delta: 49-59-42 Tangent: 9.33
Chord: 16.90 Course: S 66-44-42 W
Course In: S 01-44-33 W Course Out: N 48-15-09 W
RP North: 28473464.1386 East : 612649.7064
End North: 28473477.4556 East : 612634.7846
Line Course: S 41-44-51 W Length: 13.46
North: 28473467.4133 East : 612625.8223
Line Course: S 90-00-00 E Length: 0.00
North: 28473467.4133 East : 612625.8223

Perimeter: 351.65 Area: 7,196 S.F. 0.165 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0065 Course: N 38-48-39 W
Error North: 0.00505 East : -0.00406
Precision 1: 54,100.00

Parcel name: Lot 69

North: 28473511.5796 East : 612696.4796
Curve Length: 64.43 Radius: 50.00
Delta: 73-50-06 Tangent: 37.56
Chord: 60.07 Course: N 10-08-42 W

```
    Course In: N 63-13-39 W     Course Out: N 42-56-15 E
    RP  North: 28473534.1020          East : 612651.8395
    End North: 28473570.7069          East : 612685.8995
Line  Course: N 42-56-15 E  Length: 85.16
        North: 28473633.0523          East : 612743.9105
Line  Course: S 54-33-09 E  Length: 126.62
        North: 28473559.6182          East : 612847.0611
Line  Course: S 41-44-40 W  Length: 136.10
        North: 28473458.0710          East : 612756.4445
Line  Course: N 48-15-19 W  Length: 80.37
        North: 28473511.5824          East : 612696.4789
Line  Course: N 03-34-35 W  Length: 0.00
        North: 28473511.5824          East : 612696.4789

   Perimeter: 492.68   Area: 15,110 S.F. 0.347 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0029                Course: N 13-24-13 W
  Error North: 0.00278                East : -0.00066
Precision  1: 169,889.66
```

```
Parcel name: Lot 70

   North: 28473581.5078       East : 612635.9433
Line  Course: N 48-15-19 W  Length: 88.98
        North: 28473640.7518          East : 612569.5537
Line  Course: N 46-08-47 E  Length: 96.52
        North: 28473707.6226          East : 612639.1554
Line  Course: S 54-33-09 E  Length: 128.59
        North: 28473633.0460          East : 612743.9109
Line  Course: S 42-56-15 W  Length: 85.16
        North: 28473570.7006          East : 612685.8999
Curve  Length: 53.65                Radius: 50.00
        Delta: 61-28-29            Tangent: 29.73
        Chord: 51.11                Course: N 77-48-00 W
    Course In: S 42-56-15 W     Course Out: N 18-32-14 W
    RP  North: 28473534.0957          East : 612651.8399
    End North: 28473581.5016          East : 612635.9439
Line  Course: S 43-37-31 E  Length: 0.00
        North: 28473581.5016          East : 612635.9439

   Perimeter: 452.90   Area: 12,635 S.F. 0.290 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0062                Course: S 05-10-00 E
  Error North: -0.00618               East : 0.00056
Precision  1: 73,048.39
```

Parcel name: Lot 71

```
   North: 28473581.8964        East : 612517.0211
Line  Course: S 48-30-52 E  Length: 107.41
        North: 28473510.7447         East : 612597.4844
Curve  Length: 17.45                Radius: 20.00
        Delta: 49-59-41             Tangent: 9.33
        Chord: 16.90                 Course: N 16-45-01 E
    Course In: N 48-15-09 W     Course Out: N 81-45-10 E
    RP  North: 28473524.0617         East : 612582.5626
    End North: 28473526.9306         East : 612602.3558
Curve  Length: 69.56                Radius: 50.00
        Delta: 79-42-36             Tangent: 41.74
        Chord: 64.08                 Course: N 31-36-28 E
    Course In: N 81-45-10 E     Course Out: N 18-32-14 W
    RP  North: 28473534.1028         East : 612651.8387
    End North: 28473581.5087         East : 612635.9427
Line  Course: N 48-15-19 W  Length: 88.98
        North: 28473640.7527         East : 612569.5531
Line  Course: S 41-44-51 W  Length: 78.89
        North: 28473581.8940         East : 612517.0242

   Perimeter: 362.30   Area: 7,099 S.F. 0.163 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0040                Course: S 51-25-09 E
  Error North: -0.00249               East : 0.00312
Precision  1: 90,572.50
```

Parcel name: Lot 72

```
   North: 28473581.8964        East : 612517.0211
Line  Course: S 48-30-52 E  Length: 107.41
        North: 28473510.7447         East : 612597.4844
Line  Course: S 41-44-51 W  Length: 63.08
        North: 28473463.6816         East : 612555.4826
Curve  Length: 23.56                Radius: 15.00
        Delta: 90-00-00             Tangent: 15.00
        Chord: 21.21                 Course: S 86-44-51 W
    Course In: N 48-15-09 W     Course Out: S 41-44-51 W
    RP  North: 28473473.6693         East : 612544.2913
    End North: 28473462.4780         East : 612534.3036
Line  Course: N 48-15-09 W  Length: 92.41
        North: 28473524.0091         East : 612465.3577
Line  Course: N 41-44-51 E  Length: 77.59
        North: 28473581.8980         East : 612517.0210

   Perimeter: 364.05   Area: 8,312 S.F. 0.191 ACRES
```

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0015 Course: N 05-02-22 W
Error North: 0.00153 East : -0.00014
Precision 1: 242,700.00

Parcel name: Lot 73

North: 28473588.1956 East : 612393.4351
Line Course: S 48-15-09 E Length: 96.40
North: 28473524.0077 East : 612465.3579
Line Course: N 41-44-51 E Length: 77.59
North: 28473581.8966 East : 612517.0211
Line Course: N 48-15-09 W Length: 111.40
North: 28473656.0722 East : 612433.9071
Line Course: S 41-44-51 W Length: 62.59
North: 28473609.3746 East : 612392.2316
Curve Length: 23.56 Radius: 15.00
Delta: 90-00-00 Tangent: 15.00
Chord: 21.21 Course: S 03-15-09 E
Course In: S 48-15-09 E Course Out: S 41-44-51 W
RP North: 28473599.3869 East : 612403.4229
End North: 28473588.1956 East : 612393.4351

Perimeter: 371.54 Area: 8,595 S.F. 0.197 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: N 00-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 371,540,000.00

Parcel name: Lot 74

North: 28473656.0721 East : 612433.9072
Line Course: N 41-44-51 E Length: 78.89
North: 28473714.9309 East : 612486.4360
Line Course: S 48-15-09 E Length: 111.40
North: 28473640.7553 East : 612569.5500
Line Course: S 41-44-51 W Length: 78.89
North: 28473581.8965 East : 612517.0212
Line Course: N 48-15-09 W Length: 111.40
North: 28473656.0721 East : 612433.9072
Line Course: N 42-11-04 W Length: 0.00
North: 28473656.0721 East : 612433.9072

Perimeter: 380.58 Area: 8,788 S.F. 0.202 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 380,580,000.00

Parcel name: Lot 75

North: 28473714.9308 East : 612486.4361
Line Course: S 48-15-09 E Length: 111.40
North: 28473640.7552 East : 612569.5501
Line Course: N 46-08-47 E Length: 96.52
North: 28473707.6260 East : 612639.1519
Line Course: N 54-33-09 W Length: 105.44
North: 28473768.7767 East : 612553.2554
Line Course: N 48-15-09 W Length: 14.00
North: 28473778.0986 East : 612542.8102
Line Course: S 41-44-51 W Length: 84.67
North: 28473714.9274 East : 612486.4328
Line Course: S 43-28-06 E Length: 0.00
North: 28473714.9274 East : 612486.4328

Perimeter: 412.03 Area: 10,309 S.F. 0.237 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0047 Course: S 44-02-34 W
Error North: -0.00339 East : -0.00328
Precision 1: 87,665.96

Parcel name: Lot 76

North: 28473875.3134 East : 612433.8827
Line Course: N 48-15-09 W Length: 25.00
North: 28473891.9596 East : 612415.2306
Line Course: S 41-44-51 W Length: 63.60
North: 28473844.5085 East : 612372.8826
Line Course: S 48-15-09 E Length: 111.00
North: 28473770.5992 East : 612455.6982
Line Course: N 41-44-51 E Length: 63.60
North: 28473818.0503 East : 612498.0462
Line Course: N 48-15-09 W Length: 86.00
North: 28473875.3134 East : 612433.8827

Perimeter: 349.20 Area: 7,060 S.F. 0.162 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 349,200,000.00

Parcel name: Lot 77

```
   North: 28473844.5086       East : 612372.8825
Line  Course: S 48-15-09 E  Length: 111.00
        North: 28473770.5993         East : 612455.6981
Line  Course: S 41-44-51 W  Length: 63.60
        North: 28473723.1482         East : 612413.3501
Line  Course: N 48-15-09 W  Length: 111.00
        North: 28473797.0575         East : 612330.5345
Line  Course: N 41-44-51 E  Length: 63.60
        North: 28473844.5086         East : 612372.8825
Line  Course: N 32-00-19 W  Length: 0.00
        North: 28473844.5086         East : 612372.8825

   Perimeter: 349.20   Area: 7,060 S.F. 0.162 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000                Course: S 90-00-00 E
  Error North: 0.00000                East : 0.00000
Precision  1: 349,200,000.00
```

Parcel name: Lot 78

```
   North: 28473797.0575       East : 612330.5345
Line  Course: S 48-15-09 E  Length: 111.00
        North: 28473723.1483         East : 612413.3501
Line  Course: S 41-44-51 W  Length: 63.60
        North: 28473675.6972         East : 612371.0021
Line  Course: N 48-15-09 W  Length: 111.00
        North: 28473749.6064         East : 612288.1865
Line  Course: N 41-44-51 E  Length: 63.60
        North: 28473797.0575         East : 612330.5345
Line  Course: N 01-47-24 W  Length: 0.00
        North: 28473797.0575         East : 612330.5345

   Perimeter: 349.20   Area: 7,060 S.F. 0.162 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000                Course: S 90-00-00 E
  Error North: 0.00000                East : 0.00000
Precision  1: 349,200,000.00
```

Parcel name: Lot 79

```
   North: 28473749.6065       East : 612288.1864
Line  Course: S 48-15-09 E  Length: 111.00
        North: 28473675.6972        East : 612371.0020
Line  Course: S 41-44-51 W  Length: 63.60
        North: 28473628.2461        East : 612328.6540
Line  Course: N 48-15-09 W  Length: 111.00
        North: 28473702.1554        East : 612245.8384
Line  Course: N 41-44-51 E  Length: 63.60
        North: 28473749.6065        East : 612288.1864
Line  Course: N 90-00-00 W  Length: 0.00
        North: 28473749.6065        East : 612288.1864

   Perimeter: 349.20   Area: 7,060 S.F. 0.162 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000                Course: S 90-00-00 E
  Error North: 0.00000                East : 0.00000
Precision  1: 349,200,000.00


--------------------------------------------------------------------------------

Parcel name: Lot 80

   North: 28473702.1554       East : 612245.8384
Line  Course: S 48-15-09 E  Length: 111.00
        North: 28473628.2462        East : 612328.6539
Line  Course: S 41-44-51 W  Length: 63.60
        North: 28473580.7951        East : 612286.3059
Line  Course: N 48-15-09 W  Length: 111.00
        North: 28473654.7043        East : 612203.4903
Line  Course: N 41-44-51 E  Length: 63.60
        North: 28473702.1554        East : 612245.8384
Line  Course: N 29-21-28 E  Length: 0.00
        North: 28473702.1554        East : 612245.8384

   Perimeter: 349.20   Area: 7,060 S.F. 0.162 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000                Course: S 90-00-00 E
  Error North: 0.00000                East : 0.00000
Precision  1: 349,200,000.00


--------------------------------------------------------------------------------

Parcel name: Lot 81

   North: 28473654.7044       East : 612203.4903
Line  Course: S 41-44-51 W  Length: 63.60
        North: 28473607.2533        East : 612161.1423
Line  Course: S 48-15-09 E  Length: 111.00
```

```
        North: 28473533.3440          East : 612243.9579
Line  Course: N 41-44-51 E  Length: 63.60
        North: 28473580.7951          East : 612286.3059
Line  Course: N 48-15-09 W  Length: 111.00
        North: 28473654.7044          East : 612203.4903
Line  Course: N 48-21-59 W  Length: 0.00
        North: 28473654.7044          East : 612203.4903

   Perimeter: 349.20   Area: 7,060 S.F. 0.162 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000                 Course: S 90-00-00 E
  Error North: 0.00000                 East: 0.00000
Precision  1: 349,200,000.00
```

```
Parcel name: Street Dedication

   North: 28472369.4166        East : 613949.2330
Line  Course: S 48-15-09 E  Length: 60.00
        North: 28472329.4656          East : 613993.9982
Line  Course: S 41-44-51 W  Length: 226.15
        North: 28472160.7382          East : 613843.4164
Curve  Length: 23.56                 Radius: 15.00
        Delta: 90-00-00             Tangent: 15.00
        Chord: 21.21                 Course: S 03-15-09 E
    Course In: S 48-15-09 E     Course Out: S 41-44-51 W
    RP  North: 28472150.7504          East : 613854.6077
    End North: 28472139.5592          East : 613844.6200
Line  Course: S 48-15-09 E  Length: 188.81
        North: 28472013.8402          East : 613985.4886
Curve  Length: 23.56                 Radius: 15.00
        Delta: 90-00-00             Tangent: 15.00
        Chord: 21.21                 Course: N 86-44-51 E
    Course In: N 41-44-51 E     Course Out: S 48-15-09 E
    RP  North: 28472025.0315          East : 613995.4763
    End North: 28472015.0437          East : 614006.6676
Line  Course: N 41-44-51 E  Length: 63.08
        North: 28472062.1069          East : 614048.6694
Curve  Length: 17.45                 Radius: 20.00
        Delta: 49-59-41             Tangent: 9.33
        Chord: 16.90                 Course: N 16-45-01 E
    Course In: N 48-15-09 W     Course Out: N 81-45-10 E
    RP  North: 28472075.4239          East : 614033.7476
    End North: 28472078.2927          East : 614053.5408
Curve  Length: 244.34                Radius: 50.00
        Delta: 279-59-23            Tangent: 41.96
        Chord: 64.29                 Course: S 48-15-09 E
    Course In: N 81-45-10 E     Course Out: S 01-44-33 W
    RP  North: 28472085.4650          East : 614103.0237
    End North: 28472035.4881          East : 614101.5033
```

Curve Length: 17.45 Radius: 20.00
Delta: 49-59-42 Tangent: 9.33
Chord: 16.90 Course: S 66-44-42 W
Course In: S 01-44-33 W Course Out: N 48-15-09 W
RP North: 28472015.4973 East : 614100.8952
End North: 28472028.8143 East : 614085.9734
Line Course: S 41-44-51 W Length: 63.08
North: 28471981.7512 East : 614043.9717
Curve Length: 23.56 Radius: 15.00
Delta: 90-00-00 Tangent: 15.00
Chord: 21.21 Course: S 03-15-09 E
Course In: S 48-15-09 E Course Out: S 41-44-51 W
RP North: 28471971.7635 East : 614055.1630
End North: 28471960.5722 East : 614045.1752
Line Course: S 48-15-09 E Length: 96.61
North: 28471896.2445 East : 614117.2547
Curve Length: 73.73 Radius: 825.00
Delta: 5-07-13 Tangent: 36.89
Chord: 73.70 Course: S 45-41-33 E
Course In: S 41-44-51 W Course Out: N 46-52-04 E
RP North: 28471280.7232 East : 613567.9291
End North: 28471844.7627 East : 614169.9959
Curve Length: 23.29 Radius: 15.00
Delta: 88-58-41 Tangent: 14.73
Chord: 21.02 Course: S 87-37-17 E
Course In: N 46-52-04 E Course Out: S 42-06-37 E
RP North: 28471855.0180 East : 614180.9426
End North: 28471843.8902 East : 614191.0010
Line Course: N 47-53-23 E Length: 118.73
North: 28471923.5057 East : 614279.0815
Curve Length: 10.93 Radius: 20.00
Delta: 31-18-02 Tangent: 5.60
Chord: 10.79 Course: N 32-14-22 E
Course In: N 42-06-37 W Course Out: S 73-24-39 E
RP North: 28471938.3428 East : 614265.6703
End North: 28471932.6327 East : 614284.8378
Curve Length: 126.19 Radius: 50.00
Delta: 144-36-07 Tangent: 156.68
Chord: 95.27 Course: N 88-53-25 E
Course In: S 73-24-39 E Course Out: N 71-11-28 E
RP North: 28471918.3573 East : 614332.7566
End North: 28471934.4779 East : 614380.0866
Curve Length: 10.93 Radius: 20.00
Delta: 31-18-01 Tangent: 5.60
Chord: 10.79 Course: S 34-27-33 E
Course In: N 71-11-28 E Course Out: S 39-53-27 W
RP North: 28471940.9262 East : 614399.0186
End North: 28471925.5808 East : 614386.1921
Line Course: S 50-06-33 E Length: 70.10
North: 28471880.6238 East : 614439.9775
Curve Length: 17.45 Radius: 20.00
Delta: 49-59-41 Tangent: 9.33
Chord: 16.90 Course: S 75-06-24 E

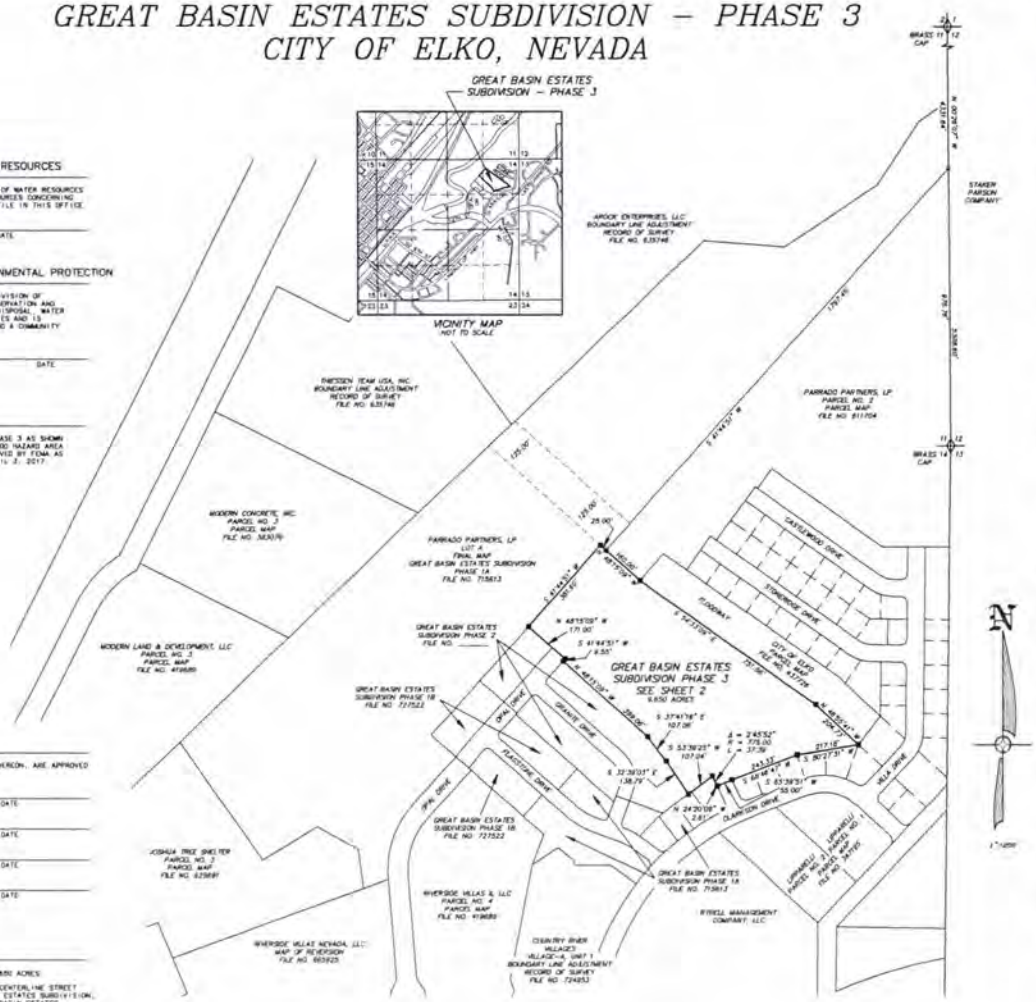
Course In: N 39-53-27 E Course Out: S 10-06-14 E
RP North: 28471895.9692 East : 614452.8041
End North: 28471876.2794 East : 614456.3127
Curve Length: 244.34 Radius: 50.00
Delta: 279-59-22 Tangent: 41.96
Chord: 64.29 Course: S 39-53-27 W
Course In: S 10-06-14 E Course Out: S 89-53-08 W
RP North: 28471827.0548 East : 614465.0844
End North: 28471826.9549 East : 614415.0845
Curve Length: 17.45 Radius: 20.00
Delta: 49-59-41 Tangent: 9.33
Chord: 16.90 Course: N 25-06-43 W
Course In: S 89-53-08 W Course Out: N 39-53-27 E
RP North: 28471826.9150 East : 614395.0845
End North: 28471842.2603 East : 614407.9111
Line Course: N 50-06-33 W Length: 84.57
North: 28471896.4973 East : 614343.0233
Curve Length: 21.47 Radius: 15.00
Delta: 82-00-04 Tangent: 13.04
Chord: 19.68 Course: S 88-53-25 W
Course In: S 39-53-27 W Course Out: N 42-06-37 W
RP North: 28471884.9883 East : 614333.4033
End North: 28471896.1162 East : 614323.3450
Line Course: S 47-53-23 W Length: 135.59
North: 28471805.1950 East : 614222.7568
Curve Length: 22.40 Radius: 15.00
Delta: 85-33-39 Tangent: 13.88
Chord: 20.38 Course: S 05-06-33 W
Course In: S 42-06-37 E Course Out: S 52-19-44 W
RP North: 28471794.0671 East : 614232.8152
End North: 28471784.9002 East : 614220.9422
Curve Length: 192.01 Radius: 825.00
Delta: 13-20-07 Tangent: 96.44
Chord: 191.58 Course: S 31-00-12 E
Course In: S 52-19-44 W Course Out: N 65-39-51 E
RP North: 28471280.7196 East : 613567.9285
End North: 28471620.6891 East : 614319.6237
Line Course: S 24-20-09 E Length: 2.61
North: 28471618.3110 East : 614320.6992
Line Course: S 65-39-51 W Length: 50.00
North: 28471597.7068 East : 614275.1420
Line Course: N 24-20-09 W Length: 2.61
North: 28471600.0849 East : 614274.0664
Curve Length: 323.50 Radius: 775.00
Delta: 23-55-00 Tangent: 164.14
Chord: 321.16 Course: N 36-17-39 W
Course In: S 65-39-51 W Course Out: N 41-44-51 E
RP North: 28471280.7196 East : 613567.9285
End North: 28471858.9366 East : 614083.9615
Line Course: N 48-15-09 W Length: 365.42
North: 28472102.2512 East : 613811.3266
Curve Length: 23.56 Radius: 15.00
Delta: 90-00-00 Tangent: 15.00

```
       Chord: 21.21                Course: S 86-44-51 W
    Course In: S 41-44-51 W     Course Out: N 48-15-09 W
    RP  North: 28472091.0599         East : 613801.3389
    End North: 28472101.0476         East : 613790.1476
Line  Course: S 41-44-51 W  Length: 75.45
       North: 28472044.7554         East : 613739.9093
Line  Course: N 48-15-09 W  Length: 60.00
       North: 28472084.7063         East : 613695.1441
Line  Course: N 41-44-51 E  Length: 381.60
       North: 28472369.4129         East : 613949.2321
Line  Course: S 32-00-19 E  Length: 0.00
       North: 28472369.4129         East : 613949.2321

   Perimeter: 3501.57   Area: 95,280 S.F. 2.187 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0038              Course: S 13-46-59 W
  Error North: -0.00367             East : -0.00090
Precision  1: 921,468.42
```

```
Parcel name: Total Area

   North: 28472443.3259       East : 613866.4175
Line  Course: S 48-15-09 E  Length: 185.00
       North: 28472320.1438         East : 614004.4435
Line  Course: S 54-33-09 E  Length: 751.56
       North: 28471884.2716         East : 614616.6998
Line  Course: S 46-55-41 E  Length: 204.73
       North: 28471744.4581         East : 614766.2544
Line  Course: S 80-27-31 W  Length: 217.18
       North: 28471708.4584         East : 614552.0789
Line  Course: S 68-46-47 W  Length: 243.33
       North: 28471620.3840         East : 614325.2477
Line  Course: S 65-39-51 W  Length: 55.00
       North: 28471597.7193         East : 614275.1346
Line  Course: N 24-20-09 W  Length: 2.61
       North: 28471600.0974         East : 614274.0591
Curve  Length: 37.39                Radius: 775.00
       Delta: 2-45-52              Tangent: 18.70
       Chord: 37.39                 Course: N 25-43-05 W
    Course In: S 65-39-51 W     Course Out: N 62-53-59 E
    RP  North: 28471280.7321         East : 613567.9212
    End North: 28471633.7828         East: 614257.8344
Line  Course: S 53-39-25 W  Length: 107.04
       North: 28471570.3489         East : 614171.6155
Line  Course: N 32-39-03 W  Length: 138.79
       North: 28471687.2064         East : 614096.7357
Line  Course: N 37-41-16 W  Length: 107.06
       North: 28471771.9288         East : 614031.2837
Line  Course: N 48-15-09 W  Length: 399.06
```

```
        North: 28472037.6426          East : 613733.5505
Line  Course: N 41-44-51 E  Length: 9.55
        North: 28472044.7677          East : 613739.9093
Line  Course: N 48-15-09 W  Length: 171.00
        North: 28472158.6279          East : 613612.3286
Line  Course: N 41-44-51 E  Length: 381.60
        North: 28472443.3345          East : 613866.4166

   Perimeter: 3010.90   Area: 420,362 S.F. 9.650 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0086                 Course: N 06-12-57 W
  Error North: 0.00852                 East : -0.00093
Precision  1: 350,104.65
```

GREAT BASIN ESTATES SUBDIVISION – PHASE 3
CITY OF ELKO, NEVADA



APPROVAL – NEVADA DIVISION OF WATER RESOURCES

THIS FINAL PLAT IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

NEVADA DIVISION OF WATER RESOURCES DATE

APPROVAL – NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL PLAT IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL DATE

FEMA NOTE

THE LOTS WITHIN GREAT BASIN ESTATES SUBDIVISION PHASE 3 AS SHOWN HEREON HAVE BEEN REMOVED FROM THE FEMA SPECIAL FLOOD HAZARD AREA BY A LETTER OF MAP REVISION SUBMITTED TO AND APPROVED BY FEMA AS CASE NO. 18-09-0367P WITH AN EFFECTIVE DATE OF APRIL 2, 2019.

APPROVAL – PUBLIC UTILITIES

THE PUBLIC UTILITY EASEMENTS, AS DESIGNATED HEREON, ARE APPROVED BY THE RESPECTIVE UTILITIES EXECUTING BELOW

FRONTIER COMMUNICATIONS DATE

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

SATVIEW BROADBAND DATE

SOUTHWEST GAS CORPORATION DATE

NOTES:

1) THE TOTAL SUBDIVIDED AREA OF THIS MAP EQUALS 6.650 ACRES.

2) BASIS OF BEARINGS: THE LINES BETWEEN THE FOUND CENTERLINE STREET MONUMENTS AS SHOWN ON THE FINAL MAP OF GREAT BASIN ESTATES SUBDIVISION, PHASE 1A, FILE NO. 715813, THE FINAL MAP OF GREAT BASIN ESTATES SUBDIVISION, PHASE 1B, FILE NO. 727522 AND THE FINAL MAP OF GREAT BASIN SUBDIVISION, PHASE 2, FILE NO. _____

3) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

4) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO SOUTHWEST GAS CORP. WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. RIGHTS ARE ALSO GRANTED TO USE EXISTING PUBLIC RIGHTS-OF-WAY FOR THE PURPOSE OF MAINTAINING, INSTALLING, INSPECTING AND REPAIRING SAID UTILITY FACILITIES.

5) IN ADDITION TO ANY EASEMENTS SHOWN, THE LOTS SHOWN ARE SUBJECT TO 7.50 FT. PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG ALL STREET FRONTAGE LINES AND 5.00 FT. PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG ALL SIDE AND REAR BOUNDARY LINES.

6) THIS MAP SUBDIVIDES LOT E AS SHOWN ON THE FINAL MAP OF GREAT BASIN ESTATES SUBDIVISION, PHASE 2, ON FILE IN THE OFFICE OF THE ELKO COUNTY RECORDER, ELKO, NEVADA, FILE NO. _____

LEGEND

◊ = SECTION CORNER AS NOTED

■ = FOUND 5/8" REBAR WITH CAP MARKED PLS 8203

○ = CALCULATED POINT ONLY; NOTHING FOUND OR SET

COUNTY ASSESSOR'S CERTIFICATE

I, KATRINKA S. RUSSELL, CERTIFY THAT THE ASSESSOR'S PARCEL NUMBERS SHOWN ON THIS PLAT ARE CORRECT AND THAT THE PROPOSED PARCELS ARE A DIVISION OF SAID ASSESSOR'S PARCEL NO. _____

ELKO COUNTY TREASURER DATE

COUNTY TREASURER'S CERTIFICATE

I, REBECCA ERICKSON, CERTIFY THAT ALL PROPERTY TAXES ON PARCEL NO. _____ HAVE BEEN PAID FOR THIS FISCAL YEAR.

ELKO COUNTY TREASURER DATE

FILING DATA

FILE NO. _____

FILED AT THE REQUEST OF HIGH DESERT ENGINEERING

DATE _____, 2018

TIME _____ M.

D. MIKE SMALES
ELKO COUNTY RECORDER

OWNERS CERTIFICATE

KNOWN OF ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, ROBERT CAPPS, PRESIDENT OF PARRADO PARTNERS, LP, A CALIFORNIA LIMITED PARTNERSHIP, BEING THE OWNER OF THOSE PARCELS AS SHOWN ON THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION ALL OF THE RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ACCESS, PUBLIC UTILITY AND DRAINAGE PURPOSES AS DESIGNATED HEREON. IN WITNESS I, ROBERT CAPPS, SET MY HAND ON THE DATE SHOWN.

PARRADO PARTNERS, LP.

BY: ROBERT CAPPS, GP PRESIDENT DATE

STATE OF NEVADA
COUNTY OF ELKO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018, BY ROBERT CAPPS, PRESIDENT OF PARRADO PARTNERS, LP.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ROBERT E. MORLEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBERT CAPPS, PRESIDENT OF PARRADO PARTNERS, LP.

2. THE LANDS SURVEYED LIE WITHIN SECTION 14, T.34 N., R.55 E., M.D.B.&M., AND THE SURVEY WAS COMPLETED ON _____

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ROBERT E. MORLEY, P.L.S. 8203

ROBERT E. MORLEY — NEVADA — PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — No. 8203 — Exp 12-31-19

CITY ENGINEER'S REPRESENTATIVE CERTIFICATE

I, _____, REPRESENTATIVE FOR THE CITY ENGINEER OF THE CITY OF ELKO, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FIND IT SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, WITH ALL APPROVED ALTERATIONS, THAT ALL PROVISIONS OF N.R.S. 278.010 THROUGH 278.630, INCLUSIVE, AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; AND THAT THE MONUMENTS AS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED.

CITY ENGINEER OR ENGINEERING REPRESENTATIVE DATE

APPROVAL – CITY OF ELKO PLANNING COMMISSION

AT A REGULAR MEETING OF THE CITY OF ELKO, NEVADA, PLANNING COMMISSION HELD ON THE 5TH DAY OF MAY, 2018, A TENTATIVE MAP OF THIS SUBDIVISION WAS DULY AND REGULARLY APPROVED PURSUANT TO N.R.S. 278.330. THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH SAID TENTATIVE MAP AND ALL ALL CONDITIONS PURSUANT THERETO HAVE BEEN MET.

CHAIRMAN, CITY OF ELKO PLANNING COMMISSION DATE

APPROVAL – CITY OF ELKO CITY COUNCIL

AT A REGULAR MEETING OF THE CITY OF ELKO, NEVADA, CITY COUNCIL HELD ON THE _____ DAY OF _____, 2018, THIS MAP WAS APPROVED FOR SUBDIVISION PURPOSES PURSUANT TO N.R.S. 278.461 THROUGH 278.466, INCLUSIVE, AND ALL APPLICABLE LOCAL ORDINANCES. ALL OFFERS OF DEDICATION, AS SHOWN HEREON, WERE ACCEPTED FOR PUBLIC USE.

MAYOR, CITY OF ELKO, NEVADA DATE

ATTEST: CITY CLERK, CITY OF ELKO, NEVADA DATE

200 0 200 400 600 800

SCALE: 1"=200'

SHEET 1 OF 2

FINAL MAP
OF
GREAT BASIN ESTATES SUBDIVISION PHASE 3
IN
SECTION 14, T.34 N., R.55 E., M.D.B.& M.
CITY OF ELKO, NEVADA

HIGH DESERT ENGINEERING, LLC
640 IDAHO STREET
ELKO, NEVADA 89801
(775) 738-4053

218047

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 85°38'51" W	5.00
L2	N 24°20'09" W	2.81
L3	S 20°12'10" W	35.34
L4	N 48°15'09" W	8.43
L5	N 48°15'09" W	7.93
L6	N 48°15'09" W	25.00
L7	N 48°15'09" W	14.00
L8	S 41°44'51" W	8.55
L9	N 48°15'09" W	30.00
L10	N 24°20'09" W	2.81
L11	S 85°38'51" W	25.00
L12	S 41°44'51" W	13.46

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	2°45'52"	775.00	37.38
C2	15°58'59"	280.00	77.14
C3	21°32'41"	260.00	97.77
C4	68°27'19"	100.00	119.48
C5	5°32'01"	775.00	74.85
C6	5°32'01"	775.00	74.85
C7	5°32'01"	775.00	74.85
C8	4°33'04"	775.00	61.56
C9	90°00'00"	15.00	23.56
C10	4°24'43"	825.00	63.52
C11	4°02'46"	825.00	58.25
C12	4°52'39"	825.00	70.23
C13	85°33'39"	15.00	22.40
C14	82°00'04"	15.00	21.47
C15	49°59'41"	20.00	17.45
C16	31°18'01"	20.00	10.93
C17	35°56'09"	50.00	31.36
C18	31°18'01"	20.00	10.93
C19	88°58'41"	15.00	23.29
C20	5°07'12"	825.00	73.72
C21	49°59'41"	20.00	17.45

LEGEND

- = SET CENTERLINE STREET MONUMENT
- = FOUND CENTERLINE STREET MONUMENT
- = SET 5/8" REBAR WITH CAP MARKED PLS 8203 UNLESS OTHERWISE NOTED.
- = FOUND 5/8" REBAR WITH CAP MARKED PLS 8203
- = CALCULATED POINT ONLY, NOTHING FOUND OR SET
- = STREET RIGHT OF WAY TO BE DEDICATED BY THIS MAP AREA TO BE DEDICATED = 2.187 ACRES 95,280 S.F.

60 0 60 120 180 240

SCALE: 1"=60'

SHEET 2 OF 2

FINAL MAP
OF
GREAT BASIN ESTATES SUBDIVISION PHASE 3
IN
SECTION 14, T.34 N., R.55 E., M.D.B.& M.
CITY OF ELKO, NEVADA

HIGH DESERT ENGINEERING, LLC — 640 IDAHO STREET ELKO, NEVADA 89801 (775) 738-4053

218047

Agenda Item V.A.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of a PER (Preliminary Engineering Report) from Lumos and Associates for the Exit 298 Sewer Force Main and Lift Station Design, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **5 Minutes**

5. Background Information: **The PER is included as supplemental agenda information. Staff will go over a summary of the design and associated costs. RL**

6. Budget Information:

   Appropriation Required: **$250,000.00**
   Budget amount available: **$250,000.00**
   Fund name: **WRF**

7. Business Impact Statement: **N/A**

8. Supplemental Agenda Information: **PER document**

9. Recommended Motion: **Move to approve PER from Lumos and Associates**

10. Prepared By: **Ryan Limberg, Utilities Director**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution:

City of Elko

Exit 298 Sewer Lift Station & Force Main
Preliminary Engineering Report

Final Report
June 2019

Prepared For:

City of Elko
1751 College Avenue
Elko, NV 89801

Prepared By:

LUMOS & ASSOCIATES

308 N. Curry Street, Suite 200
Carson City, NV 89703
(775) 883-7077
www.lumosinc.com

6/5/2019

Table of Contents

List of Tables

List of Figures

Appendices

1.0 INTRODUCTION

This Preliminary Engineering Report (PER) summarizes the preliminary design criteria, alternatives, and design recommendations for the proposed sewer lift station and force mains to be located near Exit 298 off Interstate 80 (I-80) in Elko, Nevada. Based on the options and analyses presented herein, the City of Elko staff has selected the preferred alternatives for the lift station and force main configurations. The preferred alternatives are presented in Section 6.0.

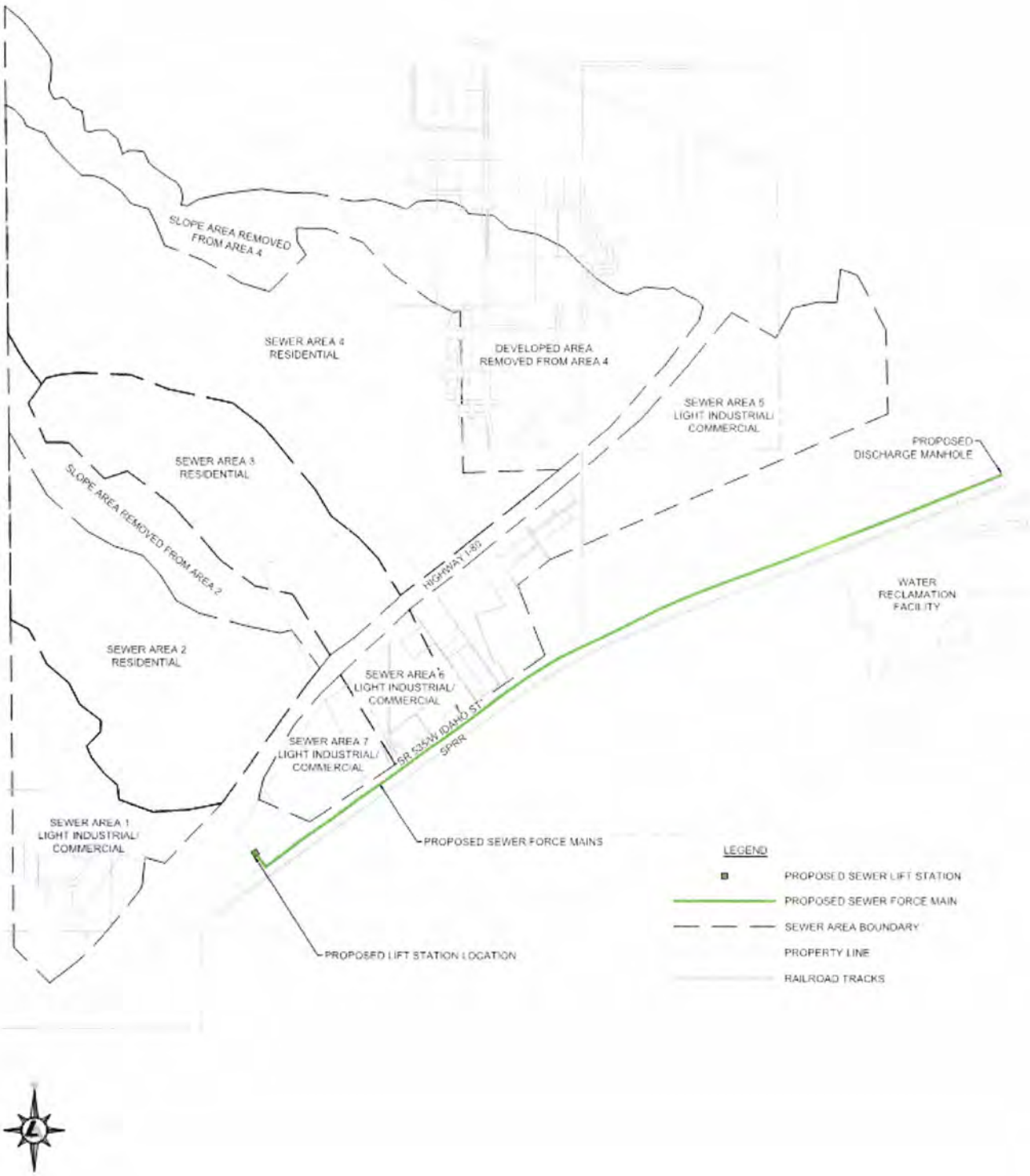
The proposed lift station and force main will serve future development on approximately 1,319 developable acres with anticipated land uses including residential and light industrial/commercial. There are currently four existing industrial/commercial facilities within the Exit 298 sewer service area. These properties currently discharge wastewater to temporary septic systems, but will eventually be required to connect to the City's sewer system contingent on completion of the lift station, force main, and gravity sewer collection system in the service area and reaching a City-determined flow trigger for conversion to the lift station. Pumped sewer flows will ultimately discharge to the City of Elko Water Reclamation Facility (WRF) with a connection to an existing upstream manhole.

2.0 PROJECT LOCATION

The proposed lift station will be located within a 0.15-acre easement on the southwest corner of Assessor's Parcel Number (APN) 001-679-011 (Golden Gate Petroleum). The sewer service area includes approximately 987 developable acres north of I-80 and 332 developable acres south of I-80. Wastewater will be conveyed from the proposed sewer lift station site through approximately 2.2 miles (11,550-ft) of proposed parallel sewer force mains along State Route 535 (SR-535, West Idaho Street) to an existing manhole upstream of the City of Elko WRF.

The proposed lift station location, sewer force main alignment, and sewer service areas are shown in Figure 1.

Figure 1: Project Location and Service Area



3.0 DESIGN CRITERIA

The following sections summarize design criteria that has been determined for the lift station and force main project in coordination with City of Elko staff.

3.1 Generation Factors

Wastewater generation factors used to estimate sewer flows were determined through evaluation of factors used in a previous City of Elko sewer flow study, historical winter water usage for existing light industrial/commercial facilities, factors used by other utilities in Northern Nevada, and industry standards.

The previous sewer flow study was prepared by City of Elko to define the Exit 298 sewer service area and estimate future sewer flows. A map of the sewer flow study and a summary of the flow projections are included in Appendix A. The generation factors used in the study are 1,000 gallons per day per acre (gpd/acre) for light industrial/commercial, 350 gpd/home for residential at a density of 5 homes per acre, and a peaking factor of 1.5 for main collectors. A review of these factors is provided below:

- Light Industrial/Commercial: Historical water usage was limited for existing industrial and commercial facilities in the service area, but for one establishment, Golden Gate Petroleum, the 2018/2019 winter water usage averaged only 103 gpd/acre (7.8 acre site). Recent winter water usage was also reviewed for another existing customer in a different sewer service area of Elko (Cashman Equipment), and existing water usage averaged only 11.3 gpd/acre (11.7 acres developed site area). Wastewater flows typically represent 60-80% of indoor water usage [1], which would translate into sewer flows of 62-82 gpd/acre for Golden Gate Petroleum and 7-9 gpd/acre for Cashman Equipment. These estimated sewer flows are significantly less than the generation factor of 1,000 gpd/acre, however, the type of industrial or commercial development could have a great impact on actual sewer flows. Sewer generation factors used by other utilities in Nevada vary widely from 400 gpd/acre to over 3,000 gpd/acre. After discussions with City of Elko staff, a factor of 800 gpd/acre was determined adequate to cover the wide range of development that could occur.

- Residential: The residential land use density of 5 homes per acre is consistent with the medium density residential designation identified in the 2011 City of Elko Master Plan which ranges from 4 to 8 homes per acre [2]. Although future residential development in the service area could also include low density residential (less than 4 homes per acre) and high density residential (greater than 8 homes per acres), the assumed density of 5 homes per acre provides a good mid-range basis for design purposes. As discussed with City of Elko staff, a sewer generation factor of 350 gpd/home is relatively high and a factor of 250 gpd/home is more reasonable and consistent with planning numbers used by other utilities in Nevada.

- Peaking Factor: A peaking factor of 1.5 is on the lower end of industry standard, but is reasonable because the collection system will be all newer construction (improvements in design/construction against inflow and infiltration than with older infrastructure) and the service area is large enough that flow attenuation will occur in the collection system with varying discharge times to the lift station.

In summary, the factors below are recommended for sizing the sewer lift station and force mains.

- Light Industrial/Commercial: 800 gpd/acre
- Residential: 250 gpd/home at a density of 5 homes per acre = 1,250 gpd/acre
- Pressure System Peaking Factor: 1.5

The recommended wastewater generation factors of 800 gpd/acre for light industrial and commercial, 1,250 gpd/acre for residential, and a peaking factor of 1.5 provide a conservative basis for estimating future flows to account for unknowns in development while also limiting overestimation of flows and oversized infrastructure.

3.2 Lift Station

Recommended lift station design criteria based on industry standards and input from City of Elko is provided below. This report explores two different lift station configurations: a wet well with submersible pumps or a separate dry pit/wet pit arrangement.

- Lift station sizing: based on pressure system peak flow
- Number of pumps: 2 duty + 1 standby (each pump designed to pump 100% of peak flow with alternating lead-lag mode)
- Pump type: TBD
    - Submersible, non-clog, with variable frequency drives (VFDs); or
    - Dry pit, vertically mounted, non-clog, with VFDs and submersible style motors to protect against flooding damage
- Solids-passing: Pumps capable of passing a minimum 2 or 3-inch solid (smaller pumps are sometimes limited to a maximum 2-inch solid)
- Wet well mixing: submersible mixers to kick on before each pump start to stir up solids
- Wet well material: precast concrete with an interior liner for corrosion protection
- Wet well cross-section: circular or rectangular
- Wet well sizing:
    - Operational depth based on minimum cycle time between pump starts of 6-10 minutes (to be confirmed with pump manufacturer)
    - Cross-sectional area as required to accommodate pumps, piping, fittings, and access hatch while maintaining minimum clearances
    - Maximize pump efficiencies (e.g. avoid dead zones or vortexing) and minimize overall structure depth
    - Consider shipping size limitations for precast structures (e.g. 12-ft diameter maximum for precast circular wet wells)
- Access hatches: lightweight material such as aluminum or fiberglass

3.3 Force Main

Recommended design criteria for the force main(s) based on industry standards and input from City of Elko is provided below:

- Force main sizing: based on pressure system peak flow
- Minimum depth of cover: 42-inches

  - Note: other installation requirements may apply within Nevada Department of Transportation (NDOT) and United Pacific Railroad (UPRR) Right-of-Way
- Velocity: 2-6 feet per second (fps)
- Pipe material: High density polyethylene (HDPE) with fused joints
- Pressure class: Adequate for test pressure of 1.25 times the operating pressure (per Standard Specifications for Public Works Construction)
- Hazen-Williams roughness coefficient, "C": 140
- Discharge location: Existing manhole near Hot Springs Road upstream of Elko WRF
  - Manhole rim elevation = 5059.39-ft
  - Top of existing 18-inch gravity sewer pipe = 5052.63-ft
  - Assumed discharge elevation for proposed force main = 5054.56-ft
- Air valves at high points
- Pigging system for force main cleaning (see Section 6.2.3)

4.0 SEWER SYSTEM EVALUATION

4.1 Projected Flows

There are four existing industrial/commercial facilities within the Exit 298 sewer service area that currently discharge wastewater to temporary septic systems. In addition, Komatsu is in the process of constructing a new 189,000 square foot building scheduled for completion in late 2019. Actual sewer flows from these existing facilities and planned expansion are unknown because sewer flows are not monitored, however, estimated sewer flows based on the recommended generation factor of 800 gpd/acre are summarized in Table 1.

Table 1: Current Estimated Sewer Generation

Facility	Land Use	Area [acres]	Sewer Generation Factor	Avg. Flow [gpm]	Peak Flow [gpm]
Existing Facilities					
Swire Coca Cola	Light Industrial/Comm.	3.0	800 gpd/ac	1.7	2.6
Golden Gate Petroleum	Light Industrial/Comm.	7.8	800 gpd/ac	4.3	6.5
Coach America	Light Industrial/Comm.	4.8	800 gpd/ac	2.7	4.1
Komatsu	Light Industrial/Comm.	14.0	800 gpd/ac	7.8	11.7
Subtotal		**29.6**	**-**	**16.5**	**24.9**
Near-Term Growth					
Komatsu Expansion	Light Industrial/Comm.	16.8	800 gpd/ac	9.3	14.0
Total		**46.4**	**-**	**25.8**	**38.9**

The sewer service areas shown in Figure 1 will be developed into a mixture of light industrial, commercial, and residential land uses with a total of approximately 1,319 acres at buildout. Future estimated sewer flows using the recommended generation factors noted in Section 3.1 are summarized in Table 2 and total to a peak flow of approximately 1,500 gpm at buildout.

Table 2: Future Estimated Sewer Generation

Area ID	Land Use	Area [acres]	Sewer Generation Factor	Avg. Flow [gpm]	Peak Flow [gpm]
1	Light Industrial/Commercial	144	800 gpd/ac	80	120
2	Residential	230	1,250 gpd/ac	200	300
3	Residential	177	1,250 gpd/ac	154	231
4	Residential	436	1,250 gpd/ac	378	567
5	Light Industrial/Commercial	245	800 gpd/ac	136	204
6	Light Industrial/Commercial	41	800 gpd/ac	23	35
7	Light Industrial/Commercial	46	800 gpd/ac	26	39
Total		**1,319**	**-**	**997**	**1,496**

4.2 Submersible vs. Dry Pit/Wet Pit Lift Station

This section compares two lift station styles: submersible pumps in a wet well, or a dry pit/wet pit configuration. Conceptual layouts of both options can be found in Appendix E (Figures 1 and 2 for submersible style, Figures 3 and 4 for dry pit/wet pit style).

4.2.1 Submersible Lift Station

A submersible lift station would include a circular wet well with submersible pumps mounted on base elbows with guide rail systems. A separate, rectangular valve vault and flow meter vault would be provided downstream of the lift station with access through a vault hatch.

Pros and cons associated with a submersible lift station are as follows:

Pros
- Lower capital cost
- Smaller footprint
- Shallow valve vault/less excavation
- No confined space entry required
- Jacketed motor not required for cooling
- Shorter lead time on pumps
- Standard precast structure sizes available

Cons
- Submerged equipment not readily accessible
- More difficult to inspect, diagnose, and perform maintenance on pumps
- Maintenance/inspection requires pump removal with a truck-mounted or pedestal-mounted crane and lifting chain

4.2.2 Dry Pit/Wet Pit Lift Station

A dry pit/wet pit lift station would include a rectangular wet well structure with suction piping and a separate, below-grade, rectangular dry pit structure. The dry pit structure would be at the same depth as the wet well and would contain vertical dry pit pumps, discharge piping, and valves.

Pros and cons for a dry pit/wet pit lift station are as follows:

Pros
- Ease of maintenance access
- Operator familiarity
- Inspection and maintenance can be performed without removing the pumps
- Minimizes health and safety risks with reduced exposure to raw sewage (as compared to pulling pumps from active wet well)

Cons
- Higher capital cost
- Confined space entry
- Deep dry pit structure/more excavation
- Flooding concern (sump pump required)
- Shop repairs/rebuilds still require pump removal with crane and lifting chain
- Rectangular wet well required to accommodate pump clearances in dry pit (more likelihood for dead zones)
- Custom sizes needed for large rectangular precast structures

4.2.3 OSHA Requirements for Confined Spaces

For a dry pit/wet pit lift station, the dry pit would be considered a confined space by OSHA standards. Therefore, precautions would need to be taken when entering the dry pit for operation and maintenance purposes. Because the dry pit has the potential for a hazardous atmosphere (due to gases from wastewater), it would be considered a "permit required confined space". For a "permit required confined space", a comprehensive safety plan would need to be prepared and entry permits would need to be issued and recorded for each entry in accordance with OSHA Standard 29 CFR 1910.146. To classify as a "non-permit required confined space", all potential hazards would need to be eliminated or managed (e.g. with automatic/controlled ventilation systems), however, this is more applicable for stations with a building placed over the dry pit where egress is not limited as with a below-grade dry pit.

For a dry pit lift station, the following precautions and design features should be considered:

- Ventilation system with a wall-mount exhaust fan and vent piping to atmosphere that can be activated without entering the dry pit
- Atmospheric monitoring for oxygen levels and hazardous gases prior to and during entry
- Minimum of two personnel on-site for dry pit access (one entrant and one attendant who remains outside the dry pit)
- Proper interior lighting

4.3 Lift Station and Force Main Sizing

Sizing of the lift station and force main were performed using the total peak flows anticipated for the service area. Sizing methodology and analyses are discussed below.

4.3.1 Wet Well Sizing (for Both Lift Station Options)

Because the service area is mostly undeveloped and growth will occur over a long period of time, initial sewer flows will be significantly lower than total estimated buildout flows. To avoid oversized facilities for initial sewer flows, which can result in potential dead zones and pumping inefficiencies, a smaller initial wet well is recommended. The initial wet well would eventually be converted to an upstream manhole for the full buildout wet well. The recommended size for the

initial wet well is approximately 400-600 gpm peak flow pumping capacity with the buildout wet well sized for an ultimate peak flow of 1,500 gpm.

Sizing of the lift station wet well is dictated by multiple factors including: the minimum cycle time between pump starts (minimum operating storage), lag pump storage volume and reserve depth, pump spacing requirements, minimum submergence for anti-vortexing, and the invert elevation of the incoming gravity sewer pipeline. In addition, wet wells with submerged pumps must also consider minimum pump submergence requirements for motor cooling.

Preliminary wet well depths for initial and buildout flows are as follows:

- For an initial wet well inner diameter of 84-inches (or equivalent rectangular cross-section), a peak flow of 400 gpm, and a pump cycling time of 6 minutes, the total minimum structure depth required is 17-ft.
- For a buildout wet well inner diameter of 108-inches (or equivalent rectangular cross-section), a peak flow of 1,500 gpm, and a pump cycling time of 6 minutes, the total minimum structure depth required is 20-ft.

Wet well depths are preliminary and will need to be adjusted during design based on final wet well sizing and pump selections. Preliminary wet well sizing calculations and assumptions are included in Appendix B (B-1 and B-2).

Based on follow up discussions with City staff, an alternative option in wet well sizing is to use a single, deeper wet well structure to balance the requirements for both initial and buildout flows and to reduce potential dead zones by limiting the cross-sectional area and using a wet well mixer to stir up solids prior to pump starts. This option is discussed further in Section 7.1.

4.3.2 Dry Pit Sizing (for Dry Pit/Wet Pit Lift Station)

If a dry pit configuration is utilized, it would be more economical to oversize a single dry pit structure for both initial and buildout pumping systems to reduce the overall footprint and maximize working space for operators rather than design two separate dry pit structures. The dimensions of the dry pit, therefore, would need to take into account pump spacing requirements for both the initial and buildout pumps. The depth of the dry pit structure would need to match the depth of the wet well structures for proper pump operations (e.g. preventing cavitation with pumps elevated too high above low water levels).

With a single dry pit structure, the initial pumps would need to be removed and discharge piping reconfigured to accommodate the buildout pumping system which would have different suction and discharge diameters and vertical spacing requirements. Converting the dry pit from initial to buildout systems would require bypass pumping and more downtime during construction as compared to a conversion between initial and buildout submersible wet well systems.

4.3.3 Buoyancy Analysis

The buoyancy analysis will be finalized after the geotechnical report has been completed and the groundwater level and soil densities are known. If buoyancy is determined to be an issue, the lift station structures and vaults will be equipped with concrete anti-flotation collars at the base to resist buoyant forces through the added weight of concrete and soil above the collars.

4.3.4 Pump and Force Main Sizing

Force main sizing calculations were performed in conjunction with lift station and pumping system sizing calculations at initial and buildout peak flows. Assumptions used for sizing of the pumps and force mains include the peak flows from Tables 1 and 2, estimated wet well depths of 17-ft for the initial wet well and 20-ft for the buildout wet well (per preliminary wet well sizing calculations in Appendix B), and a total force main length of 11,550-ft. System curves were generated for various combinations of parallel force main diameters and compared with pump curves for initial and buildout flows.

Based on the force main and pump sizing analysis, design options including either two (2) or three (3) force mains were developed as outlined below. The advantage of multiple force mains is to provide operational flexibility in handling a range of sewer flows as the service area is developed.

- Option 1: (3) parallel force mains – (1) 6-inch and (2) 8-inch
- Option 2: (2) parallel force mains – (1) 6-inch and (1) 10-inch

Pump and system curves for a three (3) force main system (Option 1) are shown in Figure 2. Pump and system curves for a two (2) force main system (Option 2) are shown in Figure 3. The pump curves shown are example pump options which will need to be finalized during design. Operational points are shown on each graph, which can be accomplished with various combinations of duty pumps and force mains. The system with three (3) force mains allows more flexibility in operational points, but this added flexibility can also be accomplished with the use of VFDs on the pump motors to control speed (VFD curves not shown on graphs). Velocity ranges are also labeled on the graphs which show that a minimum 200 gpm pumping rate is required with a 6-inch force main to maintain a minimum velocity of 2 fps. The options with the initial and buildout pumping systems combined with the force main options as reflected in Figures 2 and 3 are summarized below:

Initial Pumping System

- Number of Pumps: 3 pumps (2 duty + 1 standby)
- Force Main Diameters:
  - Option 1 (Figure 2): 6" or 8"
  - Option 2 (Figure 3): 6" or 10"
- Flow Range: Approximately 100 to 600 gpm, depending on final pump selection, desired velocities, and acceptable turn-down ratios for VFDs

Buildout Pumping System

- Number of Pumps: 3 pumps (2 duty + 1 standby)
- Force Main Diameters:
  - Option 1 (Figure 2): 8" or 6"+8" or 8"+8" or 6"+8"+8"
  - Option 1 (Figure 3): 10" or 6"+10"
- Flow Range: approximately 400 to 1,500 gpm, depending on final pump selection, desired velocities, and acceptable turn-down ratios for VFDs

Figure 2: Pump Curves vs. System Curves for Option 1 (3 Force Mains)

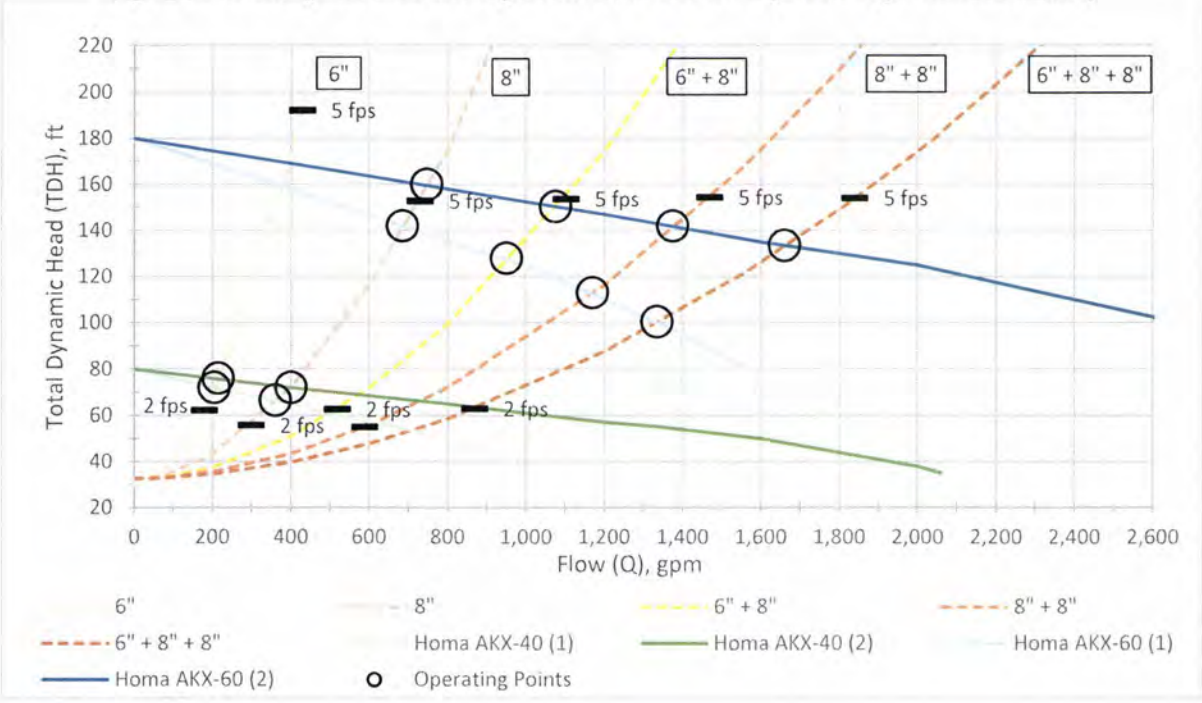
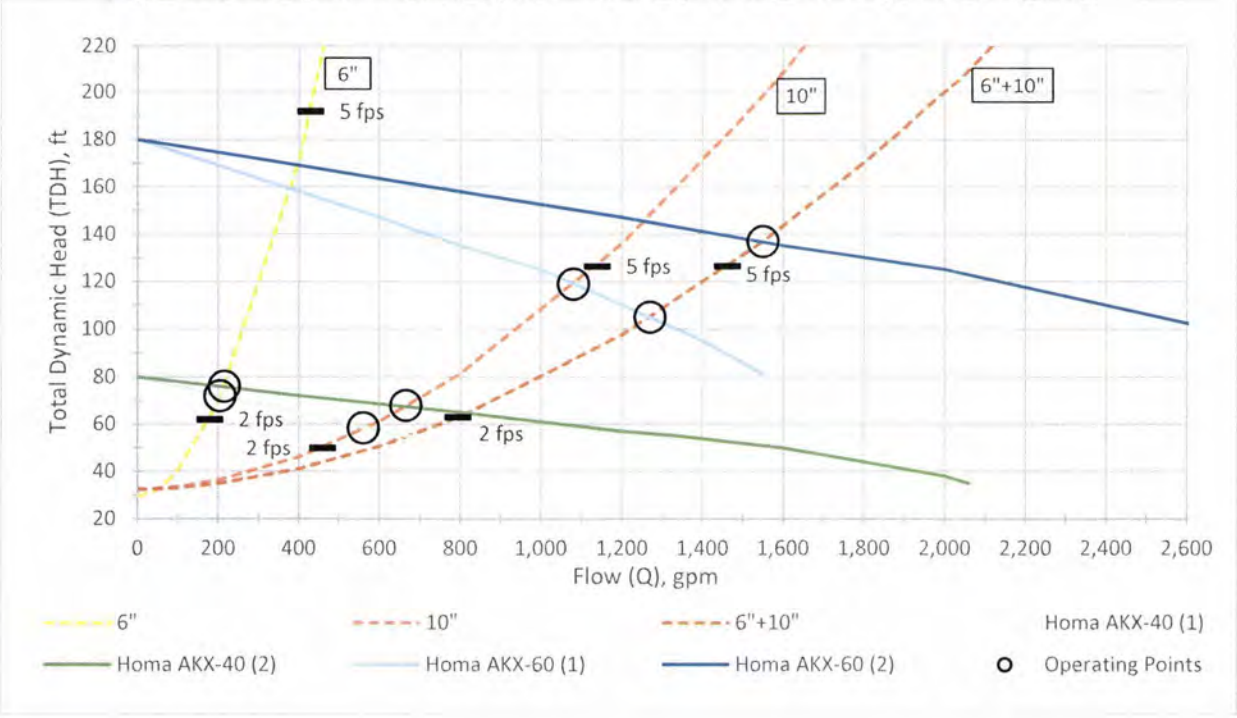


Figure 3: Pump Curves vs. System Curves for Option 2 (2 Force Mains)



4.3.5 Odor Control Analysis

Odor control can become an issue with long detention times in sewer system facilities. Preliminary calculations for wet well filling time and force main detention time can be found in Appendix C. The buildout gravity collection system has not yet been designed or constructed for the service area, and therefore, was not included in this analysis. However, as developments farthest away from the lift station come online, the longer detention times in the gravity system could also lead to odor control issues.

A maximum 2-hour detention time is a typical industry standard for force mains as related to odor control, however, longer detention times could still be acceptable depending on wastewater strength and other area specific conditions (e.g. temperatures). As shown in Appendix C-1, the minimum required pumping rate in a 6-inch force main to achieve a maximum 2-hour detention time is 156 gpm.

Depending on timing of construction and the number of customers connecting to the gravity sewer system, the lift station could initially experience very low flows. A wet well filling time of 30 minutes or less is recommended in accordance with the 10 States Standards [3] to reduce potential odor issues. As shown in Appendix C-2, the minimum influent flow required to meet a wet well filling time of 30 minutes is 20 gpm for a smaller initial wet well and 75 gpm for the buildout wet well.

It is not anticipated that odor control will be needed for the initial lift station. Provisions will be included in the design of the site layout and electrical capacity for the future addition of odor control. In addition, a submersible wet well mixer will be included in the design which kick on before each pump start to stir up settled solids and prevent septic conditions from solids accumulation. Should additional odor control measures become necessary in the future, the options outlined in the subsections below could be considered by the City. It should be noted that space within the existing lift station site easement is limited and additional space could be required for future odor control equipment depending on the system needs.

Option 1: Physical Treatment

An example of physical treatment for odor control is adsorption using activated carbon. An adsorption system typically consists of a vessel with activated carbon media, duct/vent piping connected to the lift station wet well, and a blower assembly. Air from the wet well head space is conveyed to the activated carbon vessel and the odorous compounds adhere to the media. Once the carbon media is exhausted, it must be replaced. Pros and cons of an adsorption system are as follows:

Pros
- Simple to operate (only moving part is a blower)
- Lower capital cost than other options
- Packaged systems available

Cons
- Media replacement can be labor intensive and costly
- More effective for smaller lift stations with lower odor concentrations
- Only treats air at lift station site (does not address odor control issues in force mains and at discharge location)

Option 2: Biological Treatment

Biofilters are a type of biological treatment that can be used to treat foul air from lift station wet wells. Biofiltration units typically consist of below-grade systems (e.g. concrete structures with perforated pipes and gravel) topped with media, such as bark mulch, and air blower/piping assemblies to collect and convey foul air from the wet well head space through the media beds. Microorganisms in the media beds feed on odor-causing compounds in the foul air stream and carbon dioxide is released to the atmosphere as the end product. Above-grade biofiltration systems are also available from equipment manufacturers as a package unit. Pros and cons of a biofiltration system are as follows:

Pros
- Simple maintenance
- Works well with medium to high odor concentrations
- Packaged systems available

Cons
- Media must be replaced periodically (e.g. every 5 years)
- Water supply required to keep media moist
- Leachate waste stream generated from media beds
- Only treats air at lift station site (does not address odor control issues in force mains and at discharge location
- Larger footprint than other options

Option 3: Chemical Treatment

Chemical scrubbing is a type of odor control that can be accomplished through chemical addition to the lift station wet well. Chemical feed systems typically consist of a chemical storage tank on a concrete slab, dosing pumps and controls, and chemical feed piping. Chemicals typically used for odor control at lift stations include Bioxide® (calcium nitrate) or chlorine. Pros and cons of a chemical addition system are as follows:

Pros
- Treatment not limited to wet well (can be used to prevent septic conditions in force mains and resulting downstream odor issues)
- Works well with medium to high odor concentrations
- Package systems available

Cons
- Chemical purchase can be costly over time
- Some chemicals, such as Bioxide®, are proprietary
- Requires integration with control system to operate with pump drawdown cycle

4.3.6 Emergency Storage

In the event of a power outage or pump failure, emergency storage volume should be provided at the lift station site and/or in the upstream gravity system in addition to backup power. A minimum of 30 minutes of emergency storage is recommended. Preliminary emergency storage calculations are provided in Appendix D and summarized below. As demonstrated with the calculations, an onsite emergency storage structure is not required; there is sufficient storage available within the lift station wet well(s), upstream manholes, and upstream gravity sewer mains to provide over 30 minutes of storage at buildout peak flows without surcharging upstream manholes or connected laterals. Calculations were based on a submersible style lift station, but would be comparable for a dry pit/wet pit lift station.

Initial Lift Station

The emergency storage volume within the initial system was calculated as the available volume in upstream gravity mains, manholes, and the initial wet well below a water level elevation of 5,033-ft which provides 3-ft of freeboard in the lowest elevation upstream manhole. These structures combined could provide approximately 58,130 gallons of emergency storage, which is equivalent to 145 minutes of capacity at an initial lift station peak flow of 400 gpm (see Appendix D-1).

Buildout Lift Station

In addition to the volume provided by the initial infrastructure, the buildout wet well would provide an additional 3,930 gallons of emergency storage for a total of 62,060 gallons. This equates to 41 minutes of emergency storage capacity at the buildout peak flow of 1,500 gpm (see Appendix D-2).

5.0 COMPARISON OF ALTERNATIVES AND COSTS

5.1 Lift Station

The lift station components required for the submersible lift station option versus the dry pit/wet pit lift station option are outlined below. Preliminary site layouts and section views of the two lift station options can be found in Appendix E (Figures 1 and 2 for submersible style, Figures 3 and 4 for dry pit/wet pit style).

5.1.1 Submersible Lift Station Option

Initial Wet Well

For the submersible lift station option, the preliminary initial lift station design includes a 60-inch diameter approach manhole, an 84-inch diameter circular wet well with a minimum depth of 17-ft, a duplex or triplex pumping system, valve vault, flow meter vault, and a pig launching station (see Section 6.2.3 for more information on pig launching station).

The pumps would be variable speed, submersible, non-clog pumps capable of passing a 2-inch or 3-inch solid. The pumping system would be designed for a maximum peak flow in the 400-600 gpm range depending on the final pump selection and the force main design. A single pump and force main would initially pump at 100-200 gpm depending on final pump selection, desired velocities, and acceptable turn-down ratios for the VFDs. Pump motors would be rated at 460 volts, 3 phase, 60 hertz with estimated motor sizes ranging from 15-25 horsepower (HP).

Buildout Wet Well

The preliminary buildout lift station design includes the 84-inch diameter initial wet well converted to an approach manhole, a 108-inch diameter circular wet well with a minimum depth of 20-ft, a triplex pumping system, valve vault, flow meter vault (constructed with initial station), and pig launching station (constructed with initial station).

The pumps would be variable speed, submersible, non-clog pumps capable of passing a 3-inch solid. The pumping system would be designed for a maximum peak flow of 1,500 gpm. A single pump and force main would initially pump at around 600 gpm depending on final pump selection,

desired velocities, and acceptable turn-down ratios for the VFDs. Pump motors would be rated at 460 volts, 3 phase, 60 hertz with estimated motor sizes ranging from 40-50 HP.

Conversion from Initial to Buildout

To convert the submersible style lift station from initial to buildout during a future construction phase, the contractor would equip the buildout wet well structure with the pumps, discharge piping, valves, and appurtenances and would connect to the existing discharge piping while the initial wet well remains operational (no bypass pumping needed). After installation of the buildout equipment, pipe plugs would be altered to bypass the initial wet well for removal of initial station equipment and conversion of the wet well structure to an upstream manhole.

5.1.2 Dry Pit/Wet Pit Lift Station Option

Initial Dry Pit/Wet Pit

For the dry pit/wet pit lift station option, the wet pit design would need to be similar in depth and cross sectional area as the submersible station option, however, to accommodate spacing required for a triplex pumping system the wet pit would need to be rectangular. An example preliminary design would include a 60-inch x 120-inch rectangular wet well with a minimum depth of 17-ft. A single rectangular dry pit could be used for both initial and buildout conditions if the dry pit were oversized to accommodate initial and buildout pumping systems. The preliminary dry pit size would be 150-inch x 162-inch at a minimum depth of 20-ft to match the buildout wet pit.

The pumps would be variable speed, dry pit, vertically mounted, non-clog pumps capable of passing a 2-inch or 3-inch solid. The pumping system would be designed for a maximum peak flow in the 400-600 gpm range depending on the final pump selection and the force main design. A single pump and force main would initially pump at 100-200 gpm depending on final pump selection, desired velocities, and acceptable turn-down ratios for the VFDs. Pump motors would be rated at 460 volts, 3 phase, 60 hertz with estimated motor sizes ranging from 15-25 HP.

Buildout Dry Pit/Wet Pit

The initial dry pit would be repurposed as the buildout dry pit to save the cost and space of constructing two separate dry pits. The buildout wet pit would require a similar depth and cross sectional area as the submersible lift station option, but rectangular in shape to accommodate spacing required for a triplex pumping system. The preliminary buildout wet pit size would be approximately 78-inches x 144-inches.

The pumps would be variable speed, dry pit, vertically mounted, non-clog pumps capable of passing a 3-inch solid. The pumping system would be designed for a maximum peak flow of 1,500 gpm. A single pump and force main would initially pump at around 600 gpm depending on final pump selection, desired velocities, and acceptable turn-down ratios for the VFDs. Pump motors would be rated at 460 volts, 3 phase, 60 hertz with estimated motor sizes ranging from 40-60 HP.

Conversion from Initial to Buildout

Converting the dry pit/wet pit style lift station from initial to buildout during a future construction phase would include removal of the initial pumping system and appurtenances, reconfiguration of pump pedestals and inlet/outlet connections, installation of the buildout pumping system and

appurtenances, and conversion of the initial wet well structure into an upstream manhole. This method would require the station to be out of service for 2 weeks with bypass pumping operations using the approach manhole and bypass pumping connection.

5.2 Force Main

5.2.1 Alignment

The proposed force main alignment crosses from the lift station site to the south side of SR-535 (West Idaho Street) and follows the highway east to an existing manhole upstream of the Elko WRF (see Figure 1). The existing manhole is located on the southwest corner of the intersection of SR-535 and Hot Springs Road and is connected to an existing 18-inch gravity sewer main. The City has confirmed that this tie-in location has sufficient capacity available for buildout flows from the Exit 298 sewer service area.

Locating the force mains on the south side of SR-535 was identified by the City to reduce conflicts with existing utilities and private driveways that would be encountered on the north side of SR-535. However, on the south side of SR-535 there are railroad tracks owned by UPRR that parallel the highway. Right-of-way research performed by High Desert Engineering shows that a portion of the NDOT and UPRR right-of-ways overlap and that UPRR right-of-way cannot be avoided outside of pavement areas along a portion of the alignment. The total length of the force main alignment is approximately 11,550-ft.

Existing utilities on the south side of SR-535 include a gas main, overhead electrical, and storm drain culverts. Further investigation of the gas main location is underway and will help determine whether the force main will be installed primarily in the right-of-way of NDOT, UPRR, or both.

5.2.2 Quantity/Diameter

Force main design options for selection by the City include either two (2) or three (3) force mains:

- Option 1: (3) parallel force mains – (1) 6-inch and (2) 8-inch
- Option 2: (2) parallel force mains – (1) 6-inch and (1) 10-inch

5.3 Budgetary Construction Costs

Preliminary construction costs were estimated for two design options for the lift station (submersible lift station versus a dry pit/wet pit lift station) and two design options for the parallel force mains (two versus three force mains). A summary of budgetary costs is provided in Table 3 with a low end and high end to account for design unknowns at this preliminary level, in addition to the projected cost escalations if construction takes place one or two years in the future. Detailed cost breakdowns can be found in Appendix G. Permitting fees, construction oversight, and materials testing/inspections have been excluded from these estimates. Lift station costs include both initial and buildout stations; the costs to convert from initial to buildout stations account for approximately 15-25% of the totals in Table 3 depending on how the facilities are phased (excluding inflation due to unknown timing of conversion). Cost estimates will be refined as the design is finalized.

Table 3: Summary of Budgetary Construction Costs

Alternative	Low End Cost Estimate	High End Cost Estimate	1-Year Cost Escalation Adder	2-Year Cost Escalation Adder
Lift Station				
1) Submersible Lift Station	$ 1,427,000	$ 1,823,000	$ 44,700	$ 33,500
2) Dry Pit/Wet Pit Lift Station	$ 1,698,000	$ 2,170,000	$ 53,700	$ 40,200
Cost Difference	*$ 271,000*	*$ 347,000*	*$ 9,000*	*$ 6,700*
Force Main				
1) Three Force Mains 6"+8"+8"	$ 1,360,000	$ 1,662,000	$ 44,700	$ 34,800
2) Two Force Mains, 6"+10"	$ 1,021,000	$ 1,247,000	$ 33,500	$ 26,100
Cost Difference	*$ 339,000*	*$ 415,000*	*$ 11,200*	*$ 8,700*

6.0 PREFERRED ALTERNATIVES AND PROPOSED FACILITIES

6.1 Preferred Lift Station Alternative

The preferred lift station alternative selected by City staff is the dry pit/wet pit configuration. This configuration has the benefit of operator familiarity and ease of maintenance and inspections on the pumps in the dry pit. In addition, an exploration of a single wet pit for initial and buildout flow conditions could provide cost savings in the construction of the lift station as described in Section 7.1.

6.1.1 Materials

The recommended material for the dry pit/wet pit structures is precast concrete with an interior liner system in the wet pit for corrosion protection. The precast structures will need to be custom sized by a precast concrete manufacturer such as Jensen Precast. The access hatches will be a lightweight material, such as fiberglass or aluminum, to facilitate ease of access.

6.1.2 Site Design

The lift station will be located on an 80-ft x 80-ft easement on the southwest corner of Golden Gate Petroleum's property (APN 001-679-011). The site will be enclosed by a 6-ft high chain link fencing with privacy slats (such as "noodle link plus" pre-installed slats) with 8-ft wide double swing vehicle gates (16-ft wide total) on the north side and a 3-ft man gate adjacent to the vehicle entrance. Site finishes will include aggregate base with site drainage conveyed to the existing detention pond located adjacent to the site. Removable bollards will be provided near the wet pits and pig launching stations. Site lighting will be provided that is manually operated (not photocell).

6.1.3 Electrical and Controls

Power required for the lift station site is 480 volts, 3 phase, 60 hertz. Primary level controls for the wet pit will include two submersible pressure transmitters rated for sludge, with a secondary (backup) float switch for the high water level alarm. An electromagnetic flow meter will be used for flow monitoring (Siemens Mag Meter, or equal).

All electrical and control panels will be contained within outdoor enclosures. Controls will be integrated into the City's supervisory control and data acquisition (SCADA) system.

A stand-by diesel generator and automatic transfer switch will be provided with a 24-hour fuel supply and sound attenuation enclosure. The generator will be sized for all electrical loads onsite through buildout (including the operation of both duty and standby pumps in parallel).

6.2 Preferred Force Main Alternative

The preferred force main alternative selected by City staff is two parallel force mains (one 6-inch and one 10-inch force main). This design represents cost savings with the installation of fewer force mains while still providing adequate operational capabilities and flexibility.

6.2.1 Pipe Material

The recommended pipeline material for the parallel force mains is HDPE with fused joints to eliminate the potential for leaks.

6.2.2 Pressure Class

The maximum operating pressure anticipated under normal pumping conditions is approximately 50 pounds per square inch (psi) and the recommended test pressure is 75 psi (to be confirmed during final design). The recommended pressure class rating for the force mains is 100 psi (DR 21).

6.2.3 Maintenance Considerations

It is recommended that a pig launching station be included at the lift station site to allow cleaning of each sewer force main via pigging. Pig launching stations allow foam "pigs" to be inserted into the force mains which clean the pipelines by scraping away buildup and debris. The pig is forced through the pipeline by pressurized flow from the lift station pumps or with supplemented flow if necessary. The pig can then be retrieved at the discharge manhole or at a receiving station, if preferred for design. A large variety of foam pigs can be chosen from, depending on the severity of buildup and system configuration. Tracking systems are available to allow operators to track the location and progress of the pig.

Example details of a pig launching station are shown in Appendix F along with data sheets outlining the pigging process and options.

7.0 ADDITIONAL CONSIDERATIONS

7.1 Single Wet Pit Option

The lift station design options outlined in this PER include two separate wet pits for initial and buildout systems. An alternate design with a single oversized wet pit was considered for cost savings and reduced footprint. However, this alternate design has some additional design and construction implications that need to be considered:

- A single wet pit would need to be oversized for the initial pumping scenario resulting in more potential for dead zones within the wet pit where suspended solids could settle or anaerobic conditions could develop. This issue would be reduced with use of a wet pit mixer to stir up solids and limiting the cross sectional area of the wet pit.
- The wet pit would need to be 1 to 2-ft deeper to balance requirements for design and efficiencies between initial and buildout operations meaning slightly higher operational costs (more static pumping head, more pumping energy required).
- Regardless of whether one or two wet pits are installed, the pumps will likely need to be replaced between initial and buildout operations because of the large range in flows that will need to be pumped over time as growth occurs through buildout (to be confirmed during final pump selections).
- With adequate isolation valves in place on suction and discharge piping for each pump, initial pumps could be swapped out with buildout pumps one at a time while the lift station remains active. Bypass pumping could potentially be needed during shutdowns for electrical connections and any modifications needed for piping. Bypass pumping could cost approximately $50,000/week, but would likely be less than a week duration.
- Suction pipe from the wet pit to the dry pit would need to be oversized for future pumps with an eccentric reducer to accommodate initial smaller pumps. Discharge pipe from each pump would need to be oversized for future pumps, similar to suction piping.
- Level control settings for pumps on/off would need to be adjusted as flows increase to accommodate additional operational storage depth required to limit pump starts.

Preliminary calculations for a single rectangular wet pit including wet pit sizing, detention time, and available emergency storage are included in Appendices B-3, C-3, and D-3, respectively. As shown in Appendix C-3, the minimum influent flow required to meet a wet pit filling time of 30 minutes is 27 gpm for the initial operational settings and 101 gpm for the buildout operational settings. As shown in Appendix D-3, the single wet pit structure would provide an emergency capacity of 150 minutes at a flow of 400 gpm and 40 minutes at the buildout peak flow of 1,500 gpm.

The preliminary wet pit design is a 72-inch x 144-inch (6-ft x 12-ft) rectangular structure and the preliminary dry pit design is a 120-inch x 168-inch (10-ft x 14-ft) rectangular structure, both with a depth of approximately 21-ft. A preliminary site layout and section view of the dry pit/wet pit configuration with a single wet pit can be found in Appendix E (Figures 5 and 6).

Total cost savings associated with a single wet pit structure as opposed to two wet pit structures (as identified in Table 3, Lift Station Alternative 2) is approximately $75,000 for a total budgetary cost range of $1.62 to $2.10 million for the lift station (low end/high end estimates).

Based on follow-up communications with City staff, the single wet pit option is preferred and will be included in the lift station design.

7.2 Flow Triggers

It is recommended that the lift station be designed with initial and buildout pumping systems to allow flexibility and efficiency in design and operations. Prior to reaching the flow trigger for the buildout station (400-600 gpm depending on final pump selections), measured flows can be compared to the assumed sewer generation factors to refine the design before selecting and installing the buildout pumps.

7.3 Construction Challenges

Converting the dry pit/wet pit style lift station from initial to buildout during a future construction phase would include removal of the initial pumps and appurtenances, reconfiguration of pump pedestals and inlet/outlet connections, installation of the buildout pumps and appurtenances, and electrical connections. Bypass pumping could potentially be needed during shutdowns for electrical connections and any modifications needed for piping. Bypass pumping during this downtime could cost approximately $50,000/week, but would likely be less than a week in duration.

It is anticipated that groundwater will be encountered during construction as will be confirmed with the results of the geotechnical investigation. If groundwater is expected, the contractor will be required to provide a dewatering plan to be reviewed and approved by the project engineer.

7.4 Initial Operations

During early development stages, the lift station may experience very low flows, depending on the City-determined flow trigger for putting the lift station into service. Two possible options for handling these low flows are to supplement wastewater with potable water to achieve flows within desired operational ranges or to use a pump truck to periodically remove wastewater from the wet pit and haul off-site.

8.0 SUMMARY

The proposed Exit 298 Lift Station and Force Main Project will ultimately serve up to 1,319 acres of light industrial/commercial and residential developments with an estimated buildout peak flow of 1,500 gpm. The recommended design includes parallel force mains and phased pumping systems to optimize efficiencies and operational flexibilities in accommodating flows through buildout of the Exit 298 sewer service area.

This PER includes evaluation of two design options for the lift station (submersible lift station versus a dry pit/wet pit lift station) and two design options for the parallel force mains (two versus three parallel force mains). The City has selected the dry pit/wet pit lift station configuration with two parallel force mains (6-inch and 10-inch) as the preferred alternative. A single wet pit structure will be used to accommodate both initial and buildout flows with an ultimate capacity of 1,500 gpm. The proposed force main alignment is on the south side of SR-535 with a total length of approximately 11,550-ft.

Low-end and high-end budgetary construction costs are estimated at $1.62 to $2.10 million for the lift station and $1.02 to $1.25 million for the parallel force mains for a total project cost range of $2.64 to $3.35 million excluding inflation.

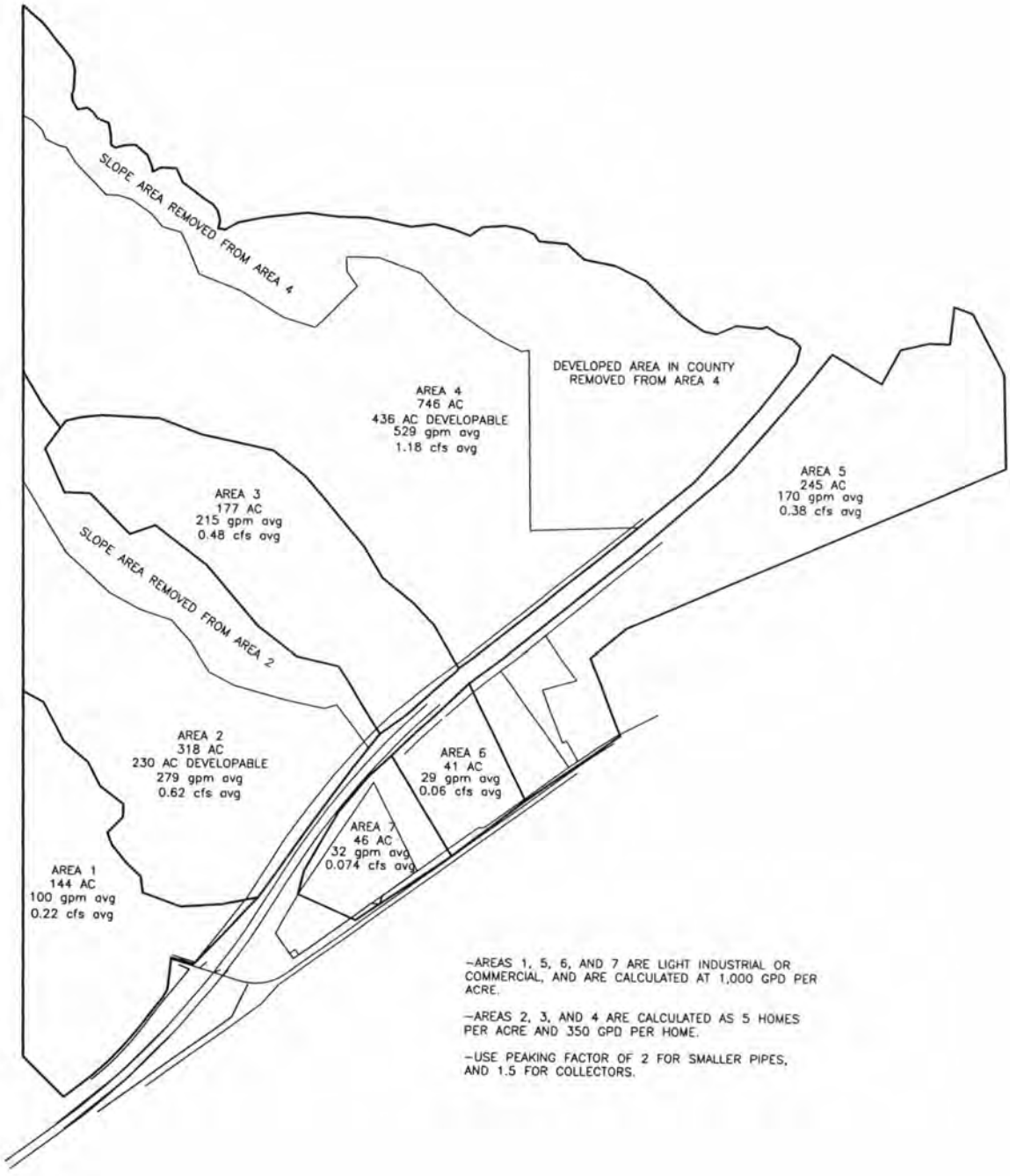
9.0 REFERENCES

[1] Crites and Tchobanoglous, *Small and Decentralized Wastewater Management Systems*, The McGraw-Hill Companies, Inc., 1998.

[2] The City of Elko Nevada 2011 Master Plan Update, prepared by CRSA, 2011. <http://www.elkocity.com/government/master_plan/index.php>

[3] Great Lakes-Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Recommended Standards for Wastewater Facilities (10 States Standards), Health Research, Inc., 2014.

Appendix A
Elko Sewer Flow Study



-AREAS 1, 5, 6, AND 7 ARE LIGHT INDUSTRIAL OR COMMERCIAL, AND ARE CALCULATED AT 1,000 GPD PER ACRE.

-AREAS 2, 3, AND 4 ARE CALCULATED AS 5 HOMES PER ACRE AND 350 GPD PER HOME.

-USE PEAKING FACTOR OF 2 FOR SMALLER PIPES, AND 1.5 FOR COLLECTORS.

Summary of City of Elko Sewer Flow Study

Sewer Service Areas			Buildout Sewer Flows		
Area ID	Zoning	Area [acres]	Sewer Generation Factor	Avg Flow [gpm]	Peak Flow [gpm]
1	Light Industrial/Commercial	144	1,000 gpd/ac	100	150
2	Residential	230	1,750 gpd/ac	280	420
3	Residential	177	1,750 gpd/ac	215	323
4	Residential	436	1,750 gpd/ac	530	795
5	Light Industrial/Commercial	245	1,000 gpd/ac	170	255
6	Light Industrial/Commercial	41	1,000 gpd/ac	28	42
7	Light Industrial/Commercial	46	1,000 gpd/ac	32	48
Totals		**1,319**	**-**	**1,355**	**2,033**

Generation Factors

Light Industrial/Commercial	1,000 gpd/acre
Residential Land Use Density	5.0 homes/acres
Residential Factor	350 gpd/home
	1,750 gpd/acre

Peaking Factors

Smaller pipes	2.0
Collectors	1.5

Appendix B
Preliminary Wet Well Sizing

APPENDIX B-1

Elko Exit 298 Lift Station
Initial Wet Well Sizing

Inflow to Lift Station	
Qin, gpm	400
Discharge Rate (Pump Capacity)	
Qout = Qin, gpm	400
Minimum Cycle Time between Pump Starts	
Tmin, minutes	6
Min Storage Volume Required, Pumps Off	
Vmin = Tmin*Qout/4, gallons	600
Min Pump Submergence (Estimated)	
S, ft	2.5
Minimum Storage Depth	
Hmin = Vmin/A, ft	2.1
Wet Well Depth	
Ground Elevation @ Lift Station, ft	5039.00
Top of Basin Elevation, ft	5039.25
Lowest Pipe Invert, ft	5027.90
High Level Alarm, ft	5027.90
Reserve Depth, ft	0.5
Lag Pump On, ft	5027.40
Lag Storage Depth, ft	0.5
Lead Pump On, ft	5026.90
Minimum Storage Depth, ft	2.1
Pump Off, ft	5024.80
Sump Depth, ft	2.5
Base of Wet Well, ft	5022.30
Total Depth Wet Well, ft	17.0
Total Depth Wet Well, in	203.4

Wet Well Size	
Diameter, ft	7
Cross Section Area, sq ft	38.5
Starts per hour =	10

APPENDIX B-2
Elko Exit 298 Lift Station
Buildout Wet Well Sizing

Inflow to Lift Station	
Qin, gpm	1,500
Discharge Rate (Pump Capacity)	
Qout = Qin, gpm	1,500
Minimum Cycle Time between Pump Starts	
Tmin, minutes	6
Min Storage Volume Required, Pumps Off	
Vmin = Tmin*Qout/4, gallons	2,250
Min Pump Submergence (Estimated)	
S, ft	2.5
Minimum Storage Depth	
Hmin = Vmin/A, ft	4.7
Wet Well Depth	
Ground Elevation @ Lift Station, ft	5039.00
Top of Basin Elevation, ft	5039.25
Lowest Pipe Invert, ft	5027.75
High Level Alarm, ft	5027.75
Reserve Depth, ft	0.5
Lag Pump On, ft	5027.25
Lag Storage Depth, ft	0.5
Lead Pump On, ft	5026.75
Minimum Storage Depth, ft	4.7
Pump Off, ft	5022.05
Sump Depth, ft	2.5
Base of Wet Well, ft	5019.55
Total Depth Wet Well, ft	19.7
Total Depth Wet Well, in	236.4

Wet Well Size	
Diameter, ft	9
Cross Section Area, sq ft	63.6
Starts per hour =	10

APPENDIX B-3

Elko Exit 298 Lift Station

Combined Wet Well Sizing

Inflow to Lift Station		Wet Well Size	
Qin, gpm (initial)	400	Length, ft	12
Qin, gpm (buildout)	1500	Width, ft	6
		Cross Section Area, sq ft	72
Discharge Rate (Pump Capacity)			
Qout = Qin, gpm (initial)	400		
Qout = Qin, gpm (buildout)	1500		
Minimum Cycle Time between Pump Starts		Starts per hour =	7.5
Tmin, minutes	8		

	Initial	**Buildout**
Min Storage Volume Required, Pumps Off		
Vmin = Tmin*Qout/4, gallons	800	3000

Min Pump Inlet Submergence for Anti-Vortexing

$S = D + (0.574 \times Q)/D^{1.5}$

(Hydraulic Institute H.I. Standard 9.8.6.3)

Inlet Diameter, D, in	11	(flared end for 6" inlet)
Maximum Flow per Pump, Q_{pump}, gpm =	1270	
Anti-Vortex Submergence, S, ft =	2.8	

Minimum Storage Depth		
Hmin = Vmin/A, ft	1.5	5.6
Wet Well Depth		
Ground Elevation @ Lift Station, ft	5039.00	5039.00
Top of Basin Elevation, ft	5039.25	5039.25
Lowest Pipe Invert, ft	5027.90	5027.90
High Level Alarm, ft	5027.90	5027.90
Reserve Depth, ft	0.5	0.5
Lag Pump On, ft	5027.40	5027.40
Lag Storage Depth, ft	0.5	0.5
Lead Pump On, ft	5026.90	5026.90
Minimum Storage Depth, ft	1.5	5.6
Pump Off, ft	5025.40	5021.30
Sump Depth, ft	2.8	2.8
Base of Wet Well, ft	5022.60	5018.50
Total Depth Wet Well, ft	16.7	20.8

Appendix C
Odor Control Analysis

APPENDIX C-1

Elko Exit 298 Lift Station
Initial Lift Station Detention Time - Submersible Configuration

Flows	
Startup Peak Flow	200 gpm
Final Peak Flow	500 gpm
Startup Average Flow	133 gpm
Final Average Flow	333 gpm
Force Main	
No. and Size	(1) 6"
Diameter - 6" DR25 C900	6.31 in
Area	0.217 ft^2
Length	11,550 ft
Startup Detention Time - 6"	93.8 min
	1.6 hr
Final Detention Time - 6"	37.5 min
	0.6 hr
Minimum peak flow to meet 2hr detention time - (1) 6"	156 gpm
Wet Well	
Initial Fill Rate	50 gpm
Operational Storage Volume	600 gal
Time to fill wet well (initial flow)	12 min
Time to fill wet well (largest flow)	1.8 min
vs	
Max allowable time to fill wet well (10 States Standards)	30 min
Min ADF to meet 10 States Standards	20 gpm

APPENDIX C-2

Elko Exit 298 Lift Station

Buildout Lift Station Detention Time - Submersible Configuration

Flows	
Startup Peak Flow	500 gpm
Buildout Peak Flow	1,500 gpm
Startup Average Flow	333 gpm
Buildout Average Flow	1,000 gpm
Force Main	
No. and Size	(1) 6" + (1) 10" or (1) 6" + (2) 8"
Diameter - 6" DR25 C900	6.31 in
Area	0.217 ft^2
Diameter - 8" DR25 C900	8.28 in
Area	0.374 ft^2
Diameter - 10" DR25 C900	10.16 in
Area	0.563 ft^2
Length	11,550 ft
Startup Detention Time - 10"	97.3 min
	1.6 hr
Startup Detention Time - 8"	64.6 min
	1.1 hr
Final Detention Time - 6" + 10"	44.9 min
	0.7 hr
Final Detention Time - 6" + (2) 8"	55.6 min
	0.9 hr
Minimum peak flow to meet 2hr detention time - 10"	405 gpm
Minimum peak flow to meet 2hr detention time - 6" + 10"	562 gpm
Minimum peak flow to meet 2hr detention time - 6" + 8"	426 gpm
Minimum peak flow to meet 2hr detention time - 6" + (2) 8"	695 gpm
Wet Well	
Operational Storage Volume	2,250 gal
Time to fill wet well (initial flow)	6.8 min
Time to fill wet well (largest flow)	2.3 min
vs	
Max allowable time to fill wet well (10 States Standards)	30 min
Min ADF to meet 10 States Standards	75 gpm

APPENDIX C-3

Elko Exit 298 Lift Station

Combined Lift Station Detention Time - Dry Pit/Wet Pit Configuration

Flows	
Startup Peak Flow	200 gpm
Buildout Peak Flow	1500 gpm
Startup Average Flow	133 gpm
Buildout Average Flow	1,000 gpm
Force Main	
No. and Size	(1) 6" + (1) 10"
Diameter - 6" DR25 C900	6.31 in
Area	0.217 ft^2
Diameter - 10" DR25 C900	10.16 in
Area	0.563 ft^2
Length	11,550 ft
Startup Detention Time - 6"	93.8 min
	1.6 hr
Final Detention Time - 6" + 10"	44.9 min
	0.7 hr
Minimum peak flow to meet 2hr detention time - 10"	405 gpm
Minimum peak flow to meet 2hr detention time - 6" + 10"	562 gpm
Wet Well	
Initial Operational Storage Volume	808 gal
Buildout Operational Storage Volume	3,016 gal
Time to fill wet well (startup flow)	6.1 min
Time to fill wet well (buildout flow)	3.0 min
vs	
Max allowable time to fill wet well (10 States Standards)	30 min
Min ADF to meet 10 States Standards - Initial Configuration	27 gpm
Min ADF to meet 10 States Standards - Buildout Configuration	101 gpm

Appendix D
Emergency Storage Volume

APPENDIX D-1

Elko Exit 298 Lift Station
Initial Lift Station Emergency Storage - Submersible Configuration

Wet Well		
Inner Diameter	7.0	ft
Area	38.5	ft^2
Storage Depth	8.25	ft (using 3-ft of freeboard)
Storage Volume	317	ft^3
	2,375	gal

Upstream Gravity Mains

Size	Inner Diameter	Length	Area	Storage Volume	
	in	ft	ft^2	ft^3	gal
24" SDR35 PVC	23.3	60	2.96	177.7	1,329.4
12" SDR35 PVC	11.7	1,540	0.75	1,157.7	8,660.5
21" SDR35 PVC	20.7	2,350	2.34	5,499.0	41,137.8
				Total	51,127.7

Upstream Manholes

Manhole	Inner Diameter	Storage Depth	Area	Storage Volume	
	ft	ft	ft^2	ft^3	gal
Approach Manhole	5.0	11.1	19.6	217.9	1,630.5
West	4.0	18.5	12.6	232.9	1,742.0
East	4.0	13.3	12.6	167.5	1,253.1
				Total	4,625.6

Total Volume	**58,129**	**gal**
Max Flow	400	gpm
Storage Time	145	min

APPENDIX D-2

Elko Exit 298 Lift Station

Buildout Lift Station Emergency Storage - Submersible Configuration

Wet Well		
Inner Diameter	9.0	ft
Area	63.6	ft^2
Storage Depth	8.25	ft (using 3-ft of freeboard)
Storage Volume	525	ft^3
	3,926	gal

Initial Volume	*58,129*	*gal*
Total Volume	**62,055**	**gal**
Max Flow	1,500	gpm
Storage Time	41	min

APPENDIX D-3

Elko Exit 298 Lift Station

Combined Lift Station Emergency Storage - Dry Pit/Wet Pit Configuration

Wet Well

Inner Width	6	ft
Inner Length	12	ft
Area	72	ft^2
Storage Depth	8.25	ft (using 3-ft of freeboard)
Storage Volume	594	ft^3
	4,444	gal

Upstream Gravity Mains

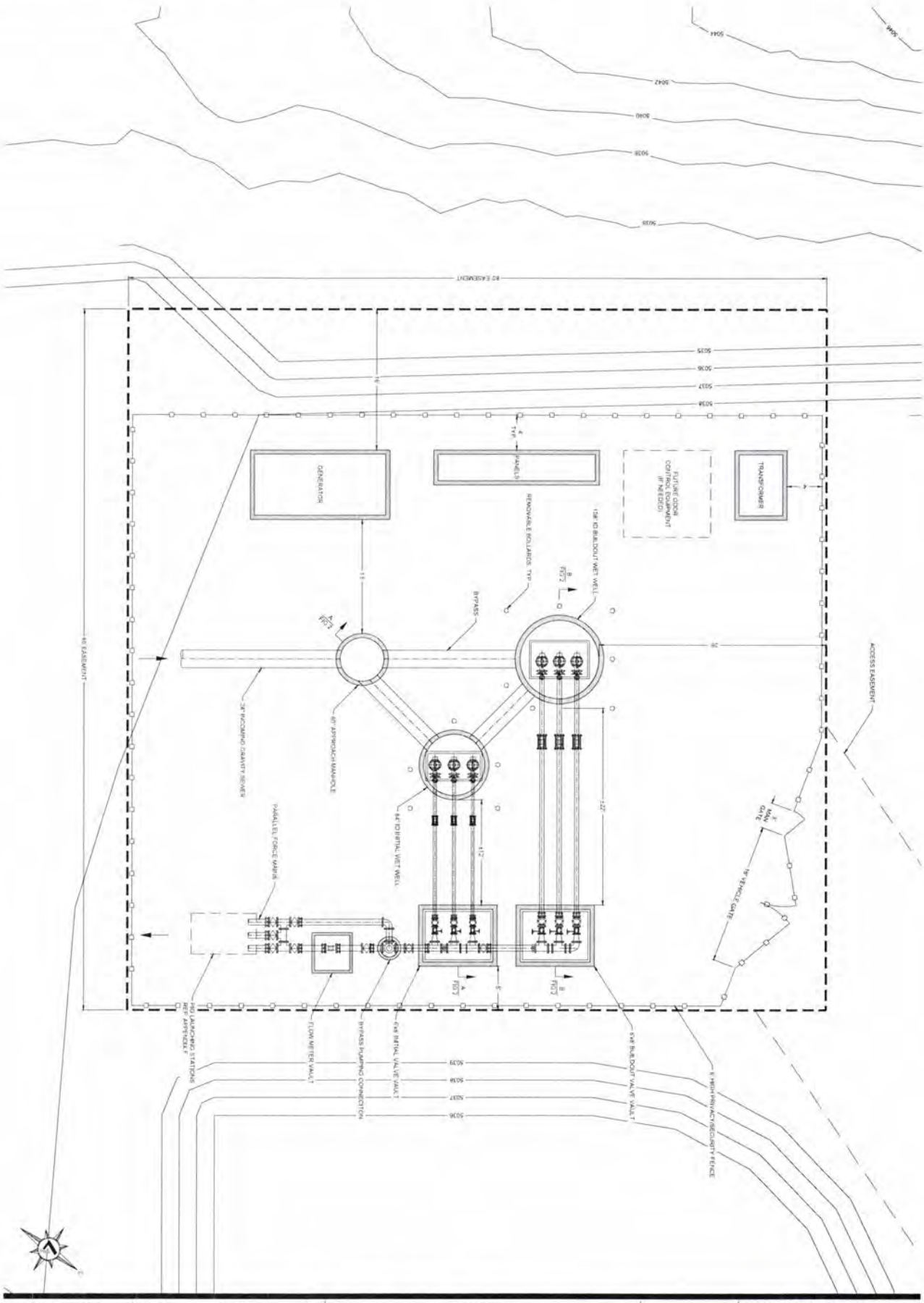
Size	Inner Diameter	Length	Area	Storage Volume	
	in	ft	ft^2	ft^3	gal
24" SDR35 PVC	23.3	60	2.96	177.7	1,329.4
12" SDR35 PVC	11.7	1,540	0.75	1,157.7	8,660.5
21" SDR35 PVC	20.7	2,350	2.34	5,499.0	41,137.8
				Total	51,127.7

Upstream Manholes

Manhole	Inner Diameter	Storage Depth	Area	Storage Volume	
	ft	ft	ft^2	ft^3	gal
Approach Manhole	5.0	11.1	19.6	217.9	1,630.5
West	4.0	18.5	12.6	232.9	1,742.0
East	4.0	13.3	12.6	167.5	1,253.1
				Total	4,625.6

Total Volume	**60,197**	**gal**
Startup Flow	200	gpm
Storage Time	301	min
Initial Max Flow	400	gpm
Storage Time	150	min
Buildout Flow	1500	gpm
Storage Time	40	min

Appendix E
Conceptual Site Plans and Sections



REV	DATE	DESCRIPTION	BY

CONCEPTUAL
NOT FOR CONSTRUCTION
JUNE 2019

CITY OF ELKO

EXIT 298 LIFT STATION AND FORCE MAIN
PRELIMINARY ENGINEERING REPORT
CONCEPTUAL SITE PLAN - SUBMERSIBLE

ELKO | ELKO COUNTY | NEVADA

© LUMOS & ASSOCIATES, INC. THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF LUMOS & ASSOCIATES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF LUMOS & ASSOCIATES, INC. ALL RIGHTS ARE STRICTLY PROHIBITED. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THE PROJECT HAS BEEN AWARDED AND CONTRACTED.

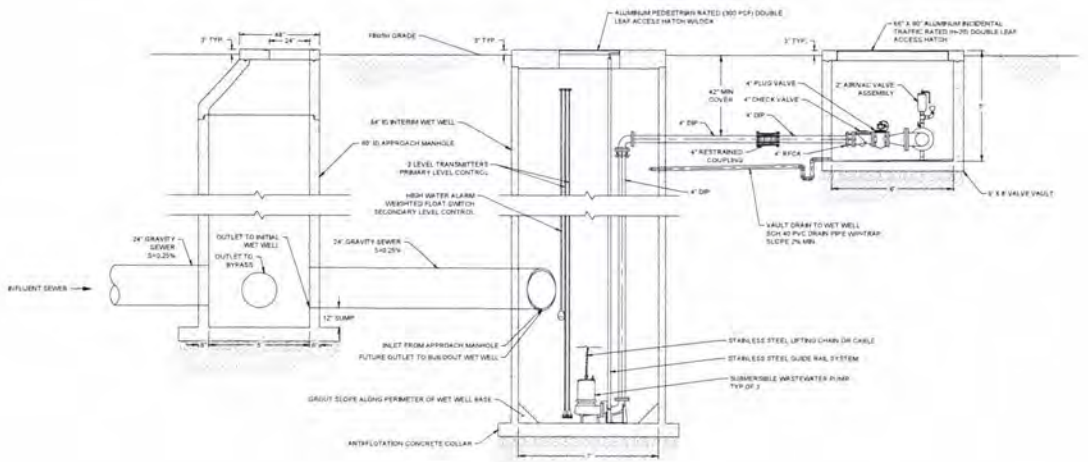
LUMOS & ASSOCIATES
820 E. CURRY ST., STE. 205
CARSON CITY, NV 89706
TEL: 775.883.7077
WWW.LUMOSINC.COM

DRAWN BY: MCG
DESIGNED BY: MCG
CHECKED BY: KT
JOB NO.: 9716.000

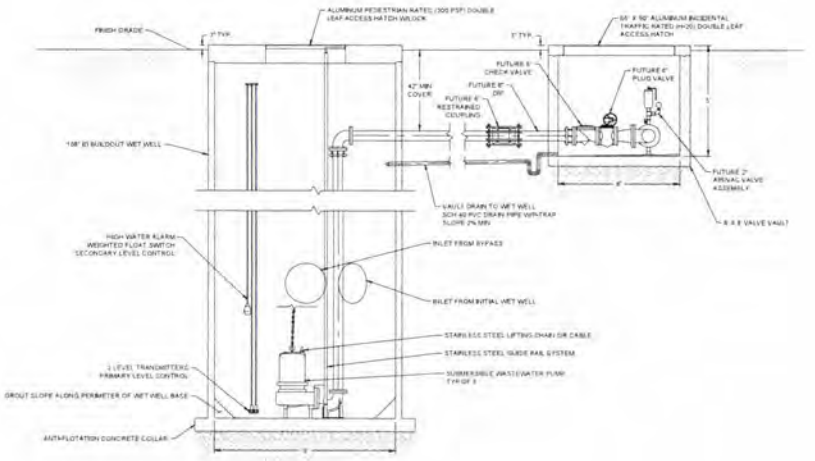
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SCALE: 1" = 40'-0"
ORIGINAL DRAWING

FIG 1



SECTION A-A: INITIAL LIFT STATION
NOT TO SCALE



SECTION B-B: BUILDOUT LIFT STATION
NOT TO SCALE

LUMOS & ASSOCIATES
308 N. CURRY ST., STE. 200
CARSON CITY, NV 89703
TEL: 775.883.7077
WWW.LUMOSNC.COM

© LUMOS & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OR REPRODUCTION OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

CITY OF ELKO

EXIT 298 LIFT STATION AND FORCE MAIN
PRELIMINARY ENGINEERING REPORT
SECTION VIEWS - SUBMERSIBLE STATION

ELKO | ELKO COUNTY | NEVADA

REV.	DATE	DESCRIPTION	BY

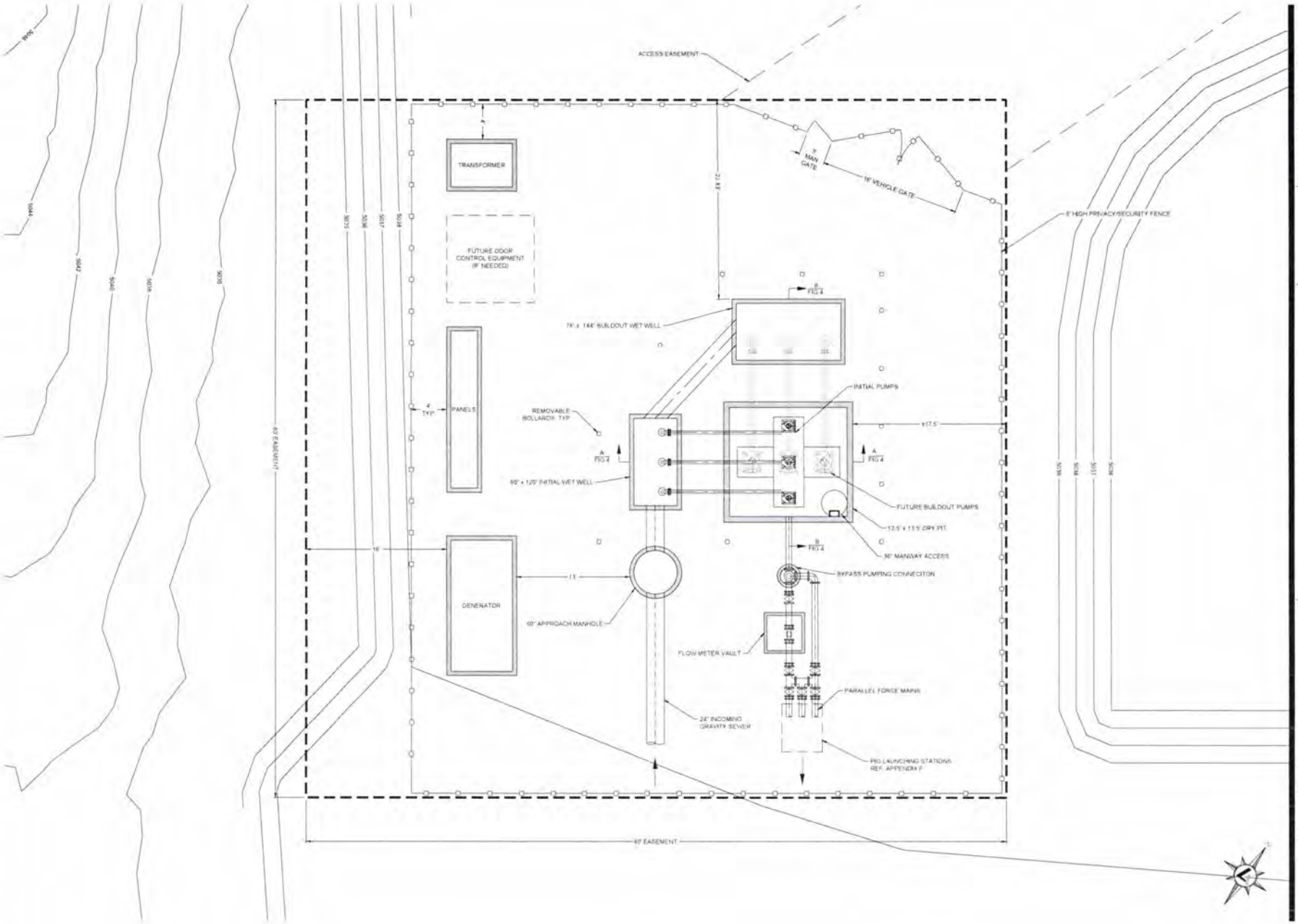
CONCEPTUAL
NOT FOR CONSTRUCTION
JUNE 2019

BAR IS 1 INCH ON ORIGINAL DRAWING
0 1" NTS
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

FIG 2

DRAWN BY	MCG
DESIGNED BY	MCG
CHECKED BY	KT
JOB NO.	9719.009

L:\LAN\9719.009 - EXIT 298 Lift Station\DRAWINGS\Drawing files\FIG 2 SECTION - SUBMERSIBLE.dwg
06/03/2019 03:57 pm MGregg



LUMOS & ASSOCIATES

308 N. CURRY ST., STE. 200
CARSON CITY, NV 89703
TEL. 775.883.7077
WWW.LUMOSINC.COM

© LUMOS & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

CITY OF ELKO

EXIT 298 LIFT STATION AND FORCE MAIN
PRELIMINARY ENGINEERING REPORT
CONCEPTUAL SITE PLAN - DRY PIT/WET PIT

ELKO — ELKO COUNTY — NEVADA

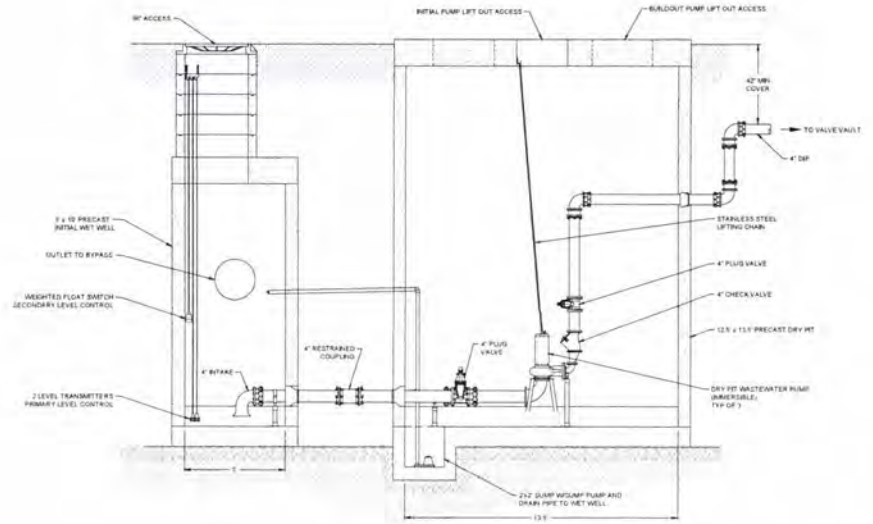
REV.	DATE	DESCRIPTION	BY

CONCEPTUAL
NOT FOR CONSTRUCTION
JUNE 2019

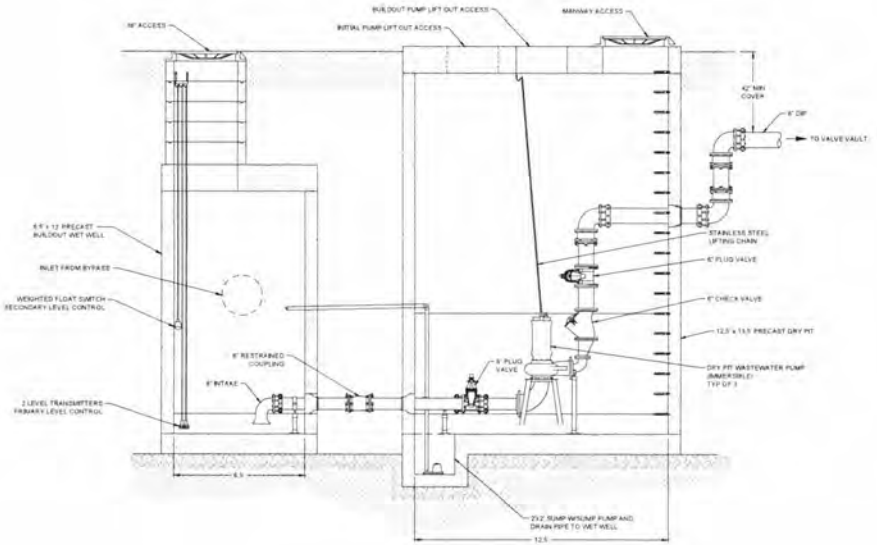
BAR IS 1 INCH ON ORIGINAL DRAWING
0" 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

FIG 3

DRAWN BY	MCQ
DESIGNED BY	MCQ
CHECKED BY	KT
JOB NO.	9716.000



SECTION A-A: INITIAL LIFT STATION
NOT TO SCALE



SECTION B-B: BUILDOUT LIFT STATION
NOT TO SCALE

LUMOS & ASSOCIATES
308 N. CURRY ST., STE. 200
CARSON CITY, NV 89703
TEL: 775.883.7077
WWW.LUMOSINC.COM

© LUMOS & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES, INC., USE OR REPRODUCTION OF THIS DRAWING IN WHOLE, OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

CITY OF ELKO

EXIT 298 LIFT STATION AND FORCE MAIN
PRELIMINARY ENGINEERING REPORT
SECTION VIEWS - DRY PIT/WET PIT

ELKO COUNTY NEVADA

REV	DATE	DESCRIPTION	BY

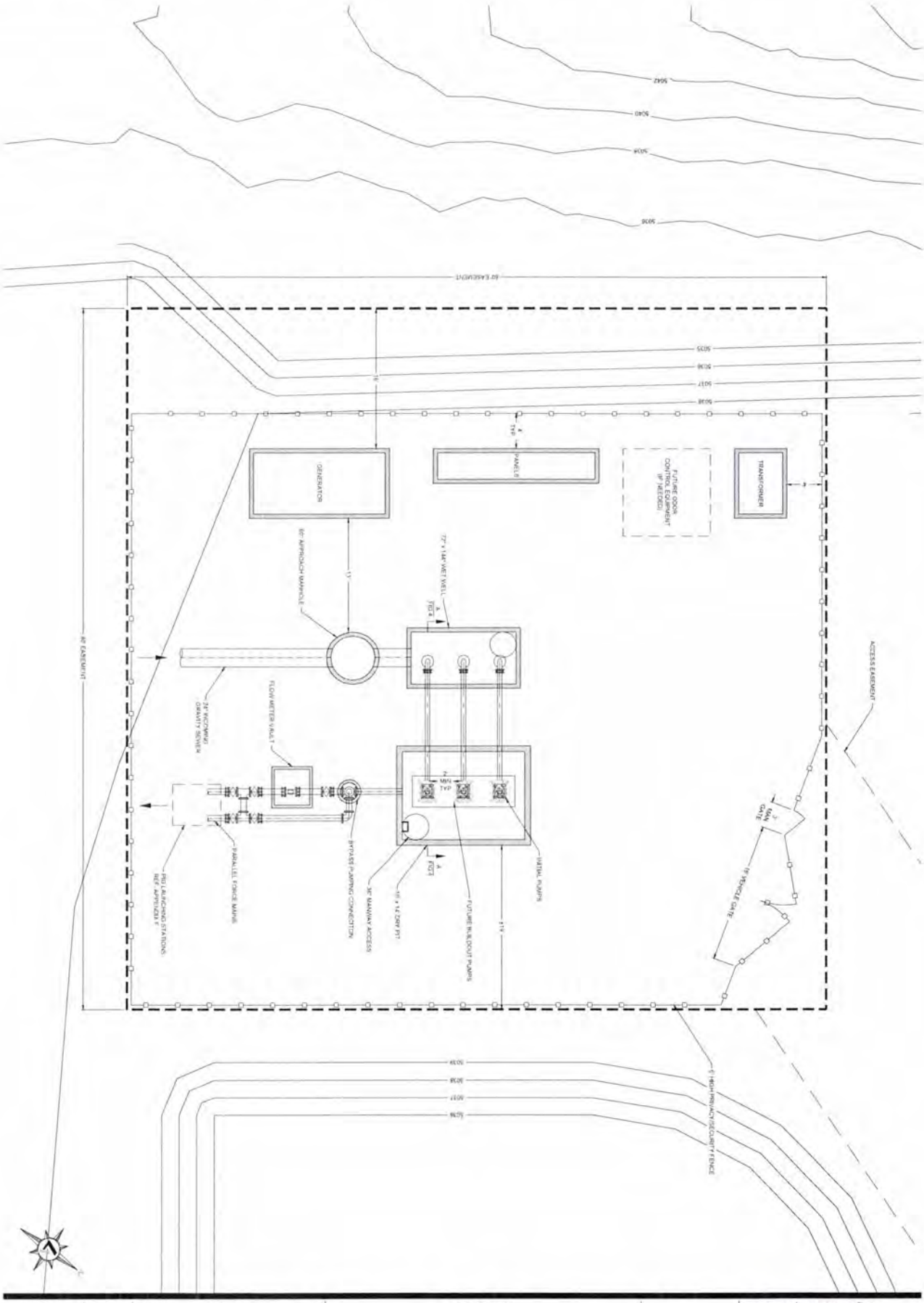
CONCEPTUAL
NOT FOR CONSTRUCTION
JUNE 2019

BAR IS 1 INCH ON ORIGINAL DRAWING
0 NTS
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

FIG 4

DRAWN BY	MCG
DESIGNED BY	MCG
CHECKED BY	KT
JOB NO.	1718.000

L:\Lumos\1718.000 — WW — Exit 298 LIft Station\DWG\Civil\FIG05 Drawing (Arg).FIG 4 SECTION - DRY PIT
05/03/2019 03:38 pm KDuncan



REV.	DATE	DESCRIPTION	BY

CONCEPTUAL
NOT FOR CONSTRUCTION
JUNE 2019

CITY OF ELKO

EXIT 298 LIFT STATION AND FORCE MAIN
PRELIMINARY ENGINEERING REPORT
CONCEPTUAL SITE PLAN - DRY PIT/WET PIT

ELKO | ELKO COUNTY | NEVADA

LUMOS & ASSOCIATES
5440 KIETZKE RD., STE. 200
CARSON CITY, NV 89703
TEL: 775.883.7077
WWW.LUMOSINC.COM

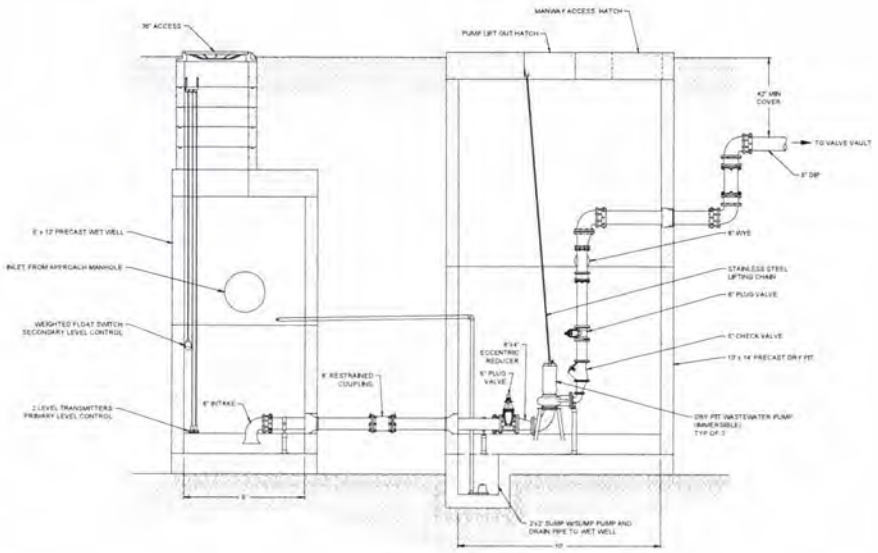
© LUMOS & ASSOCIATES, INC. THE DRAWINGS, THE PROPERTY OF LUMOS & ASSOCIATES, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF LUMOS & ASSOCIATES, INC. ALL STATUTORY PROPERTY RIGHTS ARE RESERVED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE ONE SPECIFICALLY INDICATED HEREIN.

DRAWN BY: MCG
DESIGNED BY: MCG
CHECKED BY: KT
JOB NO.: 1718.000

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SCALE: AS SHOWN
ORIGINAL DRAWING
0 1"

FIG 5



SECTION A-A
NOT TO SCALE

LUMOS & ASSOCIATES
316 N. CURRY ST., STE. 200
CARSON CITY, NV 89703
TEL. 775.883.7077
WWW.LUMOSINC.COM

© LUMOS & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES INC. USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

CITY OF ELKO

EXIT 298 LIFT STATION AND FORCE MAIN
PRELIMINARY ENGINEERING REPORT
SECTION VIEWS - DRY PIT/WET PIT

ELKO COUNTY NEVADA

REV	DATE	DESCRIPTION	BY

CONCEPTUAL
NOT FOR CONSTRUCTION
JUNE 2019

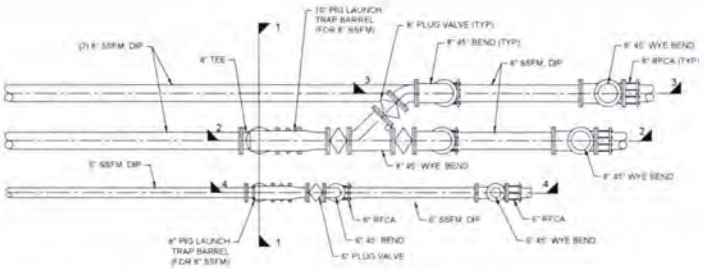
BAR IS 1 INCH ON ORIGINAL DRAWING
0 NTS
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

FIG 6

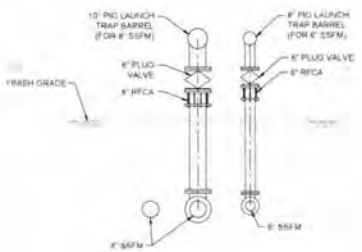
DRAWN BY:	MCQ
DESIGNED BY:	MCQ
CHECKED BY:	KT
JOB NO:	9718.000

L:\L&A\JOBS\9718.000 - WRF - Exit 298 Lift Station\DWG\Civil\9718-FIG06 Reservoir dwg [FIG 6 SECTION - DRY WET]
06/03/2019 03:58 pm MDonlago

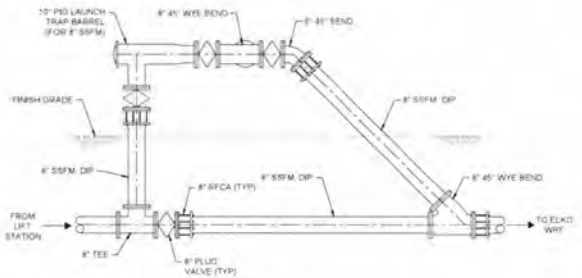
Appendix F
Pig Launcher Details and Data



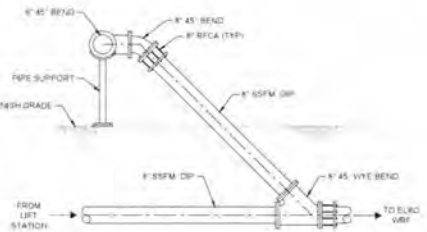
PLAN VIEW



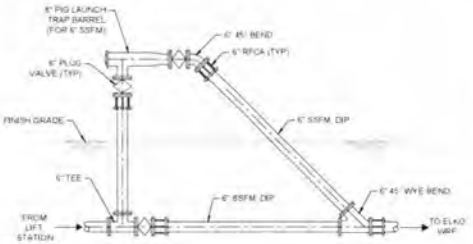
SECTION 1-1



SECTION 2-2



SECTION 3-3



SECTION 4-4

PIG LAUNCHER DETAILS FOR (2) 8" + (1) 6" FORCE MAINS

ABBREVIATIONS

DIP	DUCTILE IRON PIP
RFCA	REINFORCED FLANGED COUPLING ADAPTER
SSFM	SANITARY SEWER FORCE MAIN
TYP	TYPICAL

LUMOS & ASSOCIATES
559 N. CURRY ST., STE. 200
CARSON CITY, NV 89703
TEL: 775.883.7877
WWW.LUMOSINC.COM

© LUMOS & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OR REPRODUCTION OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE ONE IT FOR WHICH IT WAS PREPARED.

CITY OF ELKO

EXIT 298 LIFT STATION AND FORCE MAIN
PRELIMINARY ENGINEERING REPORT
EXAMPLE PIG LAUNCHING STATION

ELKO COUNTY, NEVADA

REV.	DATE	DESCRIPTION	BY

CONCEPTUAL
NOT FOR CONSTRUCTION
MAY 2019

BAR IS 1 INCH ON ORIGINAL DRAWING
0 1/2"

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

FIG 1

DRAWN BY:	MCG
DESIGNED BY:	MCG
CHECKED BY:	KT
JOB NO.	9714.000

PIG TRAPS-LAUNCHER-RECEIVER

Pipeline Inspection Gauges or Pigs are tools used in the pipeline industry to perform pipeline internal cleaning, inspection, coating or separating batches of different fluids. Pigs are inserted into pipeline and moved through it, by the pressure of the product flow in the pipeline itself.

The term Pigging refers to the use Pigs in the pipeline to perform maintenance operation. Pig Launchers and Receivers are used to facilitate the pigging of the pipeline.

The Pig Traps are designed for the use of mechanical and intelligent Pig and/or cleansing or impulse spheres.

The Pig Launcher is located upstream end of the pipeline and it is used to launch the pig into the pipeline, then a Pig Receiver is located downstream end of the pipeline to receive and remove the pig from the pipeline.

PIG TRAPS LAUNCHER-RECEIVER
BULLETIN CONTENTS

1 PIG TRAP DESIGN

The Pig Trap design will depend on the field conditions; location; pipeline design codes, material, diameter, length; as well as fluid conditions and the specific pigging system requirements.

All Pig Trap Launchers and Receivers have quick opening-closures, which guarantee fast opening and closing operation time even in wide diameters, allowing to be operated by one person without using special tools.

Controval has the capability to custom design pig launcher/receiver to work with most fluid conditions and field requirements.

2 PIG TRAP COMPONENTS

The pig traps main components are:

- Barrel Closure (1)
- Local drain (2)
- Gas vent (3)
- Pressure relief (4)
- Kicker line (5)
- Pressure gauge connection (6)
- Pig launcher-Receiver Balancing Line (7)
- Pig-sig (8)
- Pig launcher-Receiver discharge (9)

3 PIG TRAP CONSIDERATIONS

The design of a Pig Launcher / Receiver unit must consider the specific application to handle. To perform a suitable selection and arrangement of the devices involved it is required to identify the following parameters:

3.1 Pipeline Design Characteristics:

Design codes, rating, diameter, material of construction, length

3.2 Fluid:

Fluid name, flow rate, properties

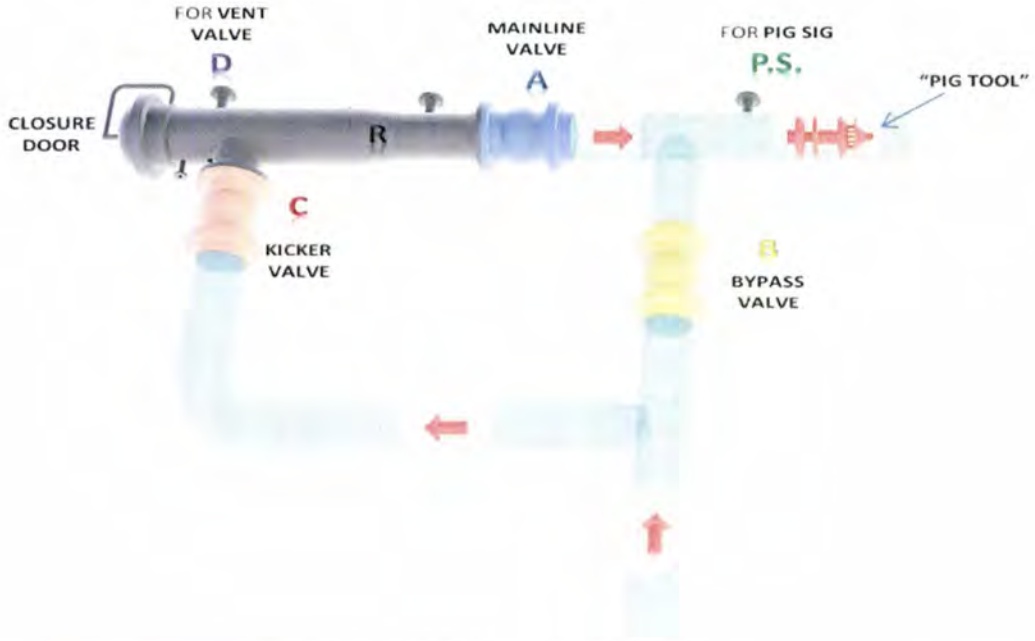
3.3 Process Data:

Pressure and Temperature ranges of the fluid.

4 OPERATION SEQUENCE

4.1 For Launchers

Initial condition:
The trap is pressurized and completely loaded of gas. Mainline valve **A**, bypass valve **B** and kicker valve **C** are open. Vent valve **D** is closed.



SCHEMATIC VIEW - LAUNCHING EXPLANATION

I. Close mainline trap valve **A** and kicker valve **C**.
II. Open vent valve **D** to vent the launch trap to atmospheric pressure.
III. When the trap is completely vented (zero manometric) with vent valve **D** still opened, open the closure door and insert the "PIG tool", adjusting itself into reduction (**R**) previous to **A** valve with the first cup of the tool.
IV. Close and secure the closure door. Purge the air from the trap through vent valve **D** by slowly opening kicker valve **C**. When the purge is done, close vent valve **D** to allow pressure equalization between trap and pipeline, then close kicker valve **C**.
V. Open mainline valve **A**, then kicker valve **C**. The "PIG tool" is ready to be launched.
VI. Close partially bypass valve **B**. This will increase the gas flowrate through kicker valve **C** and behind the "PIG tool". Continue closing **B** valve until the tool goes out of the trap inserting itself into the pipe current indicated by the "**PIG-SIG**" passage indicator.
VII. When the "PIG tool" is launched from the trap and comes into the mainline, open bypass valve **B** completely.

PIG TRACKING EQUIPMENT & TRANSMITTERS

Solutions / Pipeline Pigging (/solutions/pipeline-pigging) /
Pig Tracking and Transmitters (/solutions/pipeline-pigging/pig-tracking-and-transmitters)

Pig tracking equipment enables operators to **detect the exact location of pigs** as they travel through the pipeline. By utilizing this technology, pipeline operators or service crews can **respond rapidly to stalled pigs**, which may pose an operational risk to the pipeline. In addition, operators can track the presence of the pig from the beginning to the end of the run, recording any unexpected speed excursions or periods of stalling in the system.

Pig tracking is considered good practice, particularly when there's a concern about a pig becoming stalled or stuck in the pipeline, such as during commissioning of a newly constructed system, or when working on a line that has been infrequently or never pigged.

TDW offers SmartTrack™ technology specifically designed (/solutions/pipeline-pigging/pig-tracking-and-transmitters/smarttrack) to meet offshore pig tracking needs.

Both the TracMaster™ Pro and TracMaster™ Lite (http://www.tdwilliamson.com/solutions/pipeline-pigging/pig-tracking-and-transmitters/tracmaster) (http://www.tdwilliamson.com/solutions/pipeline-pigging/pig-tracking-and-transmitters/tracmaster%20) can identify and track multiple pigs simultaneously in the same onshore pipeline.

Best used for: continuous monitoring and display of the passage of cleaning and inspection pigs, both onshore and offshore

Key features:

- Enables through-wall communication capabilities.
- Detects, reports, and stores highly accurate details about pig passage locations.
- Information is available immediately via a real-time display.
- Locates a lost or stuck pig equipped with a transmitter.

Pigs Unlimited International, Inc.

How to Remove "Stuck" Pigs

There are two types of "stuck" pigs that an operator will encounter when pigging. Once it is understood why a pig becomes "stuck", it is easier to avoid the problem rather than having to overcome it. Hopefully, the following will give an explanation of the reasons pigs become "stuck" and some helpful procedures for recovering these pigs, besides having to dig up the line being pigged.

The first type of "stuck" pig is when a pig loses seal. This can happen for a number of reasons, such as, excessive wear due to too long of a pig run, dual-diameter applications or abrasive conditions in the line, and torn pigs due to partially closed valves or other destructive debris. In this case, the pig has lost its seal and is allowing the propelling medium to bypass the pig instead of propelling it. Once encountered, the following options may recover the "stuck" pig:

A. **Increase pigging volume:** By increasing the volume of propelling medium, the amount not being bypassed may be enough to propel the pig.
B. **Remove pressure and volume (Allowing the pig to recover):** The materials of which most pipeline pigs are made have memory to their shape. By allowing some time (approximately 15 minutes) for the pig to rest, it may regain its original shape after encountering a partially closed valve for example.
C. **Run a line-size swab:** Running a swab (2 pound density foam) in a line where a pig has lost seal will re-establish the lost seal by the first pig. The swab will try to bypass the pig as the propelling medium is doing, but instead will seal off this area of bypass, and the propelling medium will once again start to push the "stuck" pig.
D. **Reverse flow direction:** By reversing the flow of the propelling medium, we can have the pig retreat a few feet and then reapply pressure behind the pig to try to send through pipe. Unless needed, it is not necessary to send pig back to launcher. Note: This will not work for unidirectional pigs (cup pigs and the like).

The second type of "stuck" pig is the pig that has encountered obstructions that it cannot negotiate. This will include excessive debris build-up in front of the pig, partially closed valves, and various obstructions, such as, lunch boxes, tools, etc. For removing this type, the following options may prove helpful:

A. **Increase pigging pressure:** The increased pressure equates to increased force, which may be enough to allow the pig to push the obstruction.
B. **Increase / decrease pigging pressure (Alternating fashion):** By increasing and decreasing the pressure in a quick on-and-off fashion, may give it the proverbial "kick in the rear" to help the pig to negotiate the obstruction. This option works very well in smaller internal diameter fittings and valves, as well as, tight-bend ells.
C. **Remove pressure and volume (Allowing the pig to recover):** As with the lost-seal type, this procedure is useful for the same reasons, allowing the pig to recover its shape after encountering an obstruction.
D. **Reverse flow direction:** Reversing flow direction is very effective for removing this type of "stuck" pig. In most cases, the pig cannot negotiate or push the obstruction and reversing the flow allows the pig to be retrieved from the line. Note: This will not work for unidirectional pigs (cup pigs and the like).

The above procedures are guidelines for helping in the aid of a "stuck" pig and should not be considered absolute. It is best to counsel with someone who is familiar with pigs and pigging in order to best ascertain the best and proper procedure for removing a "stuck" pig.

email: sales@pigsunlimited.com

23802 FM 2978, Suite C1 • Tomball, TX 77375 • Tel: 281-351-2749 • Fax: 281-351-4658 • Toll-free: 800-578-7436

www.pigsunlimited.com

Foam Pig Selection Guide

LB - Light Density Bare Swab

Description: 2-pound-per-cubic-foot density foam cylinder with 90 Shore A durometer urethane coating on rear only. Also available in bullet shape.

Alternate Functions: Daily pigging where pressures are low, but cleaning is needed to reduce rapidity of buildups. Used as a gauging pig when progressive pigging is performed in order to ascertain reduced line diameter. Used as a sealer pig when progressive cleaning and smaller-than-line-size pigs are being run, by preventing too much bypass of the cleaning pig.

LC - Light Density Criss Cross Swab

Description: 2-pound-per-cubic-foot density bullet-shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration.

Design Function: Light wiping and light scraping used when line conditions do not allow for heavier density foam pigs due to low pressures. Good for multi-dimensional pipelines. The light density foam allows for hand launching with pig over sizing.

LS - Light Density Criss Cross Silicon Carbide

Description: 2-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating.

Design Function: Light scraping in short distances of 2000 feet or less.

LW - Light Density Criss Cross Wirebrush

Description: 2-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration and wirebrush straps.

Design Function: Light scraping. Used for scraping, plowing and medium hard scale removal (up to 5-½ on Moh's scale of hardness) for most tuberculated scales.

MB - Medium Density Bare Pig

Description: 5-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating on rear only.

Design Function: Regular drying. For drying pipelines of up to 10 miles with smooth interiors or for the removal of soft buildup in all pipes.

Alternate Functions: Can be used for mild cleaning of lines with low pressures, or for gauging i.d. of scaled line.

MC - Medium Density Criss Cross

Description: 5-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration.

Design Function: Regular wiping. Good in oilfield flow-lines for paraffin removal or for wiping most pipelines with soft buildup. Best in minimum pressure lines or lines with large quantity of short radius bends, tees, valves, etc.

MW - Medium Density Criss Cross Wirebrush

Description: 5-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration and wirebrush straps.

Design Function: Medium scraping. Used for scraping, plowing and medium hard scale removal (up to 5-½ on Moh's scale of hardness) for most tuberculated scales.

MS - Medium Density Criss Cross Silicon Carbide

Description: 5-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration and carbide sprinkled into coating.

Design Function: Regular scraping where mild abrasion is needed in short distances of 2000 feet or less. Not recommended where normal or tough abrasion is needed.

MP - Medium Density Criss Cross Plastic Bristle

Description: 5-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration and medium plastic bristle straps.

Design Function: Medium scraping. Best use in fiberglass, PVC, or internally coated lines where abrasive cleaning is needed, but wire brush or silicon carbide may damage.

HB - Heavy Density Bare Pig

Description: 8-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating (on rear only).

Design Function: Heavy drying. Best for use in long lines where heavy drying or wiping is needed. God for any drying needs or product removal such as light oils, hydrocarbon liquid, etc.

HC - Heavy Density Criss Cross

Description: 8-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration.

Design Function: Heavy wiping, drying, and first stages of progressive cleaning. Long runs should be kept less than 25 miles, although, under ideal conditions, the standard pattern may be run up to 200 miles.

Alternate Function: Many times used in lieu of carbide or wire brush when there is danger of damaging the interior of the pipe (fiberglass, PVC, epoxy lines, etc.).

HW - Heavy Density Criss Cross Wirebrush

Description: 8-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration and wire brush straps.

Design Function: Heavy scraping. For heaviest scraping, plowing, and medium hard scale removal (up to 5-½ on Moh's scale of hardness).

HS - Heavy Density Criss Cross Silicon Carbide

Description: 8-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration and carbide straps.

Design Function: Heavy scraping. For hard scraping scales (harder than 6 on Moh's scale of hardness).

Alternate Function: Good when used in line conditions that would shorten the life of the criss cross, or when scraping is needed, but wirebrush is too much.

HP - Heavy Density Criss Cross Plastic Bristle

Description: 8-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating in double-spiral configuration and heavy plastic bristle straps.

Design Function: Heavy scraping. Best use in fiberglass, PVC, or internally coated lines where heavy duty abrasive cleaning is needed, but wire brush or silicon carbide may damage.

TW - Total Wirebrush Pig

Description: 8-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating and wirebrush straps covering entire pig. (75% more wire than standard wirebrush pig.)

Design Function: Maximum scraping. For scraping to an absolute bare surface in steel or cast iron pipe prior to either drying to a minus dew point or application of internal coatings. Should be used only in single-dimension lines.

TP - Total Plastic Bristle Pig

Description: 5-pound-per-cubic-foot density bullet shaped foam cylinder with 90 Shore A durometer urethane coating and plastic bristle straps covering entire pig. (75% more straps than standard plastic bristle pig.)

Design Function: Maximum scraping. Used when very abrasive cleaning is needed, but wire brush may damage pipe (PVC, fiberglass, internally coated) or not allow pig passage.

Design Variations

A. Double-Dish (Bi-directional)
Same body construction and coating configuration as bullet-shaped pigs, but with both ends being dished. Used when two directions are to be traversed by the pig without leaving the pipe. Not recommended for normal line cleaning.

B. Double-Nose (Bi-directional)
Same body construction and coating configuration as bullet-shaped pigs, but with both ends being bullet-shaped. Will move through the line at approximately half the speed of a standard or double-dish due to no flat surface for pressure to push.

C. Transmitter Cavity
Cavity is prepared in the body of the pig to house a tracking transmitter for the purpose of tracking or locating a lost pig. Caution should be used on sizes 8" and smaller.

D. Bypass Jets
Used where bypass or "jetting" action greater than that of a conventional pig is required. The "jets" may be any type of tubular goods preferably flexible (PVC, polyethylene, copper tubing, etc.). The number and size of jets are designed per individual requirements. In pigging applications where sand, silt, heavy particles, or wax is prevalent, the jets help keep the debris suspended to prevent bridging, debris settling, and possible blockage of line caused by rapid settling of the heavy particles. Speed of this pig will be approximately 25 to 50% slower than that of a conventional pig due to its additional-bypass design.

E. Turning Pattern
The turning pattern of coating applied to the pig in a different fashion than the standard criss-cross, helps the pig to rotate as it is traversing the line thereby allowing for a more even wear and longer distances.

F. Ropes and Cables
Pigs can be supplied with pulling or handling ropes or cables in the nose, rear, or both.

G. Lengths and Diameters
The standard length of a foam pig is approximately one-and-a-half times the nominal pipe diameter for the length from base to shoulder of the pig, plus one-half diameter for nose. Double-Dish pigs are one-and-a-half times the diameter total length and double-nose pigs are two-and-a-half times the diameter total length.

To properly seal and perform their functions, the pig's diameter is larger than the internal diameter of the pipe (anywhere from 1 to 5% over sizing is standard). However, as with the lengths, various diameters can be made for different applications.

Appendix G
Budgetary Construction Cost Estimates

Elko Exit 298 Lift Station & Force Main Project
Preliminary Budget - Submersible Lift Station Option

BUDGETARY ESTIMATE ONLY

Description	Quantity	Unit	Labor	Equipment	Material	Sub	Other	Total
Site Clearing	5,600	SF	$ 2,500	$ 2,500	$ 1,500	$ -	$ -	$ 6,500
Yard Piping	1	LS	$ 25,000	$ 15,000	$ 150,000	$ -	$ -	$ 190,000
Approach Manhole	1	EA	$ 6,000	$ 4,000	$ 10,000	$ -	$ -	$ 20,000
Dewatering Allowance	1	LS	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000
Shoring Allowance	1	LS	$ -	$ -	$ -	$ 25,000	$ -	$ 25,000
Excavation	2,700	CY	$ 5,000	$ 5,000	$ -	$ -	$ -	$ 10,000
Backfill	2,600	CY	$ 5,000	$ 5,000	$ 5,000	$ -	$ -	$ 15,000
Grading/Surface	5,600	SF	$ 2,500	$ 2,500	$ 2,500	$ -	$ -	$ 7,500
Fencing	310	LF	$ -	$ -	$ -	$ 15,000	$ -	$ 15,000
Bollards	12	EA	$ 3,000	$ 3,000	$ 4,000	$ -	$ -	$ 10,000
Remove Replace Existing Landscaping/Surfaces	1	LS	$ 2,000	$ 1,000	$ 1,500	$ -	$ 1,000	$ 5,500
			$ -	$ -	$ -	$ -	$ -	$ -
Wet Wells (Precast/Polymer Option)	2	EA	$ 15,000	$ 10,000	$ 85,000	$ -	$ -	$ 110,000
Valve Vaults (Precast Option)	3	EA	$ 6,000	$ 4,000	$ 50,000	$ -	$ -	$ 60,000
Concrete Pads	40	CY	$ 10,000	$ 6,000	$ 5,500	$ 3,500	$ -	$ 25,000
Light Pole Base/s	2	EA	$ 1,000	$ 150	$ 400	$ 200	$ -	$ 1,750
			$ -	$ -	$ -	$ -	$ -	$ -
Paint/Coatings for Piping/Metals	1	LS	$ -	$ -	$ -	$ 10,000	$ -	$ 10,000
			$ -	$ -	$ -	$ -	$ -	$ -
Pumps/Motors/Accessories	6	EA	$ 6,000	$ 6,000	$ 245,000	$ -	$ -	$ 257,000
			$ -	$ -	$ -	$ -	$ -	$ -
Electrical Switchgear	1	LS	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Electrical Work	1	LS	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Emergency Generator	1	LS	$ -	$ -	$ -	$ 120,000	$ -	$ 120,000
Controls	1	LS	$ -	$ -	$ -	$ 30,000	$ -	$ 30,000
			$ -	$ -	$ -	$ -	$ -	$ -
Power to the site	1	LS	$ -	$ -	$ -	$ -	$ 45,000	$ 45,000
Telephone to the site	1	LS	$ -	$ -	$ -	$ -	$ 15,000	$ 15,000
			$ -	$ -	$ -	$ -	$ -	$ -
Project OH	7	%	$ -	$ -	$ -	$ -	$ 82,500	$ 82,500
Assumed Fee/Profit	10	%	$ -	$ -	$ -	$ -	$ 117,800	$ 117,800
			$ -	$ -	$ -	$ -	$ -	$ -
Contingency	15	%	$ -	$ -	$ -	$ -	$ 206,800	$ 206,800
			$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	**1**	**LS**	**$ 89,000**	**$ 64,150**	**$ 560,400**	**$ 403,700**	**$ 468,100**	**$ 1,585,000**
Low/High Range:					**LOW**	**$ 1,427,000**	**HIGH**	**$ 1,823,000**

Escalation - Yr 1	4	%	$ -	$ -	$ -	$ -	$ 44,700	$ -
Escalation - Yr 2	3	%	$ -	$ -	$ -	$ -	$ 33,500	$ -

Elko Exit 298 Lift Station & Force Main Project
Preliminary Budget - Dry Pit/Wet Pit Lift Station Option

BUDGETARY ESTIMATE ONLY

Description	Quantity	Unit	Labor	Equipment	Material	Sub	Other	Total
			$ -	$ -	$ -	$ -	$ -	$ -
Site Clearing	5,600	SF	$ 2,500	$ 2,500	$ 1,500	$ -	$ -	$ 6,500
Yard Piping	1	LS	$ 25,000	$ 15,000	$ 150,000	$ -	$ -	$ 190,000
Approach Manhole	1	EA	$ 6,000	$ 4,000	$ 10,000	$ -	$ -	$ 20,000
Dewatering Allowance	1	LS	$ -	$ -	$ -	$ 85,000	$ -	$ 85,000
Shoring Allowance	1	LS	$ -	$ -	$ -	$ 25,000	$ -	$ 25,000
Excavation	2,700	CY	$ 7,500	$ 6,000	$ -	$ -	$ -	$ 13,500
Backfill	2,600	CY	$ 5,000	$ 5,000	$ 5,000	$ -	$ -	$ 15,000
Grading/Surface	5,600	SF	$ 2,500	$ 2,500	$ 2,500	$ -	$ -	$ 7,500
Fencing	310	LF	$ -	$ -	$ -	$ 15,000	$ -	$ 15,000
Bollards	11	EA	$ 3,000	$ 2,800	$ 3,500	$ -	$ -	$ 9,300
Remove Replace Existing Landscaping/Surfaces	1	LS	$ 2,000	$ 1,000	$ 1,500	$ -	$ 1,000	$ 5,500
			$ -	$ -	$ -	$ -	$ -	$ -
Dry Pit/Wet Pit (CIP, Concrete)	3	EA	$ 37,500	$ 22,500	$ 52,500	$ 30,000	$ -	$ 142,500
Valve Vaults (Precast Option)	1	EA	$ 2,000	$ 1,500	$ 7,500	$ -	$ -	$ 11,000
Concrete Pads	40	CY	$ 10,000	$ 6,000	$ 5,500	$ 3,500	$ -	$ 25,000
Light Pole Base/s	2	EA	$ 1,000	$ 150	$ 400	$ 200	$ -	$ 1,750
			$ -	$ -	$ -	$ -	$ -	$ -
Paint/Coatings (includes Dry Pit/Wet Pit Liners)	1	LS	$ -	$ -	$ -	$ 40,000	$ -	$ 40,000
			$ -	$ -	$ -	$ -	$ -	$ -
Pumps/Motors/Accessories	6	EA	$ 6,000	$ 6,000	$ 318,500	$ -	$ -	$ 330,500
Bypass Pumping for Buildout (2 weeks to Reconfigure Dry Pit)	1	LS	$ -	$ -	$ -	$ 85,000	$ -	$ 85,000
Ventilation System for Dry Pit	1	LS	$ 2,500	$ 2,000	$ 10,000	$ -	$ -	$ 14,500
			$ -	$ -	$ -	$ -	$ -	$ -
Electrical Switchgear	1	LS	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Electrical Work	1	LS	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Emergency Generator	1	LS	$ -	$ -	$ -	$ 120,000	$ -	$ 120,000
Controls	1	LS	$ -	$ -	$ -	$ 30,000	$ -	$ 30,000
			$ -	$ -	$ -	$ -	$ -	$ -
Power to the site	1	LS	$ -	$ -	$ -	$ -	$ 45,000	$ 45,000
Telephone to the site	1	LS	$ -	$ -	$ -	$ -	$ 15,000	$ 15,000
			$ -	$ -	$ -	$ -	$ -	$ -
Project OH	7	%	$ -	$ -	$ -	$ -	$ 98,200	$ 98,200
Assumed Fee/Profit	10	%	$ -	$ -	$ -	$ -	$ 140,300	$ 140,300
			$ -	$ -	$ -	$ -	$ -	$ -
Contingency	15	%	$ -	$ -	$ -	$ -	$ 246,200	$ 246,200
			$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	**1**	**LS**	**$ 112,500**	**$ 76,950**	**$ 568,400**	**$ 583,700**	**$ 545,700**	**$ 1,887,000**
Low/High Range:					**LOW**	**$ 1,698,000**	**HIGH**	**$ 2,170,000**

Escalation - Yr 1	4	%	$ -	$ -	$ -	$ -	$ 53,700	$ -
Escalation - Yr 2	3	%	$ -	$ -	$ -	$ -	$ 40,200	$ -

Elko Exit 298 Lift Station & Force Main Project
Preliminary Budget - Three Force Mains (6" + 8" + 8")

BUDGETARY ESTIMATE ONLY

Description	Quantity	Unit	Labor	Equipment	Material	Sub	Other	Total
			$ -	$ -	$ -	$ -	$ -	$ -
Force Main	11,500	LF	$ 200,000	$ 110,000	$ 600,000	$ -	$ -	$ 910,000
Crossing	1	EA	$ 12,000	$ 8,500	$ 151,000	$ 12,000	$ -	$ 183,500
Tie-in	1	EA	$ 6,000	$ 4,000	$ 2,500	$ -	$ -	$ 12,500
ARV/BO	2	EA	$ 3,000	$ 2,500	$ 5,000	$ -	$ -	$ 10,500
			$ -	$ -	$ -	$ -	$ -	$ -
Project OH	7	%	$ -	$ -	$ -	$ -	$ 78,200	$ 78,200
Assumed Fee/Profit	10	%	$ -	$ -	$ -	$ -	$ 119,500	$ 119,500
			$ -	$ -	$ -	$ -	$ -	$ -
Contingency	15	%	$ -	$ -	$ -	$ -	$ 197,100	$ 197,100
			$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	**1**	**LS**	**$ 221,000**	**$ 125,000**	**$ 758,500**	**$ 12,000**	**$ 394,800**	**$ 1,511,000**
						$ -		
Low/High Range:					**LOW**	**$ 1,360,000**	**HIGH**	**$ 1,662,000**
						$ -		**$ -**
Escalation - Yr 1	4	%	$ -	$ -	$ -	$ -	$ 44,700	$ -
Escalation - Yr 2	3	%	$ -	$ -	$ -	$ -	$ 34,800	$ -

Elko Exit 298 Lift Station & Force Main Project
Preliminary Budget - Two Force Mains (6" + 10")

BUDGETARY ESTIMATE ONLY

Description	Quantity	Unit	Labor	Equipment	Material	Sub	Other	Total
			$ -	$ -	$ -	$ -	$ -	$ -
Force Main	11,500	LF	$ 175,000	$ 100,000	$ 500,000	$ -	$ -	$ 775,000
Crossing	1	EA	$ 10,000	$ 7,500	$ 12,000	$ 10,000	$ -	$ 39,500
Tie-in	1	EA	$ 6,000	$ 4,000	$ 2,500	$ -	$ -	$ 12,500
ARV/BO	2	EA	$ 3,000	$ 2,500	$ 5,000	$ -	$ -	$ 10,500
			$ -	$ -	$ -	$ -	$ -	$ -
Permits/Fees	1	LS	$ -	$ -	$ -	$ -	$ -	$ -
Project OH	7	%	$ -	$ -	$ -	$ -	$ 58,600	$ 58,600
Assumed Fee/Profit	10	%	$ -	$ -	$ -	$ -	$ 89,600	$ 89,600
			$ -	$ -	$ -	$ -	$ -	$ -
Contingency	15	%	$ -	$ -	$ -	$ -	$ 147,900	$ 147,900
			$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	**1**	**LS**	**$ 194,000**	**$ 114,000**	**$ 519,500**	**$ 10,000**	**$ 296,100**	**$ 1,134,000**
Low/High Range:					**LOW**	**$ 1,021,000**	**HIGH**	**$ 1,247,000**
						$ -		**$ -**
Escalation - Yr 1	4	%	$ -	$ -	$ -	$ -	$ 33,500	$ -
Escalation - Yr 2	3	%	$ -	$ -	$ -	$ -	$ 26,100	$ -

Agenda Item V.B.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of a Performance/Maintenance Agreement for subdivision improvements associated with the Great Basin Estates Phase 3 subdivision, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **July 25, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **10 Minutes**

5. Background Information: **Elko City Code 3-3-21 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 3-3-22. As part of the conditions of approval the Planning Commission recommended that the agreement 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. MR**

6. Budget Information:

   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **N/A**

7. **Business Impact Statement: Not Required**

8. Supplemental Agenda Information**: Performance/Maintenance Agreement**

9. Recommended Motion: **Approve the Performance/Maintenance Agreement for subdivision improvements associated with the Great Basin Estates Phase 3 subdivision. The subdivider shall enter into the agreement within 30 days OR table this item if no action is taken on the associated Final Map.**

10. Prepared By: **Michele Rambo, AICP, Development Manager**

11. Committee/Other Agency Review: **Dave Stanton, City Attorney**

12. Council Action:

13. Council Agenda Distribution: **Robert Capps**
    robertcapps@cappshomes.com

AGREEMENT TO INSTALL IMPROVEMENTS

AND PROVIDE MAINTENANCE GUARANTY

THIS AGREEMENT made and entered into this ____ day of _____, 2019, by and between the **CITY OF ELKO**, a municipal corporation organized and existing under the laws of the State of Nevada, hereinafter referred to as the "**City,**" and **Parrado Partners, LP**, a California Limited Partnership, hereinafter referred to as "**Developer.**"

RECITALS

A. **WHEREAS, Developer** is subdividing certain property within the **City,** the subdivision being generally known as **Great Basin Estates, Phase 3**, into thirty-eight (38) separate parcels by means of a subdivision map, identified by the **City** as Subdivision Map No. 11 -18;

B. **WHEREAS,** Elko City Code, Title 3, Chapter 3, requires that a developer of a subdivision (as that term is used in NRS 278.320(1)) enter into an Agreement to Install Improvements;

C. **WHEREAS,** the **City** has approved the Engineer's Cost Estimate for the required subdivision improvements (set forth in **Exhibit A** and made a part hereof) and has determined that the cost of the required subdivision improvements is expected to be in the amount of **Seven Hundred Seventy-Six Thousand, Three Hundred Sixty-Nine Dollars and Twenty-Five Cents ($776,369.25)**, which amount provides the basis for calculating the amount of the Maintenance Guaranty;

D. **WHEREAS,** the Developer intends to complete the required subdivision improvements with its own resources pursuant to Elko City Code Section 3-3-21(A)(3)(a) and 3-3-22(A)(1), and in conformity with the construction plans approved by the City (attached at **Exhibit B** and made a part hereof) prior to certification of the final map;

E. **WHEREAS,** Elko City Code 3-3-21(A)(4) requires that all subdivision improvements identified in the agreement to install improvements shall be completed within a specified period, not to exceed two (2) years, to the satisfaction of the City;

F. **WHEREAS,** the **City** approved the Final Map on _____;

G. **WHEREAS,** pursuant to Elko City Code Section 3-3-22(B)(3), the **Developer** shall file with the Clerk of the City a maintenance guaranty to ensure the maintenance, adequacy and condition of all improvements required by this Agreement for a period of one (1) year after the subdivision improvements are accepted by the City. The maintenance guaranty may be in any form permitted in Section 3-3-22(B)(1) for a performance guaranty and shall be in the amount of **Seventy-Seven Thousand, Six Hundred Thirty-Six Dollars and Ninety-Three Cents ($77,636.93)** (hereinafter referred to as the "Maintenance Guaranty");

H. **WHEREAS,** in the event the **Developer** fails to complete all the required subdivision improvements in accordance with the terms of this Agreement, the **Developer** shall be in default of this Agreement and the **City** shall be entitled to pursue all available legal remedies.

I. **NOW, THEREFORE**, for and in consideration of the mutual covenants and conditions on the part of the respective parties to be performed, the parties hereby agree as follows:

1) **REQUIRED IMPROVEMENTS, CERTIFICATION, MAINTENANCE GUARANTY, AND ACCEPTANCE AND CERTIFICATION OF THE FINAL MAP**

A. **COMPLETION OF WORK AND MAINTENANCE GUARANTY.** **Developer** agrees to complete the improvements shown on the construction plans attached as **Exhibit B** hereto in the manner set forth in this Agreement and in conformity with Elko City Code 3-3-21(A)(4) (hereinafter the "**Work**") within twenty-four (24) months of the Effective Date, unless otherwise extended in accordance herewith, and **Developer** shall pay or cause to be paid all claims for labor and materials used to perform the **Work**.

B. ENGINEER'S ESTIMATE, CERTIFICATION AND SUBMISSION OF WORK.

1) Developer agrees to, at its own expense, contract with a licensed engineer in the State of Nevada to oversee the construction of the subdivision improvements, oversee all required testing and verification of materials to ensure construction of the subdivision improvements in accordance with all federal, state and local requirements and provide an engineer's estimate, which must be approved by the City. The total engineer's estimate must be an amount no less than the full cost of the following improvements: (a) improvements required under Section 3-3-20 of the Elko City Code; (b) improvements shown on the construction plans prepared and approved in accordance with Section 3-3-18 of the Elko City Code; (c) the cost of required inspection and testing by a properly licensed engineer to oversee the quality assurance and quality control necessary to ensure certification for the construction of the approved construction plans; (d) the cost to replace any existing streets, utilities or other improvements that are included in the required improvements as shown on the construction plans; (e) the cost to prepare the as-built drawings and any associated documents; and (f) incidental expenses associated with the foregoing **Work**.

2) The **Work** shall be certified by the **Developer's** Engineer (who shall be a registered engineer, licensed in the State of Nevada) and submitted to the **City** for possible acceptance of the **Work** before the **City** conducts the subdivision final inspection and no later than twenty-four (24) months after the Effective Date. Upon certification of the **Work**, the **Developer's** Engineer shall provide the **City** with a certificate attesting to the adequacy of the **Work** and compliance with all requirements set forth in this Agreement, to include, without limitation, the construction specifications, codes and standards set forth in the Orange Book.

3) The certification by the **Developer's** engineer shall include: (a) the results of all required testing, presented in an organized manner by material type and category of work; (b) references to the sections of the Orange Book that correspond to the required testing for the material type and category of work; (c) the frequency of the required testing; (d) photo documentation for any components of the **Work** which cannot be certified by testing (i.e. special construction of utility crossings); and (e) an "as-built" drawing of the **Work**.

4) The City Council shall not accept the **Work** without a complete and comprehensive certification of the **Work** by the **Developer's** engineer.

C. **MAINTENANCE PERIOD.** Notwithstanding the Term of this Agreement, the maintenance period shall commence on the date the City Council accepts the **Work** and shall continue thereafter for a period of twelve (12) months. In satisfaction of its requirement to provide a Maintenance Guaranty, **Developer** shall, prior to acceptance of the **Work**, in conformance with Elko City Code 3-3-22(B)(3), provide the **City** with a Maintenance Guaranty in a form that complies with Elko City Code Section 3-3-22(B) in the amount of **Seventy-Seven Thousand, Six Hundred Thirty-Six Dollars and Ninety-Three Cents ($77,636.93)**, which amount is not less than ten percent (10%) of the total cost of the required subdivision improvements. If maintenance is required during the maintenance period, the **City** will provide fifteen (15) calendar days' written notice of the required maintenance work to the **Developer** and the **Developer** must thereafter complete the required maintenance work. If the **Developer** fails to complete the maintenance work within the fifteen (15) calendar day period, without limiting any other rights or remedies available, the **City** may complete or have the maintenance work completed and use the Maintenance Guaranty to satisfy the costs thereof. The certification of the Final Map is, without limitation, conditioned upon **Developer** providing the Maintenance Guaranty.

D. **CERTIFICATION OF FINAL MAP.** The **City** will not certify the Final Map until:

1) The Agreement has been approved by the City Council in conjunction with Final Map approval;

2) The Agreement has been fully executed and filed with the City Clerk's office;

3) The **Developer** has completed the **Work** as required under the Agreement;

4) The **Developer** has filed with the Elko City Clerk the Maintenance Guaranty, calculated in the manner set forth herein and otherwise meeting the requirements of this Agreement and the Elko City Code;

5) The City Council has accepted the subdivision improvements;

6) The **Developer** has acquired all other jurat certifications required by the Nevada Revised Statutes, the Elko City Code and this Agreement; and

7) All other Final Map requirements set forth in the Nevada Revised Statutes and the Elko City Code have been met.

E. **EFFECTIVE DATE.** The Effective Date of this Agreement shall be _____, which is the date the **City** approved the Final Map, and this Agreement shall operate retroactively to that date, except where otherwise specifically stated herein.

F. **TERM.** The Term of this Agreement shall be twenty-four (24) months from the Effective Date, unless the **Work** is completed and accepted by the **City** prior to the expiration of the foregoing twenty-four (24) month period, in which event the Term shall expire on the date the **Work** is accepted by the **City**. Notwithstanding the foregoing, the **City** may, upon a written request and showing by the **Developer** of good cause, grant an extension of time to complete the **Work** for an additional twelve (12) months thereafter (with a corresponding

extension of the Term); ***provided***, no such extension shall be given unless: (a) the **Developer** has satisfactorily performed its duties under this Agreement to date; (b) the **Developer** has diligently and in good faith attempted to complete the **Work** within the aforementioned twenty-four (24) month period, but has been unable to do so due to events beyond the **Developer's** control; and (c) the Maintenance Guaranty has been provided to the Elko City Clerk.

G. **DESCRIPTION OF WORK AND CONDITIONS.** In addition to any other requirements contained herein, the **Work** shall not be accepted by the **City** unless the **Developer** fully satisfies the following requirements:

(1) **COMPLIANCE WITH CITY CODE.** **Developer** shall perform the **Work** in a manner that fully complies with the Elko City Code.

(2) **STANDARDS.** The **Work** shall be completed in accordance with the plans, specifications and conditions approved by the **City** and in accordance with requirements otherwise set forth in this Agreement, to include requirements incorporated by reference.

(3) **PRECONSTRUCTION CONFERENCE.** Prior to the initiation of the construction of any roadway, drainage, water or sewer improvements included in the **Work**, the **Developer** shall schedule and participate in a preconstruction conference with **Developer's** contractor(s) and the City Development Manager or the **City's** designee(s).

(4) **AS-BUILT PLANS.** **Developer** shall provide complete as-built drawings of all street, water, sewer and drainage improvements to the **City** prior to the subdivision final inspection.

(5) **SUBDIVISION CONDITIONS.** **Developer** shall satisfy all subdivision approval conditions established by or at the direction of the City Council and/or the City Planning Commission.

(6) **ENGINEER'S CERTIFICATE.** Before the subdivision final inspection, **Developer's** engineer (who shall be a registered engineer, licensed in the State of Nevada) shall provide the **City** with a certificate certifying the adequacy of the **Work** and compliance with all requirements set forth in this Agreement, to include, without limitation, **City** standard construction specifications, codes and standards.

H. **FINAL COMPLETION AND ACCEPTANCE OF WORK.** Approval of the final completion and acceptance of the **Work** shall be at the discretion of the **City**. The **Work** shall not be accepted unless and until it satisfies the requirements of this Agreement, to include the conditions set forth in Section 1 (**REQUIRED IMPROVEMENTS, CERTIFICATION, MAINTENANCE GUARANTY, ACCEPTANCE AND CERTIFICATION OF THE FINAL MAP**). **Developer** shall request that the **City** inspect the **Work** no later than thirty (30) days prior to the end of the Term. The **City** shall have the authority to suspend the **Work**, in whole or in part, for such period as it may deem necessary due to unsuitable weather or other unfavorable conditions or the failure of **Developer** to comply with the requirements

contained in this Agreement, to include compliance with the standard construction specifications of the **City**.

I. **DEFAULT, NOTICE AND OPPORTUNITY TO CURE.** In the event **Developer** fails to complete the **Work** during the Term of this Agreement or any extension hereof, the **Developer** shall be considered in **Default.** Upon discovery of the **Default**, the **City** shall serve upon the **Developer** written notice of such **Default**. Developer shall then have fifteen (15) days from the date of mailing of said notice in which to cure the **Default.** In the event of a **Default**, should the **Developer** fail to cure the **Default** within fifteen (15) days from the date of notice, the **City** shall then have the right to complete the **Work**, to include, without limitation, payment of all third-party claims for labor and material, after which the **Developer** shall be liable to the **City** for all costs incurred in completing the **Work**, such amount to be due and payable within thirty (30) days of receipt of an itemized invoice from the **City** detailing the costs incurred by the **City**. In the event **Developer** fails to reimburse the **City** for the costs shown on the foregoing invoice, the **City** may thereafter exercise all rights and remedies available at law and equity.

2. GENERAL TERMS AND CONDITIONS.

A. **WARRANTY.** **Developer** warrants to the **City** that the **Work**, upon completion, will be free of defects and in conformity with all applicable standards, to include requirements of the Elko City Code and any plans approved by the **City** pertaining to the **Work**.

B. **TERMINATION, BINDING EFFECT, DELEGATION AND OTHER MATTERS.** This Agreement may not be amended, modified or terminated except by an agreement in writing and approved by the **Developer** and the Elko City Council. This Agreement and all of the covenants, terms, conditions and/or provisions herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Notwithstanding any other provision contained in this Agreement, neither this Agreement nor any of the rights, interests or obligations under this Agreement may be assigned or delegated by any party without the prior written consent of the other party. This Agreement is not intended to confer any rights or benefits to any entity other than to the **City** and to **Developer**; accordingly, there are no third-party beneficiaries to this Agreement.

C. **CONSTRUCTION OF AGREEMENT.** This Agreement constitutes a contract under and shall be construed in accordance with the laws of the State of Nevada. Both parties have had the opportunity to review this Agreement with the assistance of legal counsel Accordingly, the parties agree that the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

D. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall have the force and effect of an original, and all of which shall constitute but one document.

E. **NOTICES.** All notices required to be given under this Agreement shall be deemed given upon the earlier of the actual receipt or two (2) days after being mailed by registered or certified mail, return receipt requested, addressed as follows: if to **City**, to c/o Michele Rambo, (or the then-current) Development Manager, 1751 College Avenue, Elko, Nevada 89801; if to **Developer**, to: Robert Capps, Parrado Partners, LP, 12257 Business Park Drive #1, Truckee, CA 96161.

F. **CITY'S AUTHORITY.** This Agreement is not intended to supersede the authority granted by law to the **City**. Therefore, nothing in this Agreement shall be construed or implied to require the **City's** planning or other regulatory boards or departments (however designated) to approve any plans, permits, maps or other documents pertaining to any aspect of the **Work** or other action described in this Agreement.

G. **TIME OF THE ESSENCE.** Time is of the essence and a material provision of this Agreement.

H. **INDEMNIFICATION.** **Developer** hereby agrees to hold harmless, indemnify and defend the **City** (including, without limitation, the **City's** officers, agents and employees) against and to all claims, demands, actions, suits, liability, cost and expense, including defense expenses, (to include, without limitation, suits for damages and injuries to persons or property) that are claimed to have resulted from the acts or omissions of **Developer** (including without limitation its agents, employees and/or contractors) in any manner pertaining to the **Work**.

I. **JURISDICTION AND VENUE.** The District Court for the Fourth Judicial District, in and for the County of Elko, State of Nevada, shall have jurisdiction and venue over all disputes arising from or in relation to this Agreement.

J. **INTEGRATION.** This Agreement represents and contains the entire Agreement and understanding among the parties with respect to the subject matter of this Agreement and supersedes and replaces all prior oral and written agreements and understandings with respect to the subject matter of this Agreement, and no representation, warranty, condition, understanding or agreement of any kind with respect to the subject matter hereof shall be relied upon by the parties unless incorporated herein. This Agreement shall be construed as a complete novation of any prior agreements relating to the subject matter of this Agreement.

K. **DOCUMENTS PROVIDED TO CITY ARE PUBLIC.** This Agreement, together with any documents associated with the **Work**, may be recorded in any public system of records, to include the records of the Elko County Recorder. Under no circumstances shall **Developer** assert a right to confidentiality or an intellectual property interest in documents or other information provided to the **City** in relation to the **Work**.

L. **ATTORNEY FEES.** In the event the **City** is required to pursue any action to enforce any term or condition in this Agreement, it shall be entitled to reasonable attorney's fees and court costs.

M. **SEVERABILITY.** In the event one or more of the provisions, or portions thereof, of this Agreement is determined to be illegal or unenforceable, the remainder of the Agreement shall not be affected thereby and each remaining provision or portion thereof shall continue to be valid and effective and shall be enforceable to the fullest extent permitted by law.

N. **HEADINGS.** The headings of sections and subsections of this Agreement are inserted for convenience only and shall not be deemed to constitute part of this Agreement or to affect the construction hereof.

O. **NO AGENCY, PARTNERSHIP OR JOINT VENTURE.** Nothing herein contained shall be construed to create an agency, partnership or joint venture between the parties.

P. **REMEDIES NOT EXCLUSIVE.** No remedy provided by this Agreement, to include the right to make a claim against a bond or other guaranty, shall be exclusive. The **City** shall have the

right to pursue any remedies provided under this Agreement, or by law or equity, simultaneously or in sequence at its sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement in duplicate the day and year first above written.

CITY - THE CITY OF ELKO,
a municipal corporation

By: _____
REECE KEENER, Mayor

ATTEST:

_____
KELLY WOOLDRIDGE, City Clerk

DEVELOPER – PARRADO PARTNERS, LP

By: _____

EXHIBIT A

EXHIBIT "A"

PROJECT: Great Basin Estates - ELKO, NEVADA - Phase 3
Robert Capps
ENGINEER: SUMMIT ENGINEERING CORP.

PREPARED BY: NIB
DATE: 10/18/2018

ZONING: Residential

- STREETS -

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
3" AC PAVEMENT FOR STREETS	72,405	SF	$2.35	$170,151.75
9" BASE FOR STREETS	2,010	CY	$36.00	$72,360.00
AC SAWCUT	1	LS	$520.00	$520.00

- GRADING -

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
SITE GRADING	1	LS	$15,000.00	$15,000.00
CLEARING & GRUBING	1	LS	$2,500.00	$2,500.00

- CONCRETE -

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
TYPE 1 CURB AND GUTTER WITH Base & Subgrade prep. (Compacted)	2,892	LF	$18.00	$52,056.00
4" SIDEWALK WITH BASE (Compacted) & Subgrade prep.	11,568	SF	$4.50	$52,056.00
ADA RAMPS W/ DETECTABLE MARKERS WITH Base & Subgrade prep. (Compacted)	7	EA	$2,750.00	$19,250.00
VG & SPANDREL W/ #4 REBAR WITH Base & Subgrade prep. (Compacted)	1,587	SF	$6.50	$10,315.50

- SANITARY SEWER -

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
4" DIAMETER SEWER SERVICE LATERAL	1,190	LF	$22.00	$26,180.00
48" DIA SSMH	5	EA	$3,000.00	$15,000.00
8" DIA. SS MAIN	635	EA	$34.00	$21,590.00

- STORM DRAIN -

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
TYPR 4R DROP INLETS	2	EA	$2,750.00	$5,500.00
18" SD PIPE	240	LF	$46.00	$11,040.00
12" SD PIPE	40	LF	$36.00	$1,440.00
48" DIA. SDMH	1	EA	$3,000.00	$3,000.00
RIP RAP 12" DIA.	1	LS	$750.00	$750.00

- WATER -

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
WATER VALVE CONCRETE COLLARS	12	EA	$650.00	$7,800.00
6" GATE VALVES	6	EA	$1,100.00	$6,600.00
8" GATE VALVES	5	EA	$1,250.00	$6,250.00
10" GATE VALVES	1	EA	$1,500.00	$1,500.00
8" DIA. WATER MAIN	1,350	LF	$38.00	$51,300.00
10" DIA WATER MAIN	385	LF	$44.00	$16,940.00
10" ENDCAP W. THRUST BLOCK	1	EA	$850.00	$850.00
10" X 6" TEE	1	EA	$1,750.00	$1,750.00
8" X 6" TEE	3	EA	$1,250.00	$3,750.00
8" X 10" TEE	1	EA	$1,450.00	$1,450.00

8" X 8" TEE	2	EA	$1,250.00	$2,500.00
90 DEG BEND	1	EA	$1,450.00	$1,450.00
45 DEG. BEND	1	EA	$1,450.00	$1,450.00
EX. MAIN CONNECT	1	LS	$1,600.00	$1,600.00
FIRE HYDRANT ASSEMBLY W/ THRUST BLOCKS	6	EA	$4,100.00	$24,600.00
8" X 6" REDUCER	2	EA	$1,200.00	$2,400.00
1" POLY PIPE	650	LF	$34.00	$22,100.00

- MISCELLANEOUS -

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GAS SERVICE	1	LS	$4,000.00	$16,920.00
POWER, PHONE & CABLE SERVICE	1	LS	$65,400.00	$65,400.00
N36 BOXES	1	LS	$7,200.00	$7,200.00
STREET SIGNS	5	EA	$1,200.00	$6,000.00
STREET MONUMENTS	7	EA	$850.00	$5,950.00
QA / QC - TESTING AND INSPECTION	1	LS	$23,500.00	$23,500.00
CONSTRUCTION STAKING	1	LS	$18,400.00	$18,400.00

Total on-site Improvements	**$776,369.25**

EXHIBIT B

GREAT BASIN ESTATES

SINGLE FAMILY RESIDENTIAL SUBDIVISION

SITE IMPROVEMENT CIVIL CONSTRUCTION PLANS

APPROVED
CITY OF ELKO DEVELOPMENT DEPT
DATE: 7/23/18
APPROVED BY: DMR
☐ AS SHOWN
☐ SEE NOTES

LEGEND

EXISTING SANITARY SEWER MANHOLE	EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER LINE	ABANDONED WATER LINE
EXISTING ABANDONED SANITARY SEWER MANHOLE	PROPOSED WATER LINE
EXISTING ABANDONED SANITARY SEWER LINE	PROPOSED WATER VALVE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER LINE	PROPOSED SINGLE 1" WATER SERVICE SINGLE METER
PROPOSED STORM DRAIN SEWER MANHOLE	PROPOSED DOUBLE 2" WATER SERVICE DOUBLE METER
PROPOSED STORM DRAIN	EXISTING GROUND CONTOUR
PROPOSED DROP INLET	FINISH GRADE CONTOUR 5780
EXISTING WATER LINE	SPOT ELEVATION PVC 5780
EXISTING WATER VALVE	PERCENT OF SLOPE 4.00%
	SWALE BREAK LINE

PROJECT SPECIFICATIONS:

1. PROJECT STANDARD SPECIFICATIONS. ALL WORK RELATED TO THESE CIVIL IMPROVEMENTS SHALL BE EXECUTED AND COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 3RD EDITION" EDITION SIGNED AND DISTRIBUTED BY THE REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY AND ADOPTED BY THE CITY OF ELKO, NEVADA FOR PUBLIC WORKS CONSTRUCTION ALL CIVIL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS UNLESS MODIFIED WITHIN THE WRITTEN CONTRACT WITH THE CONTRACTOR. THESE SPECIFICATIONS SHALL BE HEREAFTER REFERRED TO AS THE "PROJECT STANDARD SPECIFICATIONS". CONSTRUCTION DETAILS SHALL COMPLY WITH THE CONSTRUCTION DETAILS SHOWN ON THESE PLANS. CONSTRUCTION DETAILS NOT SHOWN SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AS ADOPTED AND DISTRIBUTED BY THE CITY OF ELKO.

2. CLEARING & GRUBBING AND REMOVAL OF MATERIALS. CLEARING & GRUBBING SHALL CONSIST OF REMOVING ALL BRUSH, GRASS, TOPSOIL, MATERIALS AND OTHER NATURAL OR COLLECTIONABLE MATERIAL FROM THE CONSTRUCTION LIMITS PRIOR TO SUBGRADE PREPARATION. CLEARING & GRUBBING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 300 CLEARING & GRUBBING OF THE REFERENCED STANDARD SPECIFICATIONS.

3. STORMWATER AND EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN AIR EROSION CONTROL PROGRAM ON SITE AT ALL TIMES THAT MEETS OR EXCEEDS THE CITY OF ELKO AND THE STATE OF NEVADA REQUIREMENTS. THIS SHALL INCLUDE THE PLACEMENT OF SILT FENCE AROUND THE PERIMETER OF THE JOBSITE AND AT HAUL DUST TRACKOUT PREVENTION MEASURES AT ENTRIES AND EXITS LOCATIONS ON THE JOB SITE. THE CONTRACTOR SHALL MAINTAIN AND ON GOING PROCESS FOR REMOVAL OF SPILLAGE OF EXCAVATED MATERIAL OR TRUCK OUT ON ALL PAVED STREETS. THE CONTRACTOR SHALL DESIGNATE A LOCATION ON SITE TO CONSTRUCT A CONCRETE WASHOUT PIT FOR READY MIX CONCRETE CLEANUP. AT THE COMPLETION OF WORK THE CONCRETE CLEANUP PIT SHALL BE REMOVED FROM THE SITE, A CLEAN JOBSITE SHALL BE MAINTAINED BY THE CONTRACTOR. A STORM WATER DISCHARGE PERMIT FROM THE STATE OF NEVADA AND CITY OF ELKO IS REQUIRED ON ALL CONSTRUCTION WORK SITES THAT EXCEED 1.0 ACRES IN SIZE. THE WORK SITE FOR THIS PROJECT IS 129 ACRES.

4. DUST CONTROL PROGRAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DUST CONTROL PROGRAM ON SITE AT TIMES TO INCLUDE WATERING OF OPEN AREAS. THIS PROGRAM SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, COUNTY AND CITY CODES. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT AIR-BORN DUST DOES NOT LEAVE THE JOBSITE. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE STABILIZED BY THE APPLICATION OF A DUST PALLIATIVE. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 90 DAYS SHALL BE HYDRO-SEEDED WITH AN APPROVED SEED MIX AND MANAGER AND SHALL BE IRRIGATED UTILIZING WATER APPROVED BY THE CITY OF ELKO.

5. UNDERGROUND UTILITIES. ALL UTILITY TRENCHES SHALL CONFORM TO THE CITY OF ELKO AND UTILITY COMPANY SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UNDERGROUND UTILITIES AT ALL TIMES DURING CONSTRUCTION. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE PROJECT DRAWINGS ARE APPROXIMATE AND BASED ON EXISTING RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL CALL 1-800-227-2600 "USA CALL BEFORE YOU DIG" FOR UTILITY ELKO LOCATIONS PRIOR TO COMMENCING EXCAVATION ON SITE. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE FOLLOWING UTILITY COMPANIES:

ELECTRIC POWER	NV ENERGY
NATURAL GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	FRONTIER TELEPHONE COMPANY
FIBER OPTIC COMMUNICATION LINES	AT&T, US SPRINT, FRONTIER TELEPHONE AND OTHER FIBER OPERATORS
CABLE TV	BATVIEW BROADBAND COMPANY

6. REMOVAL OF EXISTING IMPROVEMENTS. REMOVAL OF BITUMINOUS PAVEMENT, CONCRETE, SIDEWALK, AND CURB & GUTTER SHALL BE IN ACCORDANCE WITH SECTION 301 REMOVAL OF EXISTING IMPROVEMENTS OF THE PROJECT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL SAWCUT ALL PAVEMENT AND CONCRETE AT THE LOCATIONS SHOWN ON THE PROJECT PLANS PRIOR TO REMOVAL.

7. WATER DISTRIBUTION PIPE MATERIALS. ALL WATER PIPE INSTALLED SHALL BE IN ACCORDANCE WITH CITY OF ELKO STANDARDS AND SHALL MEET THE ACCUMULATIVE 20 SECTION 350.00 HIGH PRESSURE AND PRESSURE PIPE OF THE REFERENCED PROJECT STANDARD SPECIFICATIONS AS ADOPTED FOR PUBLIC WORKS CONSTRUCTION BY THE CITY OF ELKO, NEVADA. INSTALLATION OF BURIED WATER PIPE SHALL BE IN ACCORDANCE WITH AS SPECIFIED IN SECTION 351 DISINFECTION WATER AND IRRIGATION SYSTEMS OF THE PROJECT STANDARD SPECIFICATIONS. UNDERGROUND WATER SHALL ALSO COMPLY WITH THE LATEST ADOPTED EDITION OF THE UNIFORM PLUMBING CODE. THE PUBLIC WATER MAINS SHALL BE MINIMUM CLASS OR 8 WATER PIPE. WATER SERVICE PIPE SHALL BE POLYETHYLENE WATER SERVICE PIPE. IRON PIPE SIZE (IPS) WITH A MINIMUM WORKING PRESSURE OF 200 PSI. CONSTRUCTION SHALL COMMENCE UPON APPROVAL OF THE CONSTRUCTION PLANS BY THE CITY OF ELKO UTILITIES, ENGINEERING AND BUILDING DEPARTMENTS. VERTICAL AND HORIZONTAL SEPARATION OF ALL WATER AND SEWER SANITARY OR STORM UTILITIES SHALL BE MAINTAINED PER NAC SECTION 444A.6710 - SECTION 444A.6715. WATER LINES SHALL BE INSTALL A MINIMUM OF 42" MEASURE FROM FINISH GRADE TO TOP OF THE PIPE. THE CITY OF ELKO WATER DEPARTMENT SHALL BE CONTACTED TO PERFORM ALL TAPS UNTO CITY OF ELKO UTILITIES. THE CITY OF ELKO SHALL BE CONTACTED FOR AUTHORIZATION TO PLACE ANY NEW WATER SYSTEMS, EXTENSION, REPLACEMENTS IN EXISTING SYSTEMS AND VALVES SECTIONS INTO SERVICE FOR TESTING OR FINAL ACCEPTANCE. BEFORE BEING PLACED IN SERVICE AND ACCEPTED BY THE CITY OF ELKO, ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVES SECTIONS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-651 (DISINFECTING WATER MAINS) AND BE PRESSURE TESTED IN ACCORDANCE WITH NAC 444A.6715.7 (a) and (b).

8. SANITARY SEWER PIPE AND STORM DRAIN. ALL SANITARY SEWER AND STORM DRAIN PIPE MATERIALS INSTALLED SHALL BE IN ACCORDANCE WITH CITY OF ELKO STANDARDS AND SHALL MEET THE REQUIRE MENTS OF SECTION 330.00 NON-PRESSURES, AND PRESSURE PIPE OF THE REFERENCED PROJECT STANDARD SPECIFICATIONS AS ADOPTED FOR PUBLIC WORKS CONSTRUCTION BY THE CITY OF ELKO, NEVADA. INSTALLATION OF BURIED SANITARY SEWER AND STORM DRAIN MATERIALS SHALL BE DONE AS SPECIFIED IN SECTION 331 STORM DRAIN, CBS VAULTS, AND SANITARY SEWER CONSTRUCTION OF THE PROJECT STANDARD SPECIFICATIONS. UNDERGROUND SEWER PIPING SHALL ALSO COMPLY WITH THE LATEST ADOPTED EDITION OF THE UNIFORMS PLUMBING CODE. SANITARY SEWER PIPE SHALL BE SDR35 GRAVITY SEWER PIPE AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS. STORM DRAIN SHALL BE ADS N-12 PIPE AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS. ABS OR PVC PRESSURE PIPE SHALL BE USED WHERE PROPER SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY SEWER LINES CANNOT BE MAINTAINED. CONSTRUCTION SHALL COMMENCE UPON APPROVAL OF THE CONSTRUCTION PLANS BY THE CITY OF ELKO ENGINEERING DEPARTMENT AND THE CITY BUILDING DEPARTMENT. VERTICAL AND HORIZONTAL SEPARATION OF ALL WATER AND SEWER (SANITARY OR STORM UTILITIES) SHALL BE MAINTAINED PER NAC SECTION 444A.6710 - SECTION 444A.6715.

PROJECT LOCATION

VICINITY MAP

9. SUBGRADE PREPARATION, EXCAVATION AND FILL. SUBGRADE SOILS SHALL BE PROPERLY PROCESSED BY MOISTURIZING AND COMPACTING THE SUBGRADE SOIL TO A MINIMUM OF 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. FILL SOIL SHALL ALSO BE PROPERLY MOISTURIZED AND COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. EARTHWORK SHALL COMPLY WITH SECTION 302 SUBGRADE PREPARATION, SECTION 303 UNCLASSIFIED EXCAVATION, SECTION 304 UNCLASSIFIED FILL, AND SECTION 305 TRENCH EXCAVATION AND BACKFILL OF THE PROJECT STANDARD SPECIFICATIONS.

10. AGGREGATE BASE MATERIAL. AGGREGATE BASE MATERIAL SHALL BE OF THE CLASSIFICATION SHOWN ON THE PLANS AND SHALL BE PLACED TO THE COMPACTED THICKNESS SHOWN. AGGREGATE BASE SHALL BE MOISTURIZED, SPREAD, AND COMPACTED IN MAXIMUM LIFT THICKNESS OF 6 INCHES. MINIMUM COMPACTION REQUIREMENTS ARE 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. ALL AGGREGATE BASE MATERIAL, INCLUDING TYPE 2, CLASS B, ROAD MIX MIL BASE, SHALL MEET THE MATERIAL REQUIREMENTS SPECIFIED IN SECTION 200 AGGREGATES FOR BASE COURSES OF THE PROJECT STANDARD SPECIFICATIONS. PLACEMENT OF AGGREGATE BASE MATERIAL SHALL BE AS SPECIFIED IN SECTION 306 AGGREGATE BASE COURSES OF THE PROJECT STANDARD SPECIFICATIONS.

11. CONCRETE CURB & GUTTERS, VALLEY GUTTERS, SIDEWALK AND APPROACH SLABS. AGGREGATES FOR CONCRETE SHALL COMPLY WITH SECTION 200 AGGREGATES OF THE PROJECT STANDARD SPECIFICATIONS. CEMENT AND OTHER ADMISTURES SHALL COMPLY WITH SECTION 202 CEMENT AND RELATED MATERIALS. ALL CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM STRENGTH OF 4,000 PSI AT 28-DAYS. CONCRETE MIX DESIGNS SHALL BE PROVIDED TO THE ENGINEER AND ARCHITECT AND SHALL BE CURRENT. MIX DESIGNS SHALL BE AS SPECIFIED IN THE PROJECT STANDARD SPECIFICATIONS FOR THE TYPE OF WORK. CONCRETE SHALL BE PLACED, HANDLED AND CURED IN ACCORDANCE WITH SECTION 311 CONCRETE STRUCTURES AND MASONRY CONSTRUCTION AND SECTION 312 CONCRETE CURBS, GUTTERS, SWALES, DRIVEWAYS, AND ALLEY RETURNS OF THE PROJECT STANDARD SPECIFICATIONS.

12. PLANTMIX BITUMINOUS PAVEMENT, PRIME COATS, SEAL COATS, AND ASPHALTIC MATERIALS. AGGREGATES FOR BITUMINOUS PAVEMENT SHALL BE AS SPECIFIED IN SECTION 200 AGGREGATES OF THE PROJECT STANDARD SPECIFICATIONS. ASPHALT CEMENTS AND BITUMINOUS MATERIALS SHALL MEET THE REQUIREMENTS OF SECTION 201 BITUMINOUS MATERIALS OF THE PROJECT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A MIX DESIGN FOR APPROVAL PRIOR TO PLACEMENT OF BITUMINOUS PAVING MATERIALS. PLANTMIX BITUMINOUS PAVEMENT SHALL BE TYPE 2, UNLESS OTHERWISE SPECIFIED OR APPROVED. LIQUID ASPHALT AND EMULSIFIED ASPHALT PRIME COAT SHALL BE PLACED IN ACCORDANCE WITH SECTION 313 PRIME COAT OF THE STANDARD SPECIFICATIONS. TACK COAT AND SEAL COAT SHALL BE PLACED IN ACCORDANCE WITH SECTION 314 TACK COAT AND SECTION 317 SEAL COAT. PLANTMIX BITUMINOUS PAVEMENT SHALL BE DELIVERED, PLACED AND COMPACTED WITHIN SPECIFIED TOLERANCES IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN SECTION 338 PLANTMIX BITUMINOUS PAVEMENT OF THE PROJECT STANDARD SPECIFICATIONS.

13. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE TO THE FINISH GRADE ELEVATION OF THE MATERIAL COURSES INDICATED ON THE PLAN DRAWINGS. BURIED UTILITY LINE ELEVATIONS SHALL BE NOTED AS INVERT ELEVATION (IPIPE FLOWLINE). THE CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND PROTECT THESE LINES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN ADEQUATE SAFETY PROGRAM DURING ALL CONSTRUCTION WORK ON THE PROJECT SITE. MINIMUM SAFETY GUIDANCE TO BE MET ON THE JOB SHALL MEET THOSE MINIMUM STANDARDS ESTABLISHED BY THE FEDERAL GOVERNMENT (OSHA), THE STATE OF NEVADA AND THE LOCAL GOVERNING AUTHORITY.

15. THE CONSTRUCTION INSPECTION AND TESTING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 336.00 OF THE PROJECT STANDARDS SPECIFICATIONS.

16. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER & THE SOILS ENGINEER, THE CITY OF ELKO AND ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF THE WORK.

17. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS, DIMENSIONS, FLOW LINE, EXISTING CONDITIONS AND POINTS OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALL TO THE ATTENTION OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE WORK.

18. THE CONTRACTOR SHALL WORK WITH THE PROJECT ENGINEER TO FIELD LOCATE ACCURATE AS-BUILTS ARE GENERATED AND SUBMITTED TO THE CITY OF ELKO BY THE PROJECT ENGINEER.

19. UPON COMPLETION OF WORK THE CONTRACTOR SHALL FINISH GRADE ALL DISTURBED AREAS AND CLEAN UP ALL CONSTRUCTION DEBRIS. THE CONDITION OF THE WORK SITE SHALL BE LEFT IN A CLEAN CONDITION FREE OF ALL CONSTRUCTION DEBRIS FOLLOWING CONSTRUCTION.

PROJECT INFORMATION

1. ZONING: R - RESIDENTIAL
2. APN = 001-630-082, 001-630-084 & 001-630-087
3. LEGAL DESCRIPTION = PARCEL NO. 3 OF FILE NUMBER 427726, PARCEL NO. 1 OF FILE NUMBER 611104 AND PARCEL NO. 1 OF FILE NO. 623681 IN THE OFFICE OF THE ELKO COUNTY RECORDER
4. TOTAL PROPOSED AREA OF GREAT BASIN ESTATES IS 19.64 ACRES
5. 81 LOTS TOTAL
6. NO DEED RESTRICTIONS
7. PARCELS TO BE SUBDIVIDED ARE WITHIN LOCATED IN SECTIONS 11 & 14 OF TOWNSHIP 34 NORTH, RANGE 55 EAST M.D.B.& M.
8. SUBDIVISION TO BE SERVED BY THE FOLLOWING UTILITY COMPANIES:
CITY OF ELKO - WATER, SEWER & STORM DRAIN
SW GAS - NATURAL GAS
FRONTIER - COMMUNICATIONS AND TELEPHONE
NV ENERGY - ELECTRICAL
BATVIEW BROAD BAND - COMMUNICATIONS AND TELEVISION
ELKO SANITATION - WASTE DISPOSAL
9. THIS IS AN APPROVED CLOMR FOR THIS PROPERTY TO REMOVE THIS PROPERTY FROM THE FLOOD AO AND AE FLOOD ZONES. AS PART OF THE CONSTRUCTION OF THIS PROJECT A LOMR WILL BE FILED

CITY OF ELKO PLANS REVIEW
7/23/18 7/23/18
CLOMR - ACTIVATION Plans

ABBREVIATIONS:

A.C.	ASPHALTIC CONCRETE
B.C.	BEGIN CURVE
B.V.C.	BEGIN VERTICAL CURVE
C.F.	HEIGHT OF CURB FACE
CL	CENTERLINE
C.M.P.	CORRUGATED METAL PIPE
CONC	CONCRETE
C.P.	CONCRETE PIPE
DI	DROP INLET
D.I.P.	DUCTILE IRON PIPE
EL	ELEVATION
ELEV	TOP = ITEM
E.V.C.	END OF VERTICAL CURVE
EA	EACH (M)
E.G.	EXISTING GRADE
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.L.	FLOWLINE
G	GAS
GEO	GEOTHERMAL
G.V.	GATE VALVE
G.B.	GRADE BREAK
HORIZ.	HORIZONTAL
I.P.S.	IRON PIPE SIZE
INT.	INTERSECTION
I.E.	INVERT ELEVATION
LT.	LEFT
L.F.	LINEAR FEET
MH	MANHOLE
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PR	PROPERTY LINE
R	RADIAL
R	RADIUS
REF	REFERENCE
R.C.P.	REINFORCED CONCRETE PIPE
RT.	RIGHT
R.O.W.	RIGHT OF WAY
LT.	LEFT
L.F.	LINEAR FEET
MH	MANHOLE
S.S.	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
S.W.	SIDEWALK
S	SLOPE
SHT.	SHEET
STA	STATION
S.D.	STORM DRAIN
T	TELEPHONE
T.B.C.	TOP BACK OF CURB
T.C.	TOP OF CONCRETE
TYP.	TYPICAL
VERT	VERTICAL
V.E.	VERTICAL CURVE
V.P.I.	VERTICAL POINT OF INTERSECTION
W	WATER

SHEET INDEX

PROJECT CONTACTS

OWNER-DEVELOPER

PARRADO PARTNERS, LP
THE CAPPS GROUP, INC
12257 BUSINESS PARK DRIVE #8
TRUCKEE, CALIFORNIA 96161
CONTACT: ROBERT CAPPS
(530) 587-0740 X 201

CIVIL ENGINEER

CARTER ENGINEERING, LLC
P.O. BOX 794
ELKO, NEVADA 89801
CONTACT: LANA L. CARTER, P.E.
(775) 397-2531

7/23/18

REV	DATE	DESCRIPTION
1	8.28.18	CITY OF ELKO PLANS REVIEW COMMENTS 08-28-18

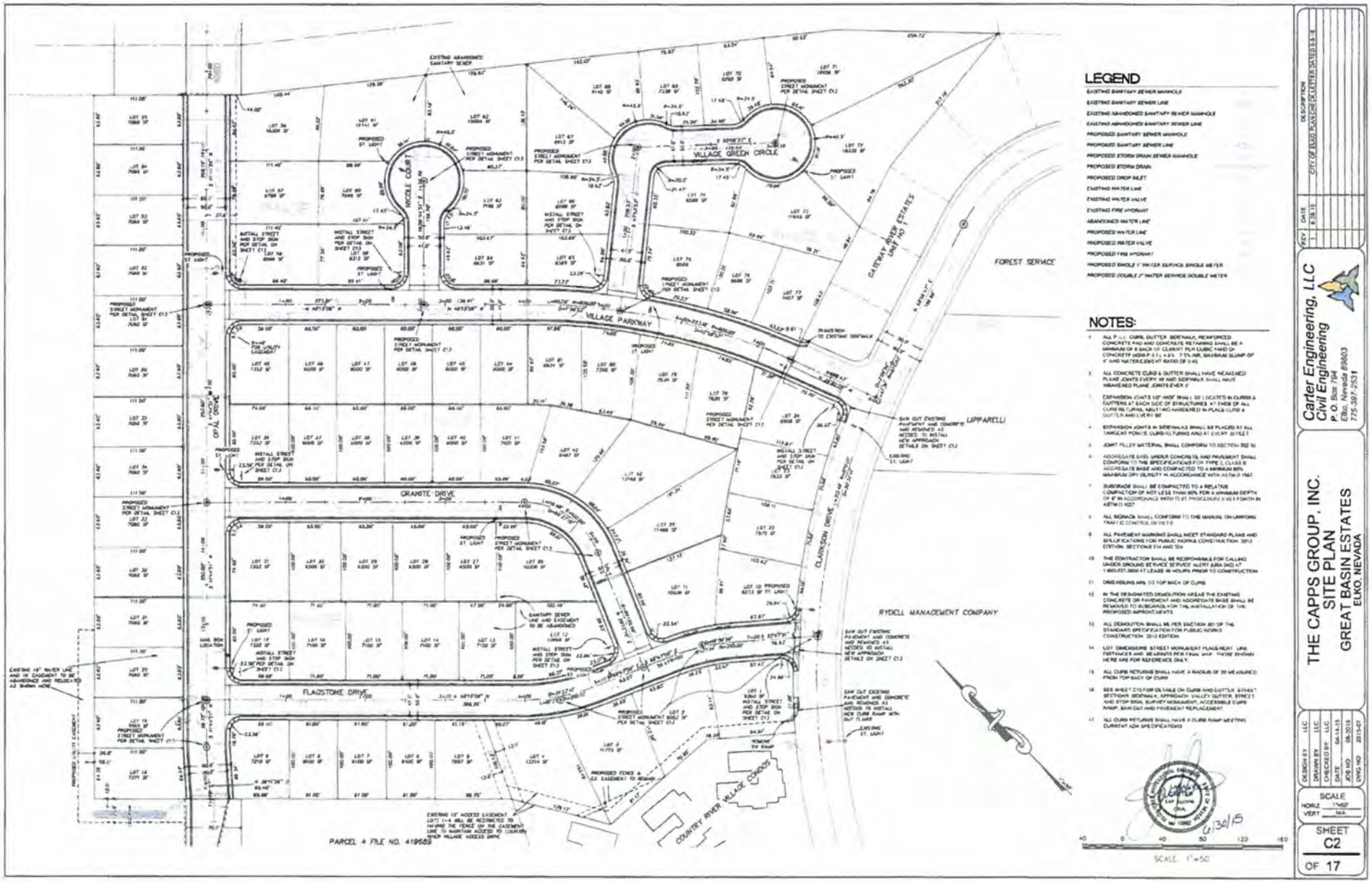
Carter Engineering, LLC
Civil Engineering
P.O. Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
TITLE SHEET & SPECIFICATIONS
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-18-18
JOB NO	28-2514
DWG NO	2015-07

SCALE
HORIZ. N/A
VERT. N/A

SHEET C1 OF 17



REV	DATE	DESCRIPTION
1	4-29-15	CITY OF ELKO PLANNING DEPARTMENT COMMENTS

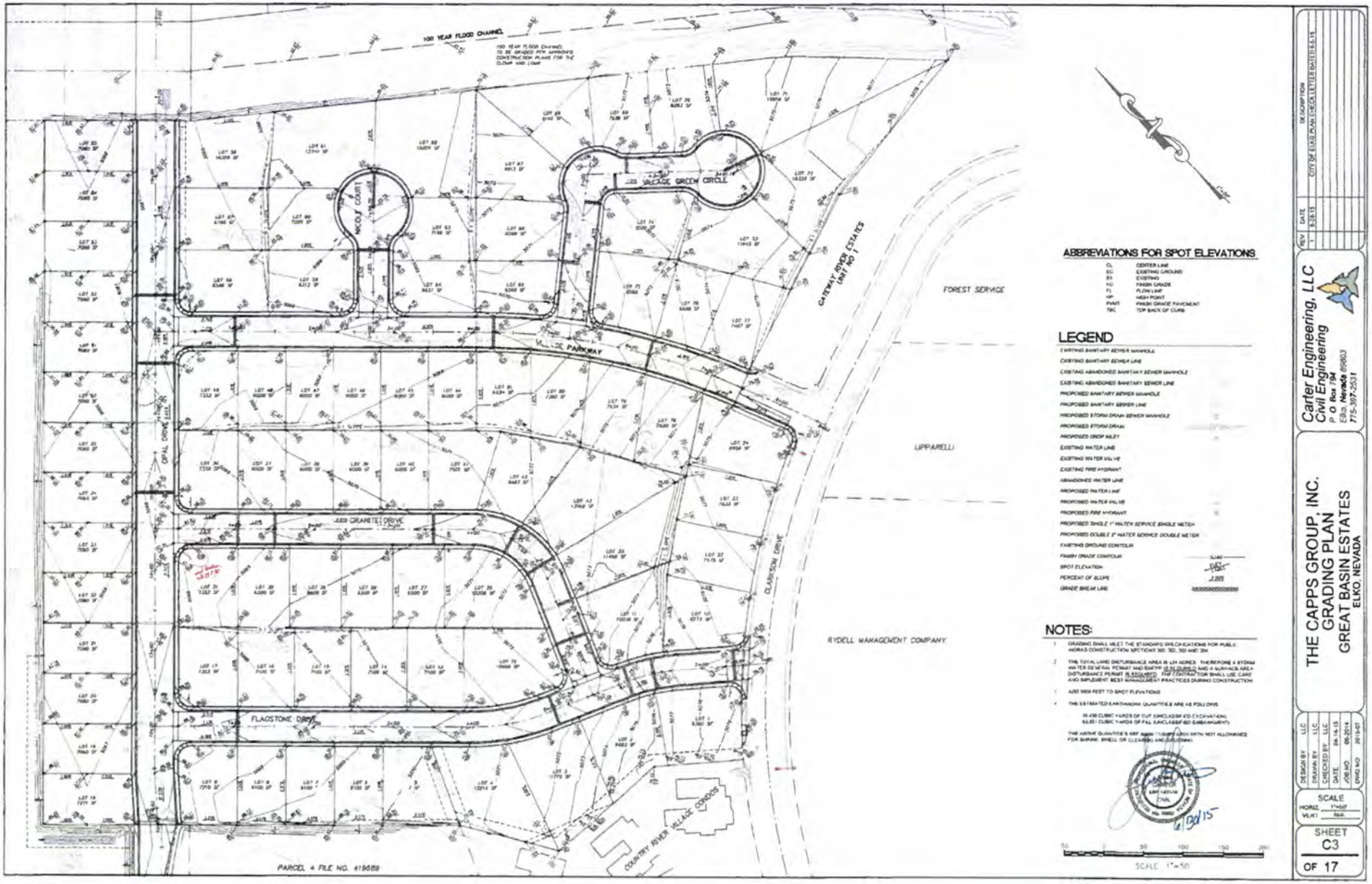
Carter Engineering, LLC
Civil Engineering
P.O. Box 794
Elko, Nevada 89803
775.397.2551

THE CAPPS GROUP, INC.
SITE PLAN
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	05-2015
DWG NO	2015-07

SCALE
HORIZ 1"=50'
VERT N/A

SHEET
C2
OF 17



REV	DATE	DESCRIPTION
1	5/5/15	CITY OF ELKO COMMENTS/REVISIONS

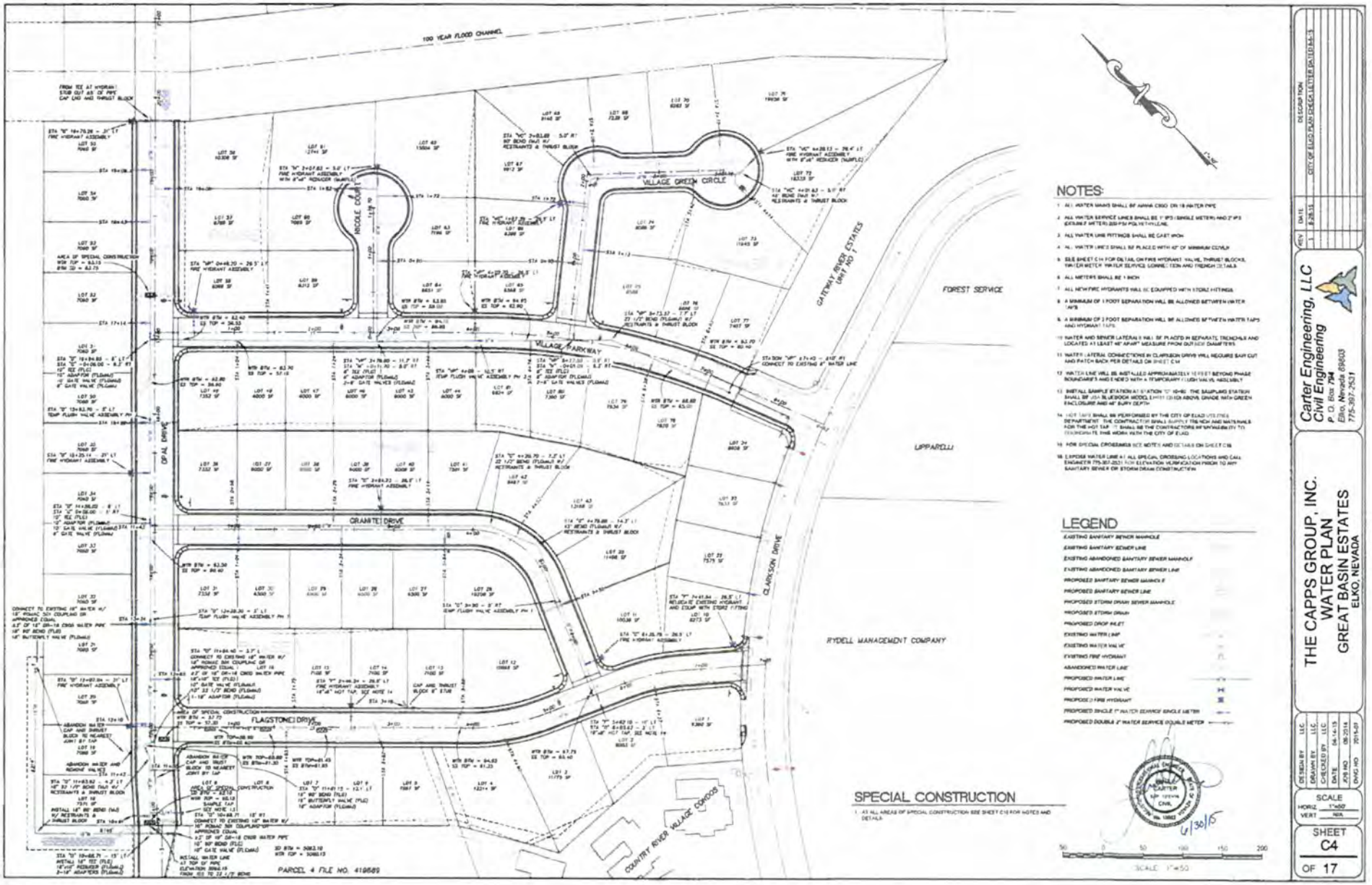
Carter Engineering, LLC
Civil Engineering
P. O. Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
GRADING PLAN
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	06-2014
DWG NO	2015-07

SCALE
HORIZ 1"=50'
VERT N/A

SHEET
C3
OF 17



REV	DATE	DESCRIPTION
1	4-28-15	CITY OF ELKO PLAN CHECK LETTER DATED 4-8-15

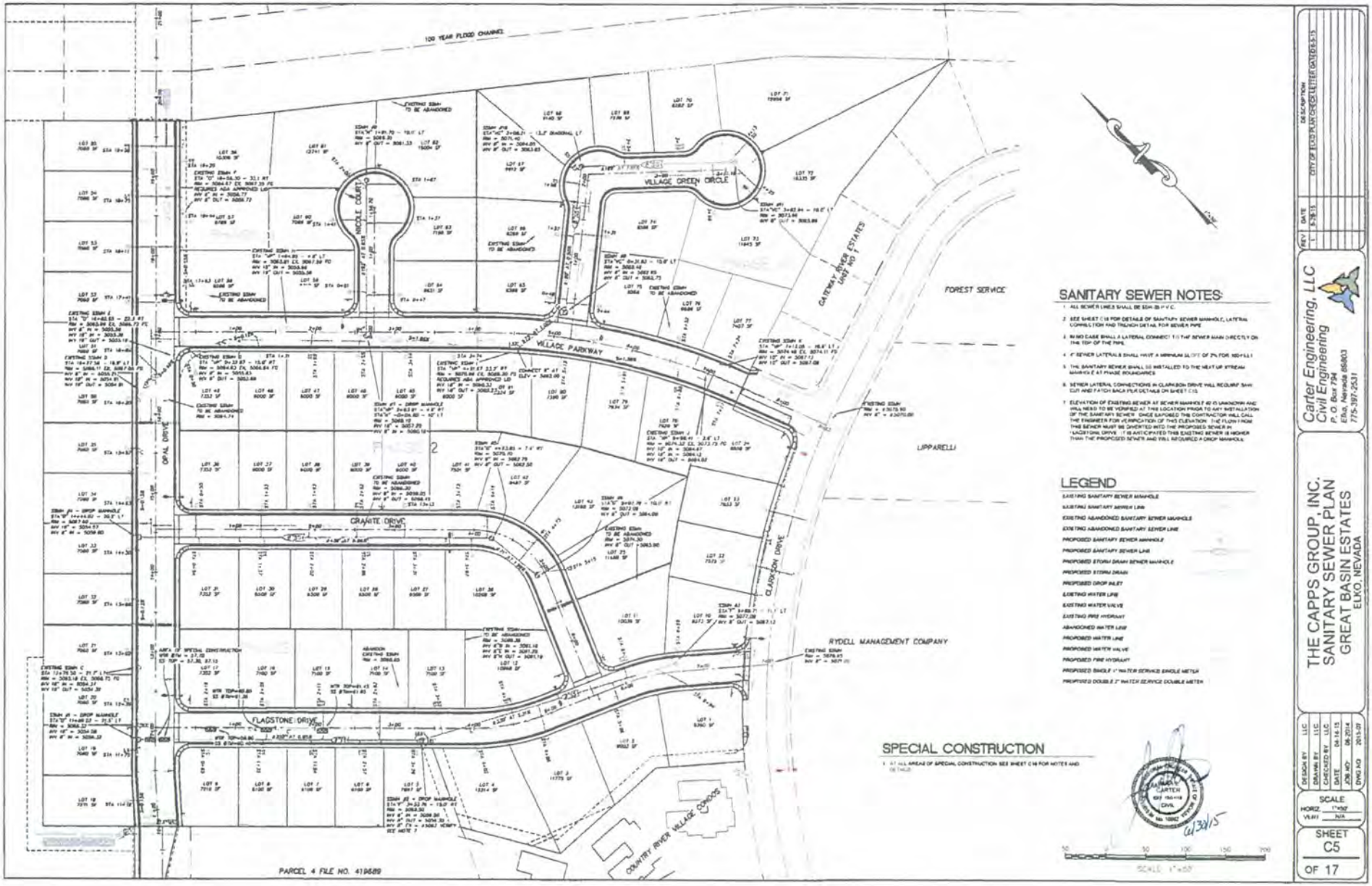
Carter Engineering, LLC
Civil Engineering
P. O. Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
WATER PLAN
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	06-2014
DWG NO	2015-07

SCALE
HORIZ 1"=50'
VERT N/A

SHEET C4 OF 17



SANITARY SEWER NOTES

1. ALL SEWER LINES SHALL BE SDR-35 P.V.C.
2. SEE SHEET C16 FOR DETAILS OF SANITARY SEWER MANHOLE, LATERAL CONNECTION AND TRENCH DETAIL FOR SEWER PIPE
3. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON THE TOP OF THE PIPE.
4. 4" SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2% FOR 100 FEET
5. THE SANITARY SEWER SHALL BE INSTALLED TO THE NEXT UP STREAM MANHOLE AT PHASE BOUNDARIES
6. SEWER LATERAL CONNECTIONS IN CLARKSON DRIVE WILL REQUIRE SAW CUT AND PATCH BACK PER DETAILS ON SHEET C15.
7. ELEVATION OF EXISTING SEWER AT SEWER MANHOLE #2 IS UNKNOWN AND WILL NEED TO BE VERIFIED AT THIS LOCATION PRIOR TO ANY INSTALLATION OF THE SANITARY SEWER. ONCE EXPOSED THE CONTRACTOR WILL CALL THE ENGINEER FOR VERIFICATION OF THIS ELEVATION. THE FLOW FROM THIS SEWER MUST BE DIVERTED INTO THE PROPOSED SEWER IN VILLAGE PARKWAY. IT IS ANTICIPATED THIS EXISTING SEWER IS HIGHER THAN THE PROPOSED SEWER AND WILL REQUIRED A DROP MANHOLE.

LEGEND

EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER LINE
EXISTING ABANDONED SANITARY SEWER MANHOLE
EXISTING ABANDONED SANITARY SEWER LINE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM DRAIN SEWER MANHOLE
PROPOSED STORM DRAIN
PROPOSED DROP INLET
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
ABANDONED WATER LINE
PROPOSED WATER LINE
PROPOSED WATER VALVE
PROPOSED FIRE HYDRANT
PROPOSED SINGLE 1" WATER SERVICE SINGLE METER
PROPOSED DOUBLE 2" WATER SERVICE DOUBLE METER

SPECIAL CONSTRUCTION

1. AT ALL AREAS OF SPECIAL CONSTRUCTION SEE SHEET C16 FOR NOTES AND DETAILS

SCALE 1"=50'

REV	DATE	DESCRIPTION
1	5-5-15	CITY OF ELKO PLAN REVIEW COMMENTS

Carter Engineering, LLC
Civil Engineering
P. O Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
SANITARY SEWER PLAN
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	08.2014
DWG NO	2015-07

SCALE
HORIZ. 1"=50'
VERT. N/A

SHEET C5 OF 17

REV	DATE	DESCRIPTION
1	6.26.15	CITY OF ELKO PLAN CHECK LETTER DATED 6.5.15

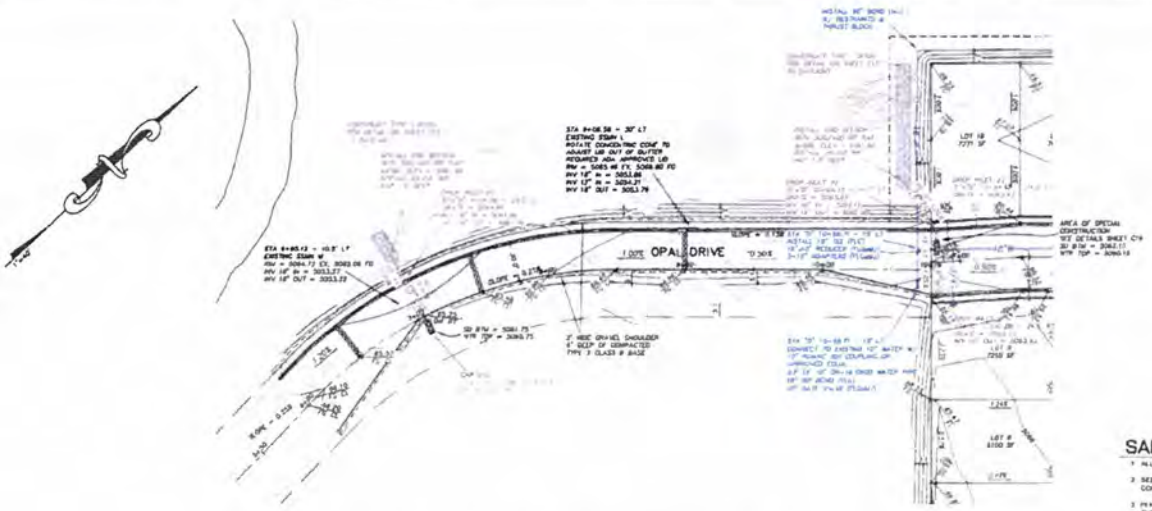
Carter Engineering, LLC
Civil Engineering
P.O. Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
STORM DRAIN PLAN
GREAT BASIN ESTATES
ELKO, NEVADA

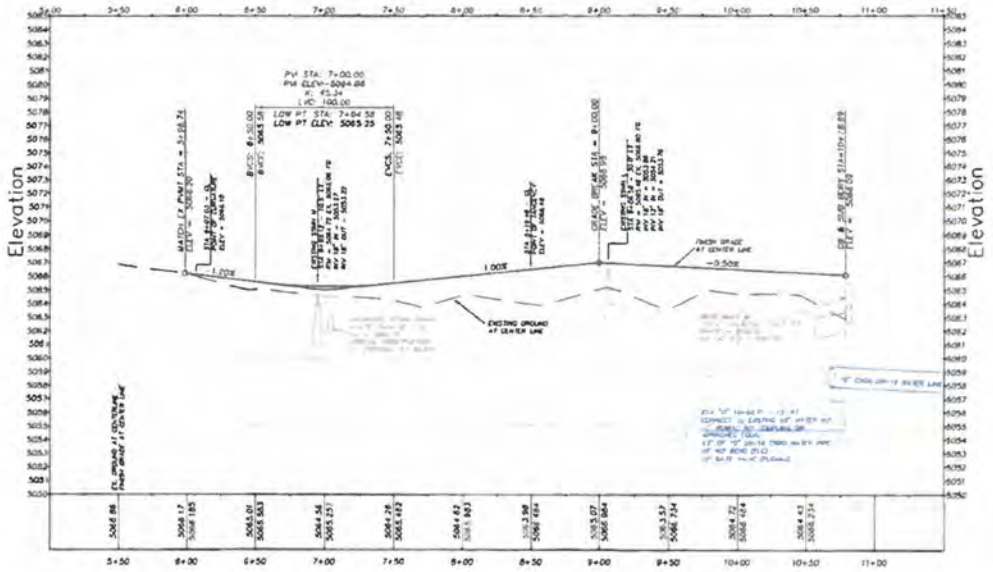
DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	06-2014
DWG NO	2-15-07

SCALE
HORIZ: 1"=50'
VERT: N/A

SHEET
C6
OF 17



OPAL DRIVE OFF SITE - PLAN & PROFILE



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING ABANDONED SANITARY SEWER MANHOLE
- EXISTING ABANDONED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN SEWER MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED DROP INLET
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- ABANDONED WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE 1" WATER SERVICE SINGLE METER
- PROPOSED DOUBLE 2" WATER SERVICE DOUBLE METER
- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- SPOT ELEVATION
- PERCENT OF SLOPE
- GRADE BREAK LINE

SANITARY SEWER NOTES:

1. ALL SEWER LINES SHALL BE SDR-35 P.V.C.
2. SEE SHEET C.15 FOR DETAILS OF SANITARY SEWER MANHOLS, LATERAL CONNECTION AND TRENCH DETAIL FOR SEWER PIPE
3. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON THE TOP OF THE PIPE.
4. 4" SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 3% FOR 100-FEET
5. THE SANITARY SEWER SHALL BE INSTALLED TO THE WEST UP STREAM MANHOLE AT PHASE BOUNDARIES
6. SEWER LATERAL CONNECTIONS IN CLARION DRIVE WILL REQUIRE SAW CUT AND PATCH BACK PER DETAILS ON SHEET C.15
7. ELEVATION OF EXISTING SEWER AT SEWER MANHOLE #3 IS UNKNOWN AND WILL NEED TO BE VERIFIED AT THIS LOCATION PRIOR TO ANY INSTALLATION OF THE SANITARY SEWER. ONCE EXPOSED THE CONTRACTOR WILL CALL THE ENGINEER FOR VERIFICATION OF THIS ELEVATION. THE FLOW FROM THIS SEWER MUST BE DIVERTED INTO THE PROPOSED SEWER IN FLAGSTONE DRIVE. IT IS ANTICIPATED THIS EXISTING IS HIGHER THAN THE PROPOSED AS WAS AND WILL REQUIRE A DROP MANHOLE

WATER NOTES:

1. ALL 10" WATER LINES SHALL BE THICKNESS CLASS 50 OR PRESSURE CLASS 350 DUCTILE IRON WATER PIPE WITH POLY WRAP. ALL 8" THROUGH 12" WATER LINES SHALL BE AWWA C900, DR 14 WATER PIPE
2. ALL WATER SERVICE LINES SHALL BE 1" IPS 200 PSI POLYETHYLENE
3. ALL WATER LINE FITTINGS SHALL BE CAST IRON
4. ALL WATER LINES SHALL BE PLACED WITH A 42" OF MINIMUM COVER
5. SEE SHEET C.14 FOR DETAIL ON FIRE HYDRANT, VALVE, THRUST BLOCKS, WATER METER, METER ALL VAULT, CONNECTION AND TRENCH DETAILS
6. ALL WATER SERVICES TO THE METER AND THE METERS SHALL BE 1 INCH
7. ALL NEW FIRE HYDRANTS WILL BE EQUIPPED WITH STORZ FITTINGS
8. A MINIMUM OF 10 FOOT SEPARATION WILL BE ALLOWED BETWEEN WATER TAPS
9. A MINIMUM OF 2 FOOT SEPARATION WILL BE ALLOWED BETWEEN WATER TAPS AND HYDRANT TAPS
10. WATER AND SEWER LATERALS WILL BE PLACED IN SEPARATE TRENCHES AND LOCATED AT LEAST 48" APART MEASURED FROM OUTSIDE DIAMETERS
11. WATER LATERAL CONNECTIONS IN CLARION DRIVE WILL REQUIRE SAW CUT AND PATCH BACK PER DETAILS ON SHEET C.14
12. WATER LINE WILL BE INSTALLED APPROXIMATELY 10 FEET BEYOND PHASE BOUNDARIES AND ENDED WITH A TEMPORARY FLUSH VALVE ASSEMBLY
13. INSTALL SAMPLE STATION AT STATION "D" 10+90. THE SAMPLING STATION SHALL BE USA BLUE BOOK MODEL LH101 (30") ABOVE GRADE WITH GREEN ENCLOSURE AND 48" BURY DEPTH

STORM DRAIN NOTES:

1. ALL STORM DRAIN LINES SHALL BE ADS N-12 OR APPROVED EQUAL
2. SEE SHEET C.15 DETAILS FOR TRENCH, DROP INLET AND MANHOLES

SPECIAL CONSTRUCTION

1. AT ALL AREAS OF SPECIAL CONSTRUCTION SEE SHEET C.16 FOR NOTES AND DETAILS

NOTES:

1. ALL P.C.C. CURB, GUTTER, SIDEWALK, REINFORCED CONCRETE PAD AND CONCRETE PAVING SHALL BE A MINIMUM OF 5 SACK OF CEMENT PER CUBIC YARD OF CONCRETE (4000 P.S.I.), 4.5% - 7.5% AIR, MAXIMUM SLUMP OF 4" AND WATER/CEMENT RATIO OF 0.45.
2. ALL CONCRETE CURB & GUTTER SHALL HAVE HEAVE RELIEF PLANE JOINTS EVERY 10' AND SIDEWALK SHALL HAVE HEAVE RELIEF PLANE JOINTS EVERY 5'.
3. EXPANSION JOINTS 1/2" WIDE SHALL BE LOCATED IN CURBS & GUTTERS AT EACH SIDE OF STRUCTURES, AT ENDS OF ALL CURB RETURNS, ABUTTING HANDICAP RAMPS & CURB & GUTTER AND EVERY 90'.
4. EXPANSION JOINTS IN SIDEWALKS SHALL BE PLACED AT ALL TANGENT POINTS, CURB RETURNS AND AT EVERY 20 FEET.
5. JOINT FILLER MATERIAL SHALL CONFORM TO SECTION 202.10
6. AGGREGATE BASE UNDER CONCRETE AND PAVEMENT SHALL CONFORM TO THE SPECIFICATIONS FOR TYPE 2, CLASS B AGGREGATE BASE AND COMPACTED TO A MINIMUM 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557
7. SUBGRADE SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 90% FOR A MINIMUM DEPTH OF 8" IN ACCORDANCE WITH TEST PROCEDURE 5.3E.1 SET FORTH IN ASTM D 1557
8. ALL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
9. ALL PAVEMENT MARKING SHALL MEET STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION SECTIONS 214 AND 304
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING UNDER GROUND SERVICE ALERT (USA) DIG-A-1 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION
11. DIMENSIONS ARE TO TOP BACK OF CURB
12. IN THE DESIGNATED DEMOLITION AREAS THE EXISTING CONCRETE OR PAVEMENT AND AGGREGATE BASE SHALL BE REMOVED TO SUBGRADE FOR THE INSTALLATION OF THE PROPOSED IMPROVEMENTS
13. ALL DEMOLITION SHALL BE PER SECTION 301 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
14. LOT DIMENSIONS, STREET MONUMENT PLACEMENT, LINE DISTANCES AND BEARINGS PER FINAL MAP. THOSE SHOWN HEREAFTER FOR REFERENCE ONLY
15. ALL CURB RETURNS SHALL HAVE A RADIUS OF 20' MEASURED FROM TOP BACK OF CURB
16. SEE SHEET C.1.1 FOR DETAILS ON CURB AND GUTTER, STREET SECTIONS, SIDEWALK, APPROACH, VALLEY GUTTER, STREET AND STOP SIGN, SURVEY MONUMENT, ACCESSIBLE CURB RAMP, SAW CUT AND PAVEMENT REPLACEMENT

SCALE: 1" = 40'

REV	DATE	DESCRIPTION
1	6.25.15	CITY OF ELKO PLAN CHECK LETTER DATED 6.8.15

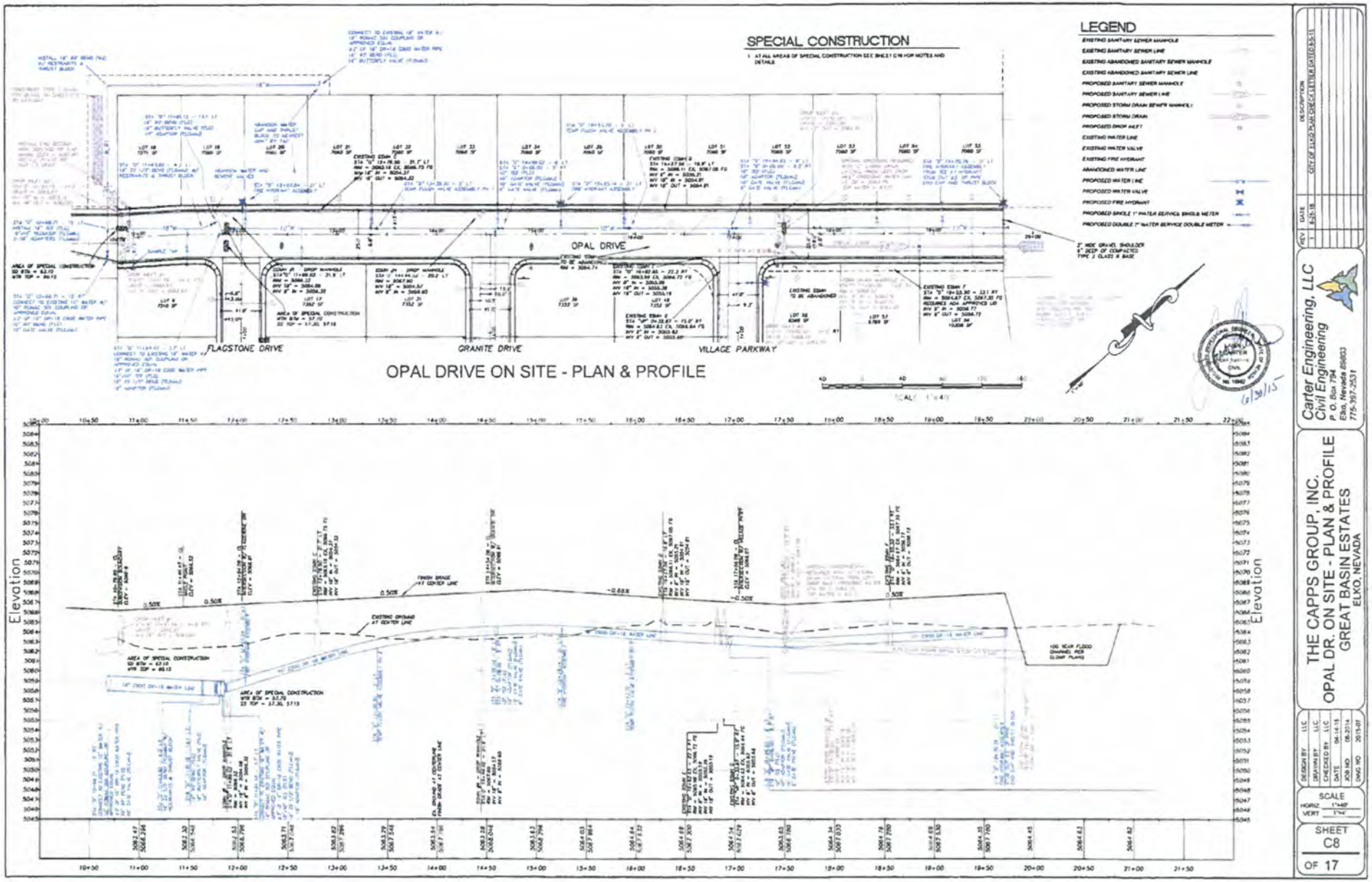
Carter Engineering, LLC
Civil Engineering
P.O. Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
OPAL DR. OFF SITE - PLAN & PROFILE
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04.14.15
JOB NO	08.2014
DWG NO	2015-C7

SCALE
HORIZ 1"=40'
VERT 1"=4'

SHEET C7
OF 17



REV	DATE	DESCRIPTION
1	6-25-15	CITY OF ELKO PLAN CHECK LETTER DATED 6-25-15

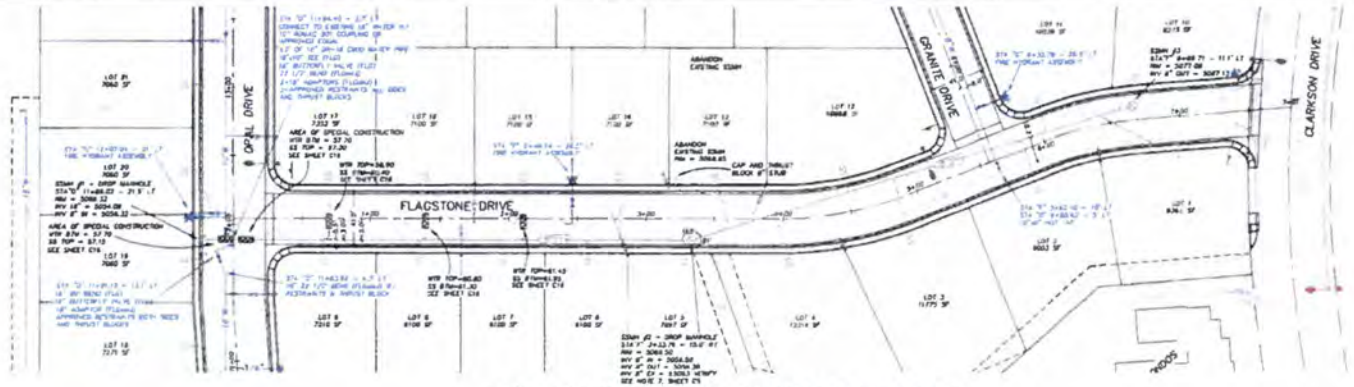
Carter Engineering, LLC
Civil Engineering
P.O. Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
OPAL DR. ON SITE - PLAN & PROFILE
GREAT BASIN ESTATES
ELKO, NEVADA

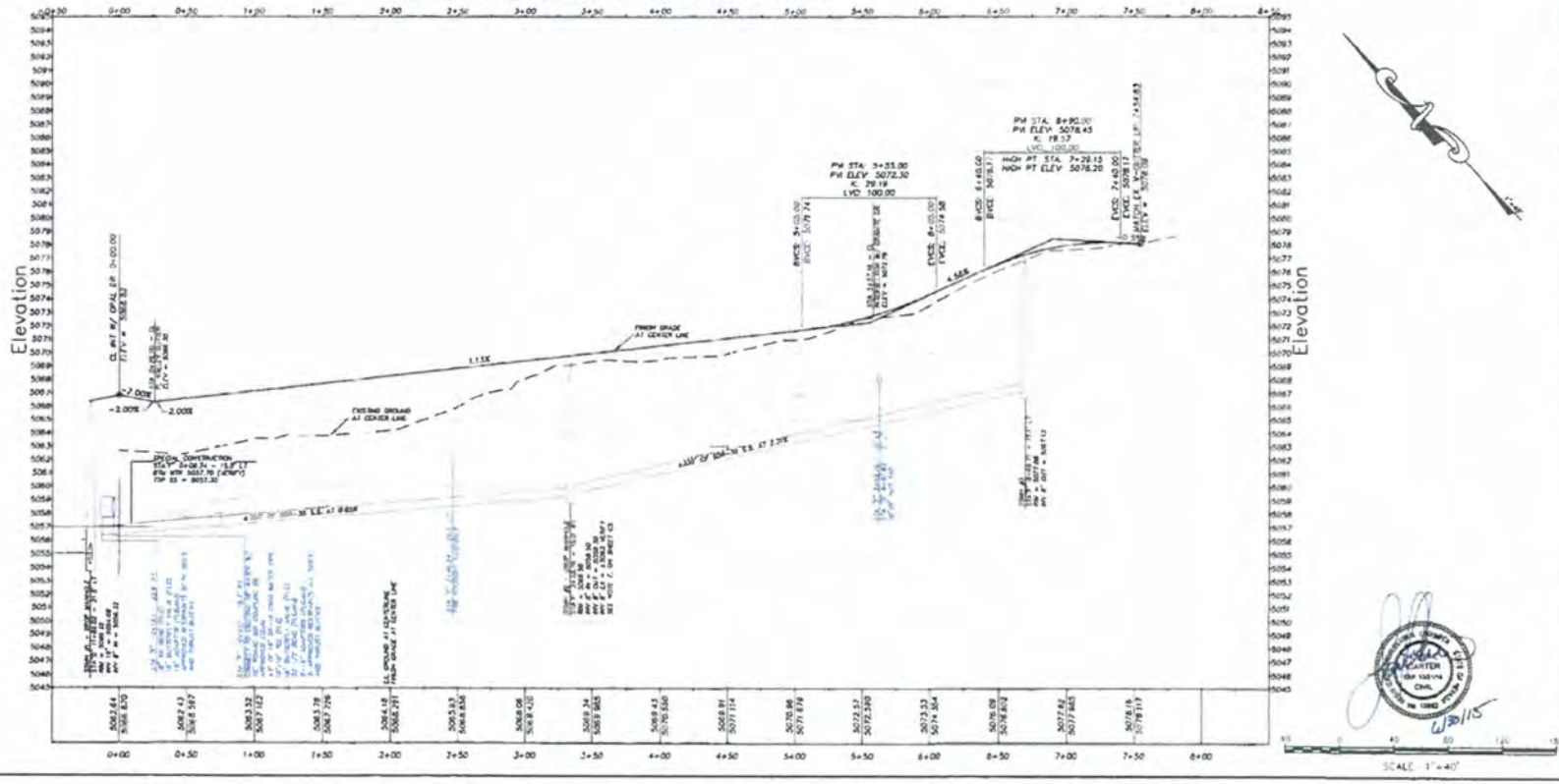
DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	06-14-15
JOB NO	06-2014
DWG NO	2015-07

SCALE
HORIZ 1"=40'
VERT 1"=4'

SHEET C8
OF 17



FLAGSTONE DRIVE - PLAN AND PROFILE



Carter Engineering, LLC
Civil Engineering
P. O. Box 794
Elko, Nevada 89803
775-397-2531

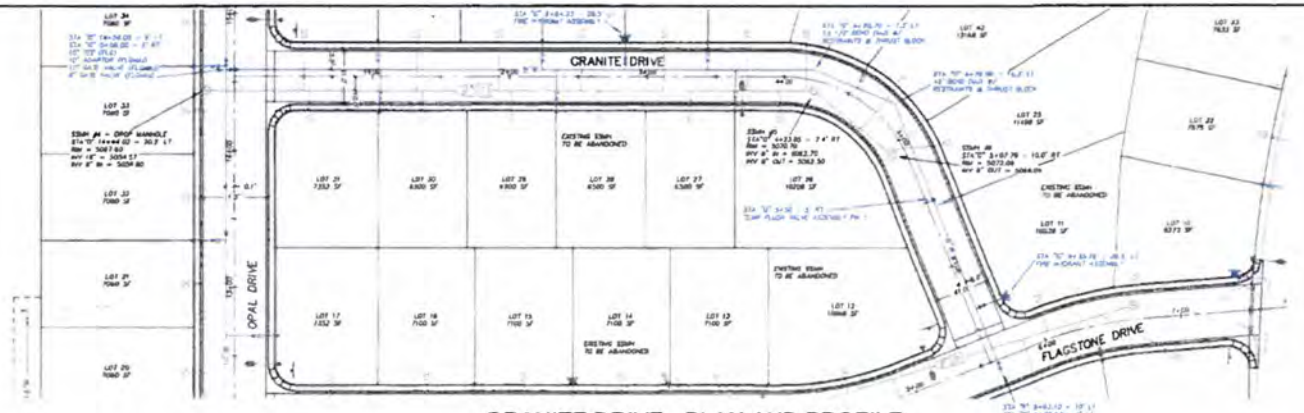
THE CAPPS GROUP, INC.
FLAGSTONE DRIVE PLAN & PROFILE
GREAT BASIN ESTATES
ELKO, NEVADA

REV	DATE	DESCRIPTION
1	4-16-15	CITY OF ELKO COMMENTS

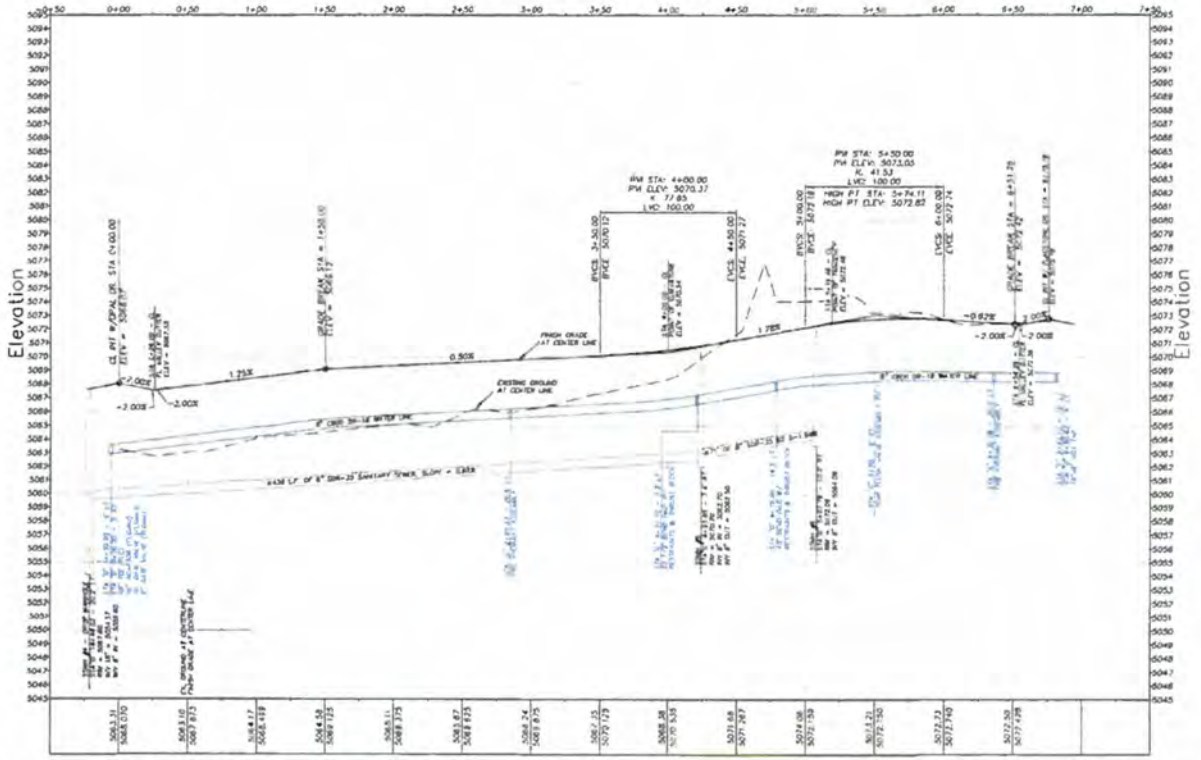
DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	06-2014
DWG NO	2015-07

SCALE
HORIZ. 1"=40'
VERT 1"=4'

SHEET C9 OF 17



GRANITE DRIVE - PLAN AND PROFILE



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING ABANDONED SANITARY SEWER MANHOLE
- EXISTING ABANDONED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN SEWER MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED DROP INLET
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- ABANDONED WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE 1" WATER SERVICE SINGLE METER
- PROPOSED DOUBLE 2" WATER SERVICE DOUBLE METER

SPECIAL CONSTRUCTION

1. AT ALL AREAS OF SPECIAL CONSTRUCTION SEE SHEET C10 FOR NOTES AND DETAILS

SCALE 1"=40'

REV	DATE	DESCRIPTION
1	8-25-15	CITY OF ELKO PLAN CHECK LETTER DATED 8-6-15

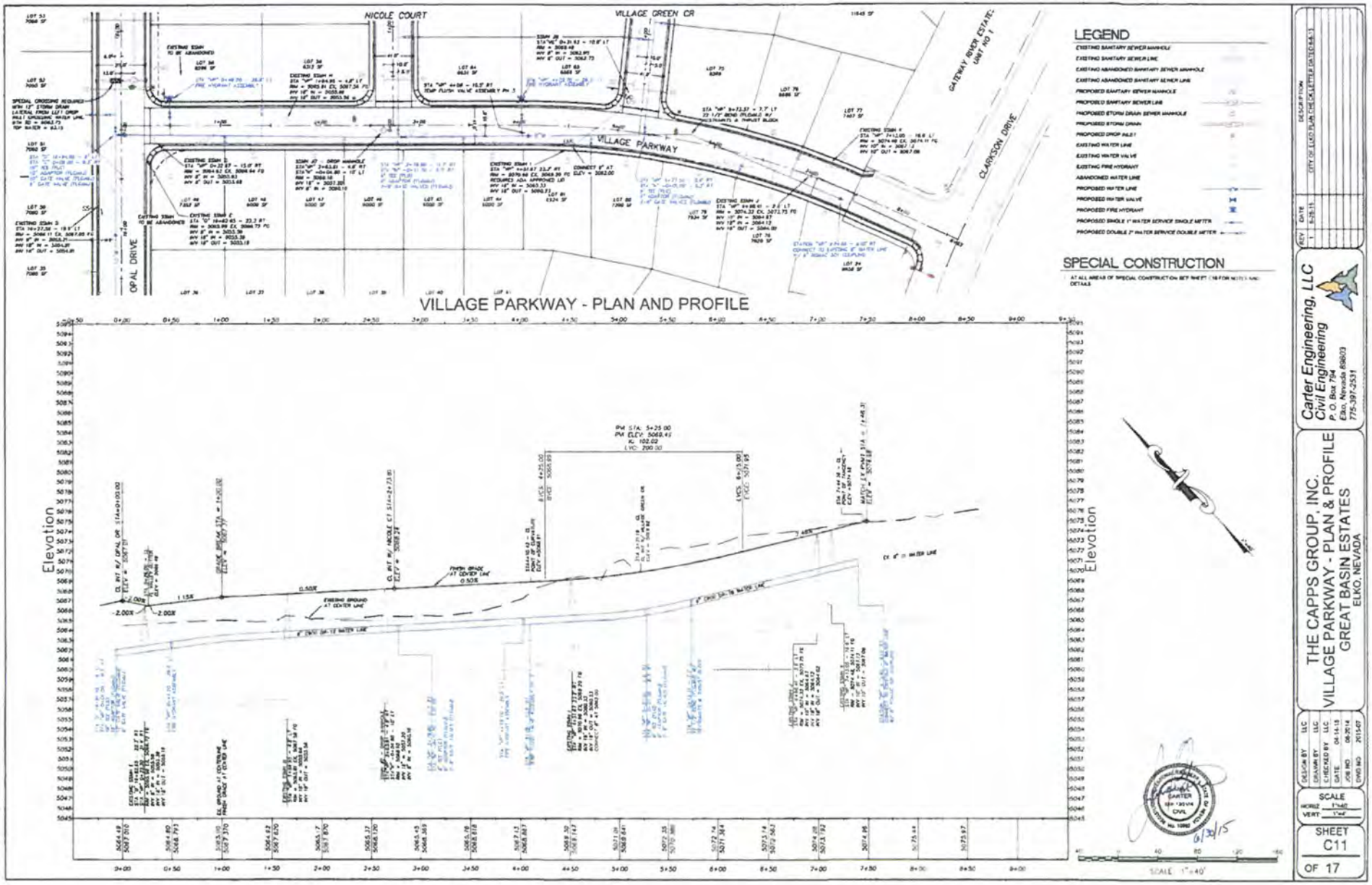
Carter Engineering, LLC
Civil Engineering
P. O. Box 794
Elko, Nevada 89803
775-397-7531

THE CAPPS GROUP, INC.
GRANITE DRIVE - PLAN & PROFILE
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	06-18-15
JOB NO.	06-30-14
DWG NO.	70-5-07

SCALE
HORIZ. 1"=40'
VERT. 1"=4'

SHEET C10
OF 17



REV	DATE	DESCRIPTION
1	6-26-15	CITY OF ELKO PLAN CHECK LETTER (3/31/15)

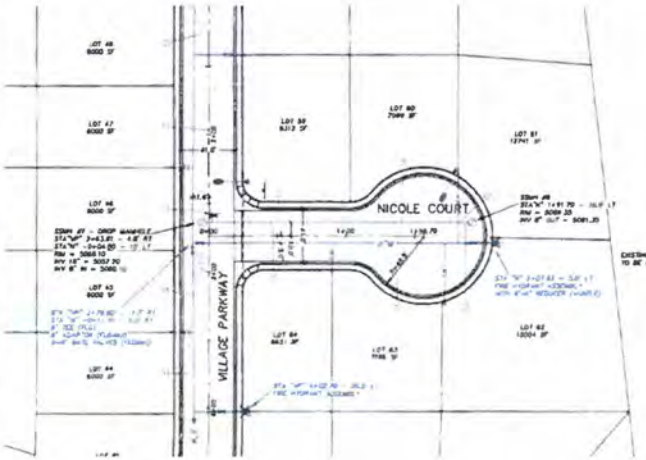
Carter Engineering, LLC
Civil Engineering
P.O. Box 754
Elko, Nevada 89803
775-397-2531

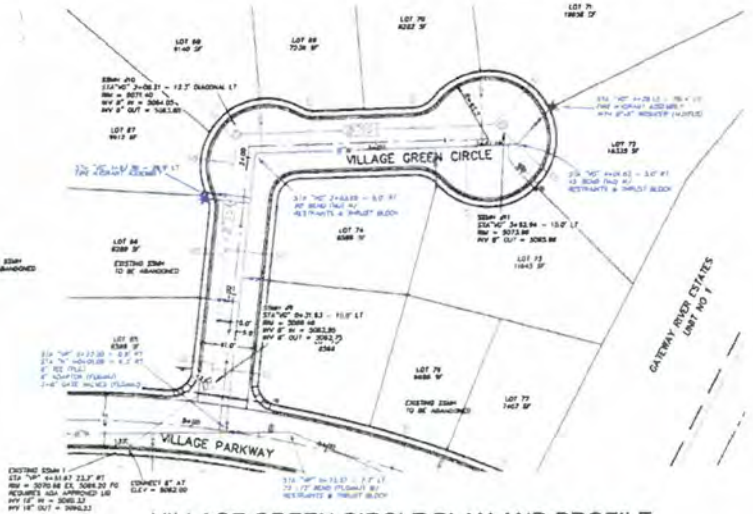
THE CAPPS GROUP, INC.
VILLAGE PARKWAY - PLAN & PROFILE
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	06-2014
DWG NO	2015-07

SCALE
HORIZ 1"=40'
VERT 1"=4'

SHEET
C11
OF 17





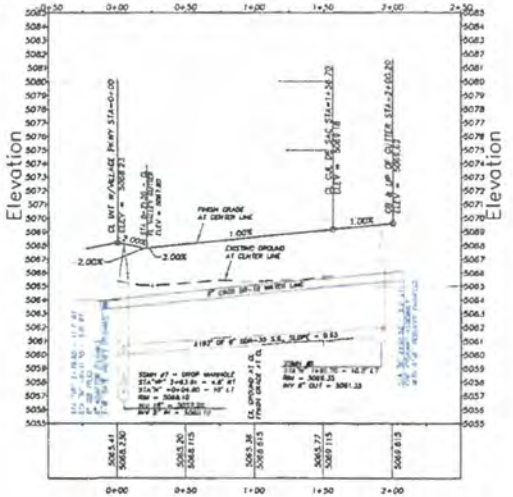
LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING ABANDONED SANITARY SEWER MANHOLE
- EXISTING ABANDONED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN SEWER MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED DROP INLET
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- ABANDONED WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE 1" WATER SERVICE SADDLE MFTP
- PROPOSED DOUBLE 2" WATER SERVICE FOUR / MFTP

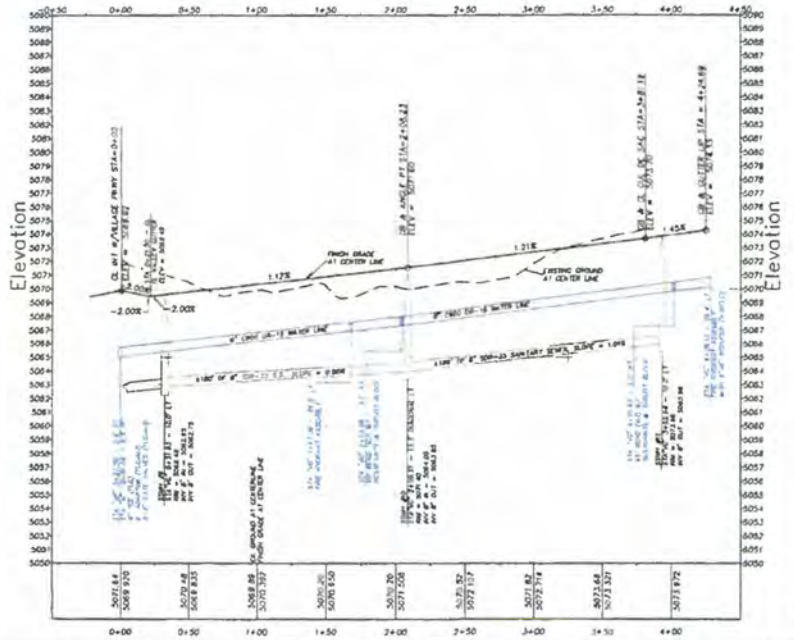
SPECIAL CONSTRUCTION

AT ALL AREAS OF SPECIAL CONSTRUCTION SEE SHEET C18 FOR NOTES AND DETAILS

NICOLE COURT - PLAN AND PROFILE



VILLAGE GREEN CIRCLE PLAN AND PROFILE



REV	DATE	DESCRIPTION
1	4/23/15	CITY OF ELKO REVIEW COMMENTS DATED 4/8/15

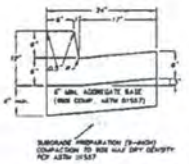
Carter Engineering, LLC
Civil Engineering
P.O. Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
NICOLE CT & VILLAGE GREEN CR. - P&P
GREAT BASIN ESTATES
ELKO, NEVADA

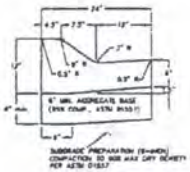
DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	06-2014
DWG NO	39-1-07

SCALE
HORIZ 1"=40'
VERT 1"=4'

SHEET C12
OF 17



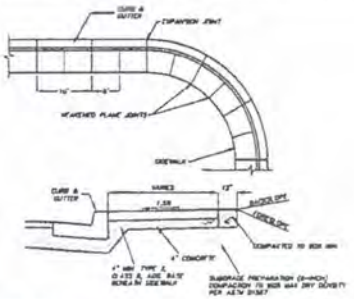
TYPE 1 CURB AND GUTTER



TYPE 2 CURB AND GUTTER

CURB AND GUTTER NOTES:

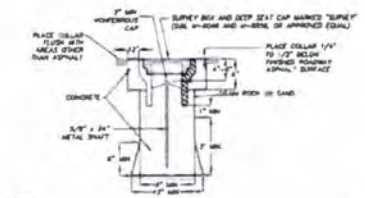
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 339.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SHALL BE A CITY OF ELKO APPROVED MIX DESIGN.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL CONCRETE CURB AND GUTTER SHALL HAVE ½" EXPANSION JOINTS EVERY 90 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET.
4. PLANTMIX BITUMINOUS SURFACE SHALL BE ½" TO ¾" ABOVE LIP OF GUTTER PAN.



SIDEWALK NOTES:

1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 339.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SHALL BE A CITY OF ELKO APPROVED MIX DESIGN.
2. ALL CONCRETE SIDEWALK SHALL HAVE ½" EXPANSION JOINTS EVERY 30 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 5 FEET AND COINCIDE WITH THE ADJACENT CURB AND GUTTER WEAKENED PLANE JOINTS. THE WEAKENED PLANE JOINTS PLACED EVERY 5 IN THE SIDEWALK MUST BE SAW CUT WITH CITY OF ELKO APPROVAL AND SHALL MEET THE REQUIREMENTS OF SECTION 314 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2%.

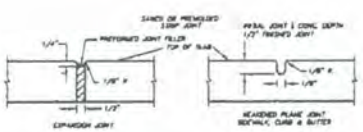
P.C.C. SIDEWALK



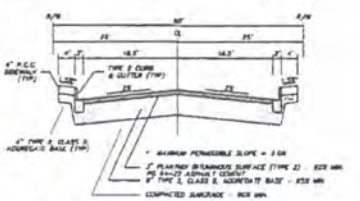
NOTES:

1. FERROUS METAL OVER MONUMENT FOR RECOVERY BY GPI NEEDLE OR MAGNETIC INSERT IN CAP.
2. 2" MIN. MONFERROUS CAP WITH PROFESSIONAL LAND SURVEYOR NO. PERMANENTLY ATTACHED PRIOR TO PLACEMENT.
3. 3/8" METALLIC SHAFT (DOWEL) SHAFTS TO BE DEFORMED.
4. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 346 & 334 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

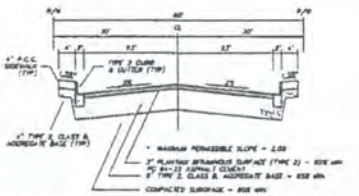
CLASS A MONUMENT



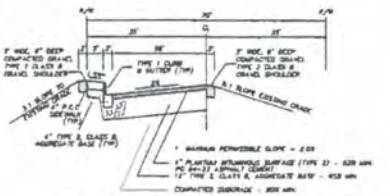
P.C.C. JOINTING DETAILS



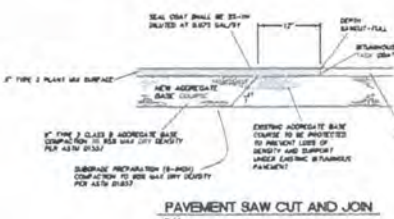
TYPICAL SECTION - LOCAL RESIDENTIAL



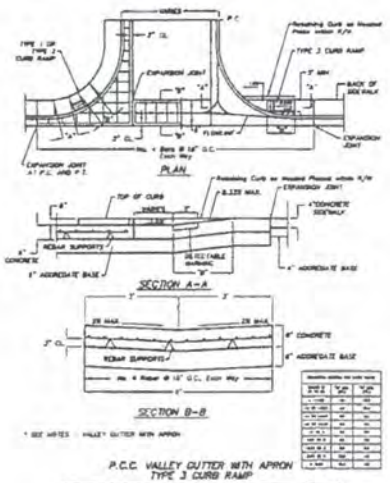
TYPICAL SECTION - COLLECTOR RESIDENTIAL



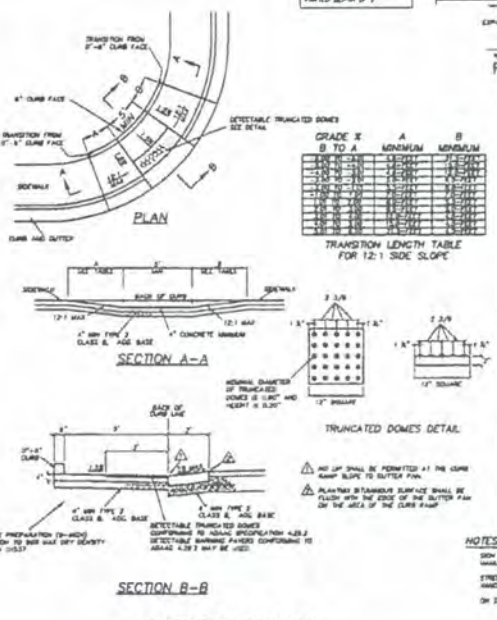
TYPICAL SECTION - COLLECTOR 1/2 STREET



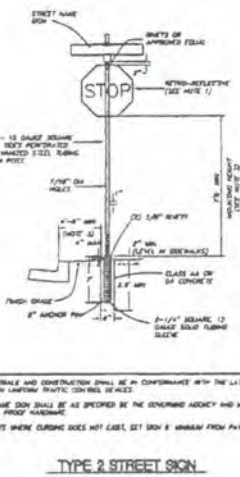
PAVEMENT SAW CUT AND JOIN



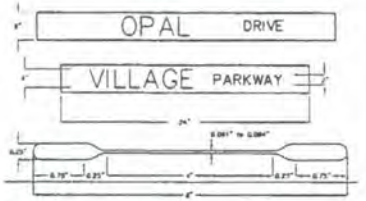
P.C.C. VALLEY GUTTER WITH APRON
TYPE 3 CURB RAMP



ACCESSIBLE CURB RAMP



TYPE 2 STREET SIGN



STREET NAME SIGN

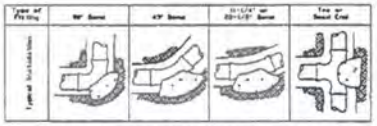
THE CAPPS GROUP, INC.
IMPROVEMENT DETAILS
GREAT BASIN ESTATES
ELKO, NEVADA

Carter Engineering, LLC
Civil Engineering
P.O. Box 794
Elko, Nevada 89803
775-397-2531

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	08-2014
DWG NO	2015-07

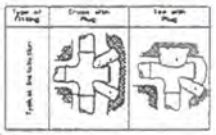
SCALE
HORIZ N/A
VERT N/A

SHEET
C13
OF 17



THRUST BLOCK BEARING AREA (SQ. FT.)

Type of Fitting	90° Bend	45° Bend	22-1/2° or 11-1/4° Bend	Tee or Dead End	Tee with Plug	Cross with Plug
Size of Pipe 4"	2	1	1	2	2	2
6"	4	4	2	4	4	4
8"	7	4	2	5	7	7
10"	12	6	3	8	12	12
12"	18	10	5	12	18	18
16"	43	25	13	32	43	43

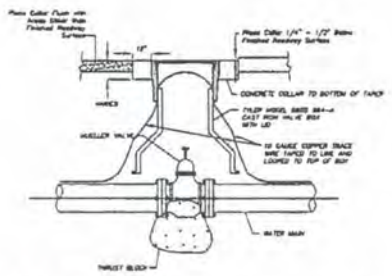


NOTES:

1. Thrust blocks to be constructed of Class "C" concrete.
2. Areas given are for Class 150 pipe at test pressure of 150 psi, with 2000 psf bearing capacity. Reblocking using different pipe test pressures, greater soil types should be per sieve soil analysis, subject to approval of the Engineer.
3. Thrust blocks to be poured against undisturbed soil.
4. Joints and face of plugs to be kept clear of concrete.

THRUST BLOCKS

N.T.S.

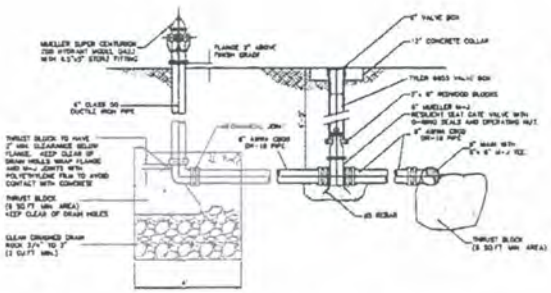


NOTES:

1. Concrete shall meet the requirements of Section 201.10 of the latest edition of the Standard Specifications for Public Works Construction, unless otherwise specified.
2. Valve collar shall be set 1" to 2" below finished concrete or bituminous surface. Valve collars in all other areas shall be set flush with finished grade, unless otherwise specified.
3. Concrete collar required when valve is not located in concrete or bituminous surface.

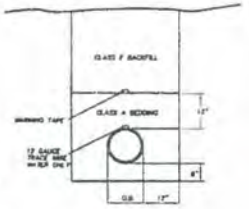
VALVE AND BOX

N.T.S.



FIRE HYDRANT ASSEMBLY

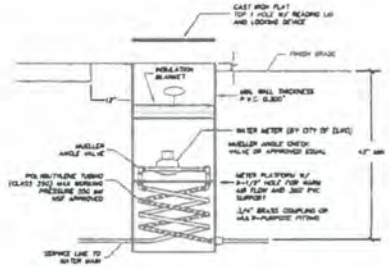
N.T.S.



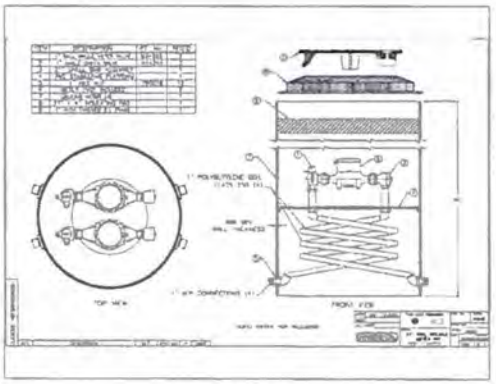
1. Water densified backfill and tamping shall not be allowed.
2. Backfill shall meet the requirements for Class "B" backfill with no rocks over 4" compacted in 8" maximum lifts to minimum 90% of maximum dry density.
3. Bedding material shall meet requirements for Class "A" backfill as shown in subsection 206.03.02 of Standard Specifications and compacted to at least 90% of maximum dry density.
4. Place metallic location tape (12 Gauge trace wire) 1 foot above water, sewer and storm drain pipe.
5. Warning shall be to spring line of pipe.

TRENCH DETAIL

N.T.S. FOR WATER, SEWER AND STORM DRAIN



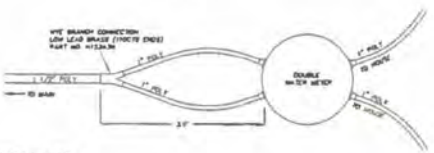
1" WATER METER



1" DOUBLE WATER METER

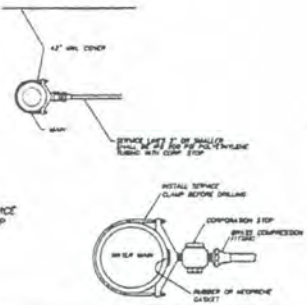
NOTES:

1. 4" min. meter box shall be Mueller / McCullough Therm-Cel meter box.
2. No more than one extension allowed.
3. Locate water meter 1 ft. behind back of sidewalk.



WATER METER

N.T.S.

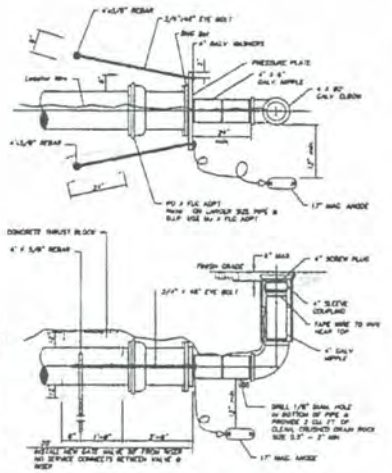


NOTES:

1. Corporation stop, curb stop, (gate valve 4" or larger) and service line to be same size.
2. Service clamps shall be double strap for all service tap sizes, except where size of tap exceeds manufacturer's recommended limit for size of main.
3. Taps shall be staggered and placed a minimum of 12" apart for ductile iron pipe. Taps shall be staggered and placed a minimum of 24" apart for cross. No taps shall be closer than 3 feet from the ends of pipe.
4. All joint fittings shall be of brass compression type.

WATER SERVICE CONNECTION

N.T.S.



TEMPORARY FLUSH ASSEMBLY

N.T.S.

REV	DATE	DESCRIPTION
1	6.25.15	CITY OF ELKO PLAN CHECK LETTER DATED 6-15-15

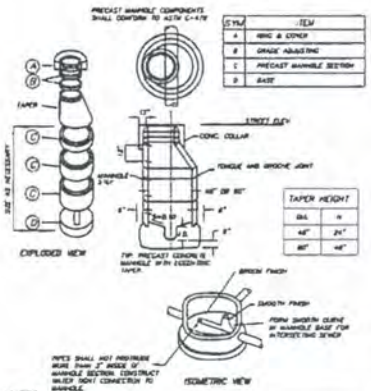
Carter Engineering, LLC
Civil Engineering
P O Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
WATER DETAILS
GREAT BASIN ESTATES
ELKO NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-14-15
JOB NO	08-2014
DWG NO	2015-07

SCALE
HORIZ N/A
VERT N/A

SHEET C14
OF 17



NOTES:

1. PIPE SECTION LENGTHS ARRANGED TO FIT DEPTH.
2. PRECAST BASE MAY BE USED IF APPROVED BY ENGINEER NECESSARY
3. MANHOLE STEPS SHALL BE POLYETHYLENE (DS-PF2)
4. REFER TO DETAIL SHEET (MANHOLE - GENERAL NOTES) FOR ADDITIONAL INFORMATION.

TYPE 1 MANHOLE

N.T.S. FOR SANITARY SEWER AND STORM DRAIN

USE CONCENTRIC CONE

Beam 4 Lines of Top of Concrete Collar at a depth equal to 6 the diameter thereof, Caps Are Beam Ends at a 3" Radius, Five Marking & Two Perpendicular to Centerline of Roadway

Plane Collar Flush with Grass Verge Finish Pedestrian Roadway, Surface

ROUGH BROOM FINISH

Plane Collar 1/4" - 1/2" Below Finished Roadway Surface

GRADE RINGS

CONCRETE COLLAR

MANHOLE TAPER

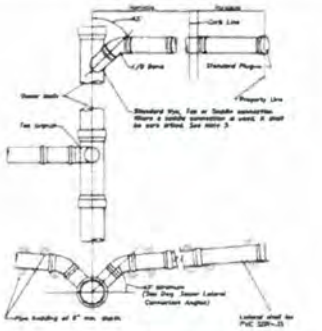
SECTION A-A

NOTES:

1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 347.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. MANHOLE COLLAR SHALL BE SET TO 1/4" - 1/2" BELOW FINISHED CONCRETE OR BITUMINOUS SURFACE. MANHOLE COLLARS IN ALL OTHER AREAS SHALL BE SET FLUSH WITH FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
3. CONCRETE COLLAR IS REQUIRED WHEN MANHOLE IS NOT LOCATED IN CONCRETE OR BITUMINOUS SURFACE.
4. REFER TO DETAIL SHEET (MANHOLE - GENERAL NOTES) FOR ADDITIONAL INFORMATION.

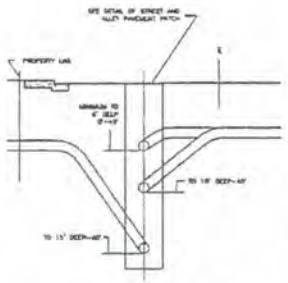
MANHOLE COLLAR

N.T.S.



NOTES:

1. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OR WITHIN THE FLOWLINE OF THE PIPE.
2. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2%.
3. ALL JOINTS ON SEWER LATERAL PIPE WITHIN THE RIGHT-OF-WAY SHALL BE COMPRESSION TYPE.
4. LATERAL SHALL EXTEND TO PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.
5. SADDLE CONNECTION SHALL BE PVC SADDLE WITH STAINLESS STEEL STRAPS.
6. ANY ABANDONED SEWER LATERAL IS THE RESPONSIBILITY OF THE CUSTOMER AND SHALL BE CUT AND CAPPED OR PLUGGED WITHIN 6 INCHES OF THE SEWER MAIN AND BURIED TO THE CITY OF ELKO'S APPROVAL.
7. SEWER MAIN/LATERAL CONNECTIONS SHALL MEET THE REQUIREMENTS OF NAC 445A.



LATERAL CONNECTION ANGLES

SDR 35 GASKETED BELL GRAVITY APPLICATIONS

A. LENGTH (LEVEL END ACCEPTS PIPE WITH SDR 35, ASTM D3034 OR POLYMENT CO. SPECIFICATION IN 8", 10", 12", 15", 18", 21", 24", 27", AND 30" SIZES. (FOR 4" AND 6" SIZES REFER TO FAYBOY SPECIFICATIONS.)

B. CURVATURE VARIES WITH NOMINAL DIAMETERS.

C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS 8", 10", 12", 15", 18", 21", 24", 27" AND 30"

PART	PART NAME
1	HUB ADAPTOR
3	RUBBER GASKET
3	SECURING CLAMP*
4	RUBBER SLEEVE (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)
4A	UPPER SEGMENT**
4B	LOWER SEGMENT**

MATERIALS: PVC SDR 35 ASTM D3034 (ASTM F477); BAND SS #304; SCREW SS #300; HOLDING TO #301 (ASTM F477)

* OPTIONAL (316 STAINLESS STEEL BAND, SCREW AND HOUSING)
** DISTANCE BETWEEN A4 AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPLY ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

INSERTA TEE SIZE	HOLE DIAMETER
8" (200 mm)	9" (229mm)

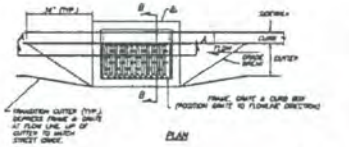
INSERTA TEE P.O. BOX 714 COMMERCE, GA 30529 PHONE (800) 257-3110 SALES@INSERTATEE.COM

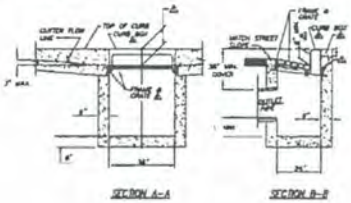
LATERAL CONNECTION FITTING

FOR 8" PVC TO 18" PVC SDR LATERAL CONNECTION ONLY

SEWER LATERAL CONNECTION

N.T.S.

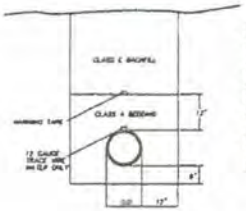




NOTES:

1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 347.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 200, 204 & 206 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. USE STRUCTURAL BACKFILL FOR BASE BEHIND DROP INLET FLOOR AND BACKFILLING OF DROP INLET AND SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95%.
3. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF SECTION 304 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. REINFORCING STEEL TO HAVE A MINIMUM OF 2 INCH CLEARANCES.
4. FRAME SHALL BE NEENAH R-3254, R-2295 OR R-3067 SHELF CURB UNIT WITH A TYPE L "VANE GRATE" FOR SINGLE FLOW AND CURB BOX, BOOTH BAY TOUGHNUT VANE GRATE OR EAST OF APPROVED EQUAL, INSTALLED WITH PROPER FLOW DIRECTION OF A TYPE "DL" GRATE FOR DUAL FLOW.
5. INLET FRAME & GRATE AS REQUIRED TO ATTAIN 6" MIN. FLOW OPENING & INSTALL DURABLE SEAL BETWEEN THE CURB BOX & FRAME AS REQUIRED TO WATER CURB BOX TO TOP OF CURB AND FACE OF CURB.
6. IF NO SIDEWALK IS PRESENT, POUR 6" CONCRETE CURB STRUCTURE BEHIND GRATE AND TIE SEAM INTO BOX.
7. DROP INLET MAY BE A CAST-IN-PLACE CONCRETE UNIT WITH PRIOR APPROVAL FROM THE CITY OF ELKO.
8. DROP INLET SHALL BE TRAFFIC-RATED & LOCATED AT THE LOW POINTS OR PER APPROVED PLANS.
9. ALL STORM DRAIN INLETS SHALL HAVE A CAST IRON HOOD WITH THE FOLLOWING LANGUAGE STAMPED INTO THE HOOD "NO DUMPING DRAINS TO WATERWAYS"
10. INFLOW PIPE INVERT ELEVATION SHALL BE +0.1 FEET ABOVE OUTFLOW PIPE INVERT ELEVATION.
11. FRAMES AND GRATES SHALL BE MATCHED TO ACHIEVE A CLOSE TOLERANCE FIT, WITH MINIMAL GAPS, AS APPROVED BY THE CITY OF ELKO.
12. STORM DRAIN PIPE ENTERING OR EXITING DROP INLET SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR REINFORCED CONCRETE PIPE (RCP). USE OF ANY OTHER PIPE WILL REQUIRE PRE-APPROVAL FROM THE CITY OF ELKO. PIPE'S MINIMUM AND MAXIMUM CONCR SHALL BE AS PER MANUFACTURER'S RECOMMENDATION.

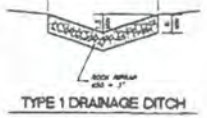
TYPE 4-R CATCH BASIN



TRENCH DETAIL

N.T.S. FOR WATER, SEWER AND STORM DRAIN

1. WATER DENSIFIED BACKFILL AND TRANSLINE SHALL NOT BE ALLOWED.
2. BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "C" BACKFILL WITH NO ROCKS OVER 4" COMPACTED IN 8" MAXIMUM LIFTS TO MINIMUM 90% OF MAXIMUM DRY DENSITY.
3. BEDDING MATERIAL SHALL MEET REQUIREMENTS FOR CLASS "A" BACKFILL AS SHOWN IN SUBSECTION 208.02.02 OF STANDARD SPECIFICATIONS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY.
4. PLACE METALLIC LOCATION TAPE (12 GAGE TRACE WIRE) 1 FOOT ABOVE WATER, SEWER AND STORM DRAIN PIPE.
5. MANHOLE SHALL BE TO SPRING LINE OF PIPE.



TYPE 1 DRAINAGE DITCH

REV	DATE	DESCRIPTION
1	6-29-15	CITY OF ELKO PLAN CHECK LETTER DATED 6-25-15

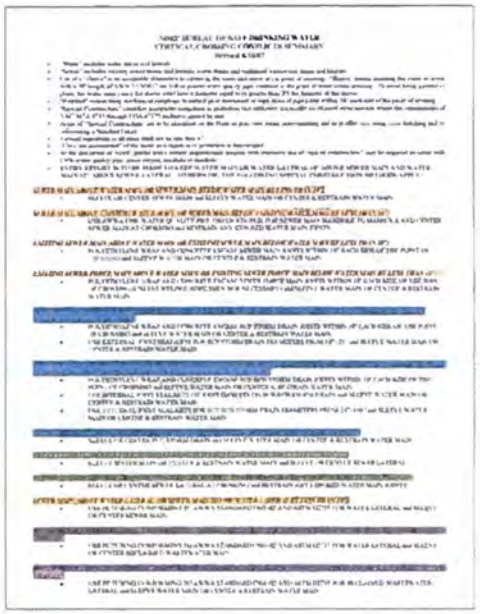
Carter Engineering, LLC
Civil Engineering
P. O. Box 784
Elko, Nevada 89803
775-397-2531

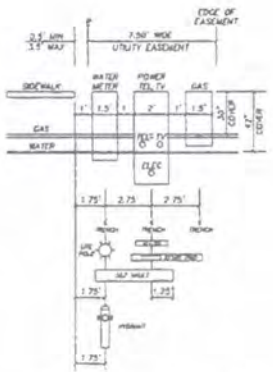
THE CAPPS GROUP, INC.
SEWER AND STORM DRAIN DETAILS
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04-16-15
JOB NO	08.2014
DWG NO	2015-07

SCALE
HORIZ. N/A
VERT N/A

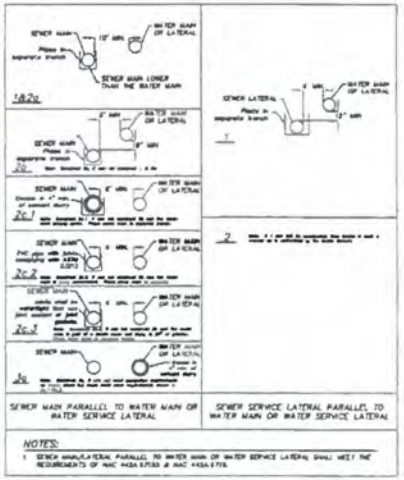
SHEET C15 OF 17





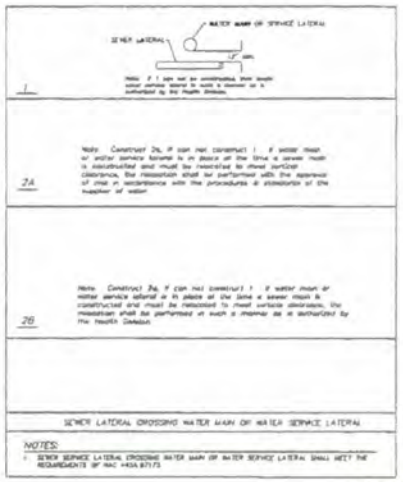
NOTE: MAINTAIN UTILITY SEPARATIONS IN ACCORDANCE WITH NV ENERGY, FRONTIER COMMUNICATIONS, SATNEW BROADBAND, SOUTHWEST GAS CORP. AND CITY OF ELKO REQUIREMENTS.

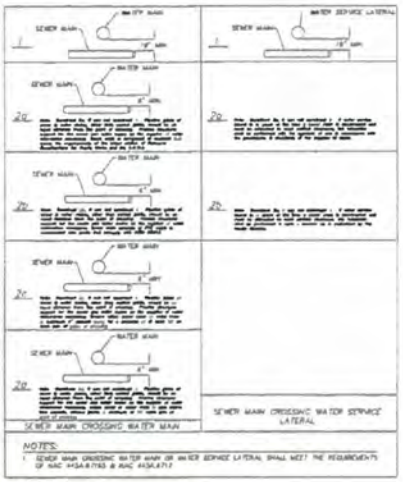
TYPICAL UTILITY TRENCH LOCATIONS



PARALLEL LINE SEPARATION

SEWER LINE PARALLEL TO WATER MAIN OR WATER LATERAL





CROSSING LINE SEPARATION

SEWER LINE CROSSING A WATER MAIN OR WATER LATERAL

4/30/15

REV	DATE	DESCRIPTION
1	4.30.15	CITY OF ELKO PLAN CHECK LETTER DATED 4-15-15

Carter Engineering, LLC
Civil Engineering
P.O. Box 784
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
UTILITY CROSSING & LOCATION DETAILS
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY	LLC
DRAWN BY	LLC
CHECKED BY	LLC
DATE	04.14.15
JOB NO	09.2014
DWG NO	2015-07

SCALE
HORIZ N/A
VERT N/A

SHEET
C16
OF 17

REV	DATE	DESCRIPTION
1	4-13-15	CITY OF ELKO PLAN CHECK LETTER DATED 4-6-15

Carter Engineering, LLC
Civil Engineering
P. O. Box 794
Elko, Nevada 89803
775-397-2531

THE CAPPS GROUP, INC.
EROSION CONTROL PLAN
GREAT BASIN ESTATES
ELKO, NEVADA

DESIGN BY: LLC
DRAWN BY: LLC
CHECKED BY: LLC
DATE: 04-14-15
JOB NO: 36-2014
DWG NO: 2015-07

SCALE
HORIZ 1"=60'
VERT N/A

SHEET C17
OF 17

Agenda Item V.C.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of a request from Mary Spealman, dba Boot Scoot'N Brew for concession space at the Elko City Main Park, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **10 Minutes**

5. Background Information: **Sisters Food has terminated their concessionaire agreement. This leaves a space #1 available and Mary Spealman would like to utilize it for a mobile expresso shop Boot Scoot n Brew. KW**

6. Budget Impact Statement:

   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **N/A**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Application, Lease Agreement**

9. Recommended Motion: **Pleasure of the Council**.

10. Prepared By: **Kelly Wooldridge, City Clerk**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution: **Ms. Mary Spealman**
    lub2barrel@gmail.com

ELKO CITY MAIN PARK
CONCESSION APPLICATION
1751 College Avenue Elko, Nevada
Phone: 775-777-7126
Fax: 775-777-7129

The City of Elko allows use of designated portions of the Main City Park for certain types of businesses with approval from the Elko City Council. The fees for the use of park space are based on the amount of space requested. An Elko City Business License is required along with a $1 million dollar insurance policy with the City listed as additional insured. Interested person(s) must complete the application and return it to the Elko City Clerk's Department. The Elko City Manager/City Clerk shall review the application to determine eligibility, fees, and space availability. If eligible, a draft agreement will be presented to the City Council for approval. Once the agreement is approved, signed and insurance provided your business may commence in the designated area.

Name of Applicant(s): Mary Spealman

Company Name: Boot Scoot 'n BREW

Mailing Address: 5292 Mohawk Ave Elko NV 89801
Street or P.O. Box . City State Zip

Business License Number: 11240

Area of Park requested: 1
(Space Number or General Area)

Total square footage required: 6.5" X 12'

Type of food service proposed: Coffee Shop - Latte's, frappes, Smoothies

Type of recreation service proposed: _____

Proposed operational hours: From: 9 (a.m.) p.m. (circle one) To: 3 a.m. (p.m.) (circle one)

Days of operations (circle all that apply): (Monday) (Tuesday) (Wednesday) (Thursday) (Friday) (Saturday) (Sunday)

Months of use (circle all that apply): January, February, (March) (April) (May) (June) (July) (August) (September) (October) (November) December

Under penalties of perjury, the undersigned declares that he/she is the applicant/authorized agent of the applicant in the foregoing application for license and knows the contents thereof; that those items contained in the application are true of his/her own knowledge except as to those matters stated on information and belief and as to such matters he/she believes it to be true.

Signature: Mary Spealman Date: 6-11-2019

Printed Name: Mary Spealman

1ub2barrel@gmail.com


CHRIS SHEERIN
COLLEGE
1
2
3
4
5

CITY OF ELKO

LICENSE AND CONCESSIONAIRE AGREEMENT

THIS AGREEMENT is made and entered into as of this ____ day of _____, 20___ by and between **Mary Spealman dba Boot Scoot'N Brew,** Licensee and Concessionaire (hereinafter referred to as **"Concessionaire") and THE CITY OF ELKO,** Owner and Licenser (hereinafter referred to as the **"City").**

1. **PURPOSE AND TERM. Concessionaire** is hereby given privilege and license to use the approximately 10' by 10', known as **Area 1** and depicted on Exhibit "A" to conduct and operate a food concession business subject to the conditions contained herein.

3. **SALE OF FOOD AND BEVERAGES.**
   Subject to paragraph 3.B. below, **Concessionaire** shall have the right to sell any food and nonalcoholic beverages or refreshments of any kind as indicated on applicable permits and licenses from the City of Elko, Elko Fire Marshal and the State Health Department. **Concessionaire** shall submit proof to **City** of acquisition of all required permits which may be required by law to conduct operations. **Concessionaire** shall pay any licenses and taxes which may be assessed in conjunction with the concession operation.

4. **CARE OF PREMISES AND EQUIPMENT. Concessionaire** will keep all stands, fixtures and equipment in a clean, sanitary and orderly condition at all times and conduct the food concession in accordance with all federal, state and local health department rules, regulations, statutes and ordinances.

5. **PERMANENT FIXTURES. Concessionaire** shall not install any permanent fixtures or structures to the property. All equipment must be mobile.

6. **JANITORIAL SERVICES. Concessionaire,** at its own expense, shall provide trash receptacles and trash removal on a daily basis and shall keep all areas used by it, including the common area utilized by the **Concessionaire** and the general public, in a clean condition and good state of repair. It is expressly understood that the entire premises are open to inspection by authorized representatives of the **City** at all times.

7. **RENT.** Rent is payable by the **Concessionaire** to the **City** in the amount of **$50.00 per month .**

8. **UTILITIES. No** Utility connections will be made available to the **Concessionaire** by the **City.**

9. **DAYS AND HOURS OF OPERATION. Concessionaire** shall have exclusive right to the use of Area 4 as depicted in Exhibit "A" **Every day , March through November, the hours of 9:00 a.m. to 3:00 p.m**. At times when the Concessionaire is not utilizing such area, the public may utilize the area for general recreational uses.

10. **NOT A CONTRACT FOR EMPLOYMENT OR LEASE.** It is understood and agreed that this contract is not a contract of employment, in the sense that **Concessionaire** or the **Concessionaire's** employees are not employees of the **City. Concessionaire** at all times shall be deemed to be an independent contractor. **Concessionaire** is not authorized to bind the **City** to any contracts or other obligations. The **City** shall not be liable for acts of the **Concessionaire** or its assistants or employees in performing the duties described herein.

11. **DEFAULT OF CONCESSIONAIRE.** The **City** shall have the right to terminate the agreement after **fifteen (15) days** written notice served on **Concessionaire** personally or by certified mail, in the event that default shall be made by **Concessionaire** of any of the covenants hereby agreed to be performed by **Concessionaire, or if Concessionaire** violates any of the ordinances of the City of Elko, State of Nevada, or federal government, or for dishonesty, incompetence, negligence, inattention or irresponsibility. If after receiving written notice of default herein provided, **Concessionaire** cures all defaults or violations to the satisfaction of the Recreation Coordinator or representative within **fifteen (15) days,** its default may considered cured and this agreement shall remain in full force and effect until it is terminated. In the event the agreement is terminated after the 15-day default notice, it will be lawful for the **City** to immediately thereafter remove all property from the premises owned by **Concessionaire.**

12. **LIABILITY INSURANCE.** **Concessionaire** shall save and hold harmless, defend and indemnify the **City,** its successors and assigns, from and against all loss or damage to property, injury to or death of persons resulting in any manner whatsoever, directly or indirectly, by reason of the use or occupancy of the concessions for any purpose whatsoever by reason of the rights, licenses and privileges herein granted. In partial performance of such obligation, **Concessionaire** shall file with the City Manager evidence of public liability insurance coverage satisfactory to **City** insuring the liability of **City,** of its officers, agents and employees and **Concessionaire** for any and all activities covered by the terms of this agreement in an amount not less than **ONE MILLION DOLLARS ($1,000,000.00)** single limit liability for bodily injury death or property damage. Said policy shall not be canceled until the **City** shall have at least thirty (30) days notice in writing of such cancellation. A certified true copy of the policy with endorsement must be furnished to the City Manager within **ten (10) days** from the date of execution of this agreement. The policy must include the following endorsements: **"IT IS A CONDITION OF THIS POLICY THAT THE INSURANCE COMPANY MUST FURNISH WRITTEN NOTICE TO THE CITY OF ELKO PARKS DEPARTMENT THIRTY (30) DAYS IN ADVANCE OF THE EFFECTIVE DATE OF ANY REDUCTION IN OR CANCELLATION OF THIS POLICY."** Such cancellation shall terminate the **Concessionaire's** agreement for the facility.

12. **NOTICES.** Any notice to **Concessionaire** herein may be served personally or by mail addressed to **Mary Spealman, 5292 Mohawk Ave. Elko, NV 89801.**. Any notice given by **Concessionaire to City** shall be deemed properly served upon the **City** if the same is delivered to the City Manager of the City of Elko or deposited in the post office, postage prepaid, addressed to the City Manager, 1751 College Avenue, Elko, Nevada 89801.

13. **ASSIGNMENT AND SUBLETTING PROHIBITED.** This agreement may not be assigned to any other person or persons, in whole or in part, nor shall any portion of the premises hereby licensed to **Concessionaire** be sublet in any manner whatsoever. This agreement shall terminate if, in the opinion of the City Manager, the **Concessionaire,** by reason of incapacity or otherwise, is unable to perform its duties for a period exceeding **thirty (30)** consecutive days.

14. **TERMINATION OF LEASE.** It is hereby agreed that both the **City and Concessionaire** shall have the option to terminate the remaining term of this agreement upon a 15 day written notice.

15. **ENTIRE AGREEMENT.** This Agreement shall be deemed and construed as the entire agreement of the parties hereto and there are not prior or contemporaneous oral agreements between the parties which would or will alter the terms of this agreement in any particular whatsoever. Any subsequent amendment to this agreement shall be in writing.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed the day and year first above written.

CITY OF ELKO:

ATTEST:

_____

BY: REECE KEENER, MAYOR

_____

KELLY WOOLDRIDGE, CITY CLERK

CONCESSIONAIRE:

BY: _____

MARY SPEALMAN

Agenda Item V.D.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of a lease agreement amendment between Newmont Mining USA and Nevada Gold Mines, LLC between the City of Elko, Elko Regional Airport and Newmont Mining Corporation at the Elko Regional Airport, and lease assignment and assumption between Newmont Mining USA and Nevada Gold Mines, LLC, and the City of Elko, Elko Regional Airport, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: 5 **Minutes**

5. Background Information: **Newmont Mining Corporation entered into a lease agreement with the Elko Regional Airport for the lease of 45 parking spaces located at the airport terminal on March 1, 2019. This amendment extends that lease and assigns it to Nevada Gold Mines LLC. JF**

6. Budget Impact Statement: **N/A**

   Appropriation Required:
   Budget amount available:
   Fund name:

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Lease Agreement**

9. Recommended Motion: **Move to approve lease agreement amendment between the Elko Regional Airport and Nevada Gold Mines LLC.**

10. Prepared By: **Jim Foster, Airport Manager**

11. Committee/Other Agency Review:

12. Council Action:
**

13. Council Agenda Distribution:

FIRST AMENDMENT TO LEASE AGREEMENT
(Airport Parking Spaces)

This First Amendment to the Lease Agreement ("Amendment ") is made effective the 25th day of June, 2019, by and between the City of Elko, a special charter municipal corporation and political subdivision of the State of Nevada, ("Lessor"), and Newmont USA Limited, a Delaware corporation, ("Lessee").

RECITALS

A. Lessor and Lessee previously entered into an unrecorded Lease Agreement dated February 26, 2019 and effective March 1, 2019, (the "Lease") with respect to parking spaces located at the Elko Regional Airport, Elko County, Nevada, and;

B. The parties desire to amend the Lease as set forth below.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Lease is amended in the following respects:

1. Terms used herein and not otherwise defined shall have the meaning ascribed to them in the Lease.

2. Section 2.02, to be replaced within the Agreement:

Option to Extend. At the expiration of the Initial Term, if this Lease shall then be in full force and effect and the Lessee shall have fully and timely performed all of the terms and conditions, the Lessee shall have the option to extend this Lease for two (2) additional six-month subsequent Terms ("Extended Term) subject to the same terms and conditions. The option to extend the Agreement for six-months or Terminate, must be exercised in writing by the Lessee not later than thirty (30) days prior to the expiration of the Term, and if the Lessor does not receive written notice of the exercise of this option on or before such date, this option shall terminate on that date, time being of the essence. The Initial Term and any Extended Term, thereto are collectively referred to herein as the "Term."

Unless terminated earlier pursuant to the terms hereof, this Lease shall be effective and in full force for the first Extended Term and effective until December 31, 2019.

3. Section 15.01, to be replaced within the Agreement:

No Assignment. This Lease shall not be assigned, nor shall any of all of the Leased Premises be relet or sublet by the Lessee without the written consent of the Lessor first had and obtained. Consent shall not be unreasonably withheld; provided, however, Lessee may assign its right, title and interest under this Lease to an affiliate or under common control with Newmont USA Limited, including, Nevada Gold Mines, LLC.

Except as expressly modified by this Amendment, the Lease remains in full force and effect in accordance with its terms and conditions.

Executed to be effective as of the date first set forth above.

Lessor:
City of Elko

By: _____
Reece Keener, Mayor

Attest:_____
Kelly Wooldridge, City Clerk

Lessee:
Newmont USA Limited

By: _____
Gavin Jangard, Vice President

EXHIBIT A

LEGAL DESCRIPTION OF LEASE AREA

A portion of the Elko Regional Airport parcel, located in the south half of Section 16, Township 34 North, Range 55 East, M.D.B. & M., City of Elko, Elko County, Nevada, more particularly described as follows;

Beginning at a point that bears South 34°51'06" East, a distance of 1,125.27 feet from the Elko Regional Airport survey control monument "Cessna";
Thence, North 44°28'26" East, a distance of 100.00 feet;
Thence, South 45°31'34" East, a distance of 40.00 feet;
Thence, South 44°28'26" West, a distance of 100.00 feet;
Thence, North 45°31'34" West, a distance of 40.00 feet, more or less, to the point of beginning.

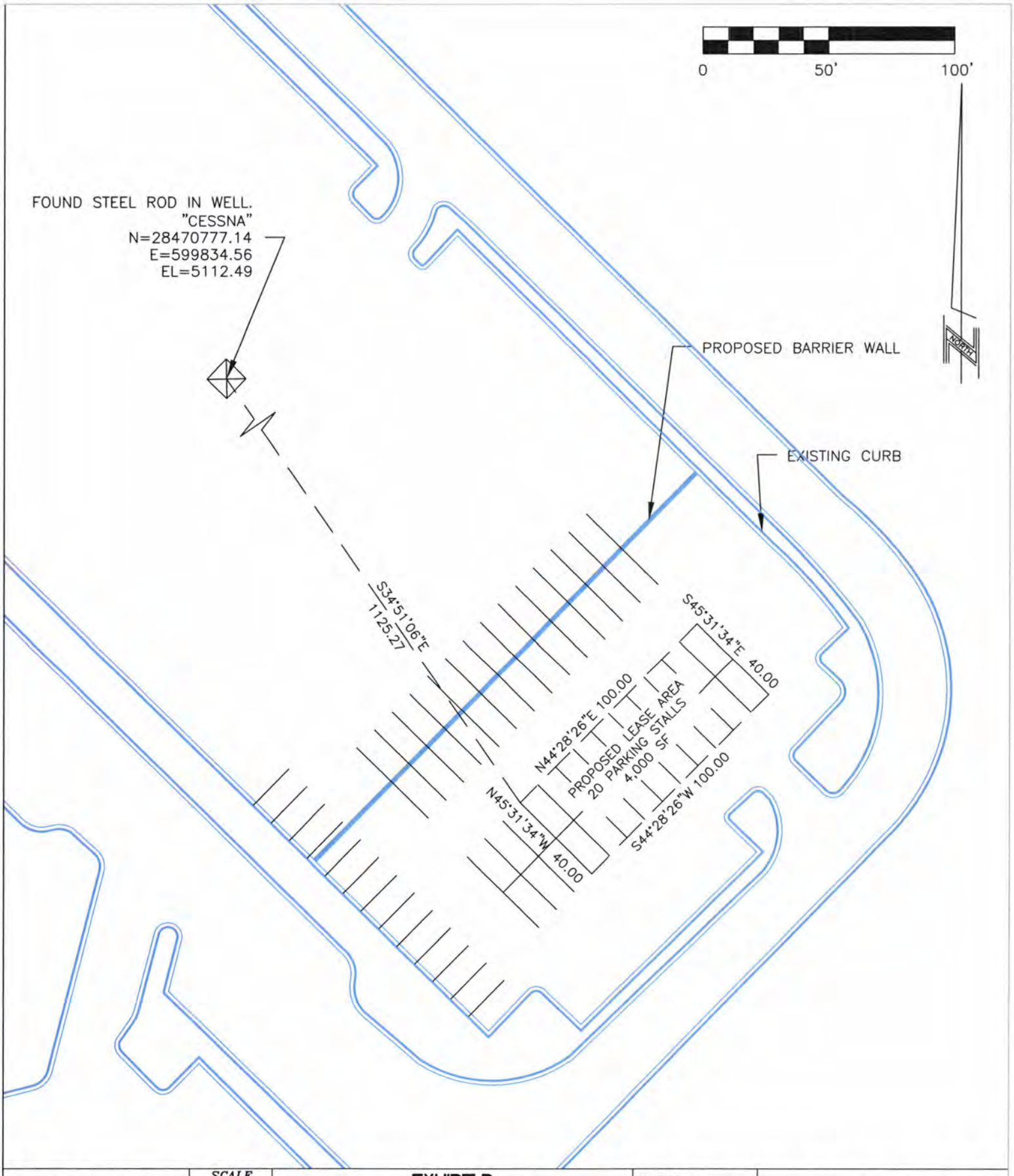
Said lease area contains ±4,000 square feet.

The basis of bearings for this description is the Nevada State Plane Coordinate System, East zone. Ground coordinates are given for the following monuments, with a grid to ground scale factor of 1.000357:

Elko Regional Airport survey control monument "Cessna"
N 2847077.14
E 599834.56
Elko Regional Airport survey control monument "Piper"
N 28469096.94
E 599075.75
With a bearing of South 24°18'17" West and distance of 1,843.60 feet from Cessna to Piper.

Description prepared by:
Robert Thibault, PE, PLS
City of Elko Civil Engineer

2/20/19



CITY OF ELKO
1751 COLLEGE AVE
ELKO, NEVADA 89801
775-777-7210

SCALE
HORZ 1"=50'
VERT
JOB No

EXHIBIT B
NEWMONT PARKING AREA
LEASE DISPLAY MAP

DESIGNED BY BT
DRAWN BY ACAD C3D 2017
CHECKED BY BT
DATE 2/20/2019

IN SECTION 16, T 34 N,
R 55 E, M.D.B.&M.

U:\Airport\2015-Lease-working files\2015-LEASE-MASTER-DRAWING.dwg

Agenda Item VI.A.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of Resolution No. 10-19, a resolution amending Police Department fee's effective July 1, 2019 and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **RESOLUTION**

4. Time Required: **10 Minutes**

5. Background Information: **The State Department of Public Safety is increasing the State fee portion of fingerprint based background checks effective July 1, 2019. BR**

6. Budget Information:

   Appropriation Required: **NA**
   Budget amount available: **NA**
   Fund name: **NA**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Resolution No. 10-19**

9. Recommended Motion: **Adopt Resolution No. 10-19 effective July 1, 2019**

10. Prepared By: **Kelly Wooldridge, City Clerk**

11. Committee/Other Agency Review: **None**

12. Council Action:

13. Agenda Distribution:

Upon introduction and motion by _____ and seconded by _____
_____the following Resolution and Order was passed and adopted:

CITY OF ELKO
Resolution No. 10-19

A Resolution Amending and Adding Police Department Fees, Pursuant to Elko City Code Title 5, Chapter 11, Section 4 and Title 5, Chapter 14, Section 4

WHEREAS, pursuant to NRS 179A.800 (National Crime Prevention and Privacy Compact) and other statutes, the City of Elko is charged a fee by the Nevada Department of Public Safety Records, Communications and Compliance Division, and/or the Federal Bureau of Investigation, for handling requests involving fingerprint processing for noncriminal justice purposes.

WHEREAS, the foregoing fees will increase on July 1, 2019.

WHEREAS, on July 1, 2019, the City of Elko will commence collecting background fees for applicants subject to fees assessed by the Nevada Gaming Control Board.

NOW THEREFORE BE IT RESOLVED AND ORDERED by the Elko City Council that effective July 1, 2019, the following fees shall be collected by the Elko Police Department:

Copies of Police Report/Loss Report/Crash Report	$20.00 per report
Online copies of Police report/Loss Report	$26.00 per report
Local Background Checks	$20.00 per letter
Prostitute Work Cards	$250.00+~~23.50~~ 27.00 State Investigation Fee = ~~$273.50~~ $277.00
Fingerprint Card	$20.00 per card
Gaming Fingerprints	$20.00 + 40.25 State investigation Fee = $60.25
Liquor Work Permit	$100.00+~~23.50~~ 27.00 State Investigation Fee = ~~$123.50~~ $127.00
Taxi Work Permit	$100.00+~~23.50~~ 27.00 State Investigation Fee = ~~$123.50~~ $127.00
Armed/Unarmed Security Work Permit	$50.00+~~23.50~~ 27.00 State Investigation Fee = ~~$73.50~~ $77.00
Solicitor Work Permits	$100.00

Passed and adopted this _____ day of _____, 2019.

City of Elko

_____
Reece Keener, Mayor

Attest:

_____
Kelly Wooldridge, City Clerk

Vote:
Ayes:
Nays:
Absent:
Abstain:

Agenda Item VI.B.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of Resolution No. 11-19, a resolution donating a City of Elko Fire Engine to the Elko County Fire Protection District. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **RESOLUTION**

4. Time Required: **10 Minutes**

5. Background Information: **The City of Elko Fire Department has determined that the 1997 Emergency One Fire Truck has reached it's useful life for the City and would like to donate the Engine to the Elko County Fire District. JS**

6. Budget Information:

   Appropriation Required: **NA**
   Budget amount available: **NA**
   Fund name: **NA**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Resolution No. 11-19**

9. Recommended Motion: **Adopt Resolution No. 11-19 finding the 97 Emergency One Fire Truck has reached it's useful life for the City of Elko and approve the donation to the Elko County Fire District.**

10. Prepared By: **Kelly Wooldridge , City Clerk**

11. Committee/Other Agency Review: **None**

12. Council Action:

13. Agenda Distribution:

Upon introduction and motion by Councilmember _____and seconded by Council Member _____ the following Resolution and Order was passed and adopted:

CITY OF ELKO
Resolution No. 11-19

A Resolution Donating a City of Elko Fire Engine to the Elko County Fire Protection District

WHEREAS, N.R.S. 268.028 contains provisions pertaining to the donation of assets owned by a local government, and allows the governing body to donate used equipment which has reached the end of its useful life to another governmental entity;

WHEREAS, the City Council has determined that the 97 Emergency One Fire Engine has reached the end of its useful life for the City of Elko.

IT IS THEREFORE RESOLVED AND ORDERED by the Elko City Council to donate the Elko County Fire District the 97 Emergency One Fire Engine VIN: 4ENFAAAB4W1008445 to the Elko County Fire Protection District.

IT IS FURTHER RESOLVED, that upon adoption of this Resolution by the Elko City Council, it shall be signed by the Mayor and attested to by the City Clerk and shall be in full force and effect after its adoption.

PASSED this _____ day of _____,2019.

Signed:

_____
REECE KEENER, MAYOR

ATTEST:

_____
Kelly Wooldridge, City Clerk

VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Agenda Item VI.C.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of Resolution No. 12-19, a resolution adopting the National Incident Management System in the City of Elko, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **RESOLUTION**

4. Time Required: **10 Minutes**

5. Background Information: **The National Incident Management System (NIMS) was published by the Department of Homeland Security on March 1, 2004. It provides a comprehensive and consistent national approach to all-hazard incident management at all jurisdictional levels and across all functional emergency management disciplines. The benefit of NIMS is especially evident at the local level, when the entire community prepares for and provides an integrated response to an incident**

   Jurisdictions are required to adopt NIMS implementation requirements as a condition of receiving federal preparedness funding assistance and/or grants. KW

6. Budget Information:

   Appropriation Required: **NA**
   Budget amount available: **NA**
   Fund name: **NA**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Resolution No. 12-19**

9. Recommended Motion: **Adopt Resolution No. 12-19 recognizing the National Incident Management System as the foundation for incident command, coordination and support activities for the City of Elko.**

10. Prepared By: **Kelly Wooldridge , City Clerk**

11. Committee/Other Agency Review: **None**

12. Council Action:

13. Agenda Distribution:

Upon introduction and motion by Councilmember _____and seconded by Council Member _____ the following Resolution and Order was passed and adopted:

CITY OF ELKO
Resolution No. 12-19

A Resolution Adopting the National Incident Management System

WHEREAS, response to and recovery from major emergencies and disasters requires integrated professional management and coordination; and

WHEREAS, the President of the United States directed the Secretary of the Department of Homeland Security to develop and administer a National Incident Management System (NIMS) to standardize and enhance incident management procedures nationwide; and

WHEREAS, the National Incident Management System provides a structure and process to effectively coordinate responders from multiple disciplines and level of government and to integrate them with resources from the private sector and non-governmental organizations; and

WHEREAS, use of the National Incident Management System, which has as a key component the Incident Command System (ICS) will improve the City of Elko's ability to manage major emergencies and disasters; and

WHEREAS, failure to adopt and use the National Incident Management System may preclude the City of Elko from receiving federal preparedness grants;

THEREFORE, be it resolved that the City of Elko adopts the National Incident Management System as the foundation for incident command, coordination and support activities.

PASSED this _____ day of _____,2019.

Signed:

_____
REECE KEENER, MAYOR

ATTEST:

_____
Kelly Wooldridge, City Clerk

VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Agenda Item VI.D.

Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of Resolution No. 13-19, a resolution providing for the transfer of appropriations between accounts within the City of Elko 2018/2019 Fiscal Budget pursuant to N.R.S. 354.598005, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **RESOLUTION**

4. Time Required: **5 Minutes**

5. Background Information: **This is the annual year-end housekeeping item to transfer funds between functions, and funds as required to fund all budgetary changes that occurred during the fiscal year. CQ**

6. Budget Information:

   Appropriation Required:
   Budget amount available**:**
   Fund name:

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information:

9. Recommended Motion: **Approve Resolution No. 13-19, a resolution providing for the transfer of appropriations between accounts within the City of Elko 2018/2019 Fiscal Budget pursuant to N.R.S. 354.598005**

10. Prepared By: **Curtis Calder, City Manager**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution:

CITY OF ELKO
RESOLUTION NO. 13-19

A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS BETWEEN ACCOUNTS WITHIN THE CITY OF ELKO 2018/2019 FISCAL BUDGET PURSUANT TO N.R.S. 354.598005

WHEREAS, the City of Elko 2018/2019 Fiscal Year Budget has the need for transfers of appropriations between functions and accounts.

NOW, THEREFORE BE IT RESOLVED, that pursuant to N.R.S. 354.598005, the attached transfers of appropriations be accomplished:

A detailed schedule is attached to this Resolution and by reference is made a part thereof.

IT IS FURTHER RESOLVED, that upon adoption of this Resolution by the Elko City Council, it shall be signed by the Mayor and attested to by the City Clerk and shall be in full force and effect after its adoption.

PASSED AND ADOPTED THIS 25th day of June 2019.

_____
Reece Keener, Mayor

ATTEST:

_____
Kelly Wooldridge, City Clerk

VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

City of Elko			
FY 2018/2019 Budget Transfers			
Description	**Debit**	**Credit**	**Net Change**
Manager - Salaries			
Manager - Benefits Health Insurance			
Manager - Benefits PERS			
Manager - Other Consulting Services		29,000.00	
Manager - Advertising			
Clerk - Salaries			
Clerk Benefits Health Insurance			
Clerk Records Storage Lease			
Personnel Salaries			
Personnel Benefits Group Health			
Personnel Benefits PERS			
Personnel S/S Labor Related Legal			
Info Systems PERS	1,025.00		
Info Systems - Salaries		1,025.00	
Info Systems - S & S Phone Expense			
Finance - Salaries Full Time	12,000.00		
Finance - Benefits Health Insurance			
Finance - Benefits PERS			
Finance S & S Flood Expenses			
Central Services Benefits Group Health			
Central Services Liability Insurance			
Planning & Zoning Salaries			
Planning & Zoning Benefits PERS			
Planning & Zoning S/S Other Consulting Fees			
Municipal Court Legal Counsel Fees			
Municipal Court Elko County Contract			
Economic Development - NENRDA			
Total General Government	**13,025.00**	**30,025.00**	**(17,000.00)**
Police Salaries		35,000.00	
Police Benefits Health Insurance			
Police Benefits PERS Public Safety			
Police - General Supplies Non - Capital Equip Replacement	35,000.00		
ARFF Fire Station Salaries Overtime	29,000.00		
ARFF Fire Station Benefits Group Health		-	
ARFF Fire Station Benefits PERS Public Safety		-	
ARFF Fire Station - Maintenance Contracts		5,800.00	
Downtown Fire Station Salaries	5,800.00		
Downtown Fire Station Protective Clothing			
Total Public Safety	**69,800.00**	**40,800.00**	**29,000.00**
Streets Salaries			
Streets Benefits - Group Health			
Streets Benefits - PERS			
Streets S & S - Hotmix		-	
Streets S & S - Chip/Seal/Tack Coat			
Streets S & S - Radio Repair			
Streets S & S - Paint Traffic Markings			
Streets S & S Hotmix		-	
Streets S & S Snow Removal			
Streets Capital Outlay			
Fleet Salaries	20,000.00		
Fleet Benefits - PERS			
Fleet - Outside Repairs			
Fleet - Fuel Facility Maintenance			
Fleet - Faciltiy Repairs		-	
Engineering - Salaries		1,000.00	

Engineering - Benefits PERS	1,000.00		
Building Dept - Salaries Full -Time		12,000.00	
Building Dept Benefits - Group Health			
Building Dept Benefits - PERS		-	
Building Dept Plan Review Services			
Building Dept Temporary Employees Services			
Facilities Salaries			
Facilities Benefits PERS			
Facilities Traffic Signal Repairs			
Community Development Salaries		20,000.00	
Community Development Benefits - W/C			
Community Development S & S - Stormwater Mgnt Plan			
Community Development S & S - Permit Compliance			
Community Development S & S - Training			
Total Public Works	**21,000.00**	**33,000.00**	**(12,000.00)**
Animal Shelter Salaries			
Animal Shelter Salaries - Part Time			
Animal Shelter Benefits Health Insurance			
Animal Shelter Veterinary Services			
Animal Shelter Temporary Employee Services			
Cemetery Salaries			
Cemetery Benefits Group Health			
Total Health	**-**	**-**	**-**
Parks Salaries Full Time			
Park Benefits PERS			
Parks S & S Equipment / Supplies	-		
Parks S & S Mosquito Abatement	-		
Pool Salaries Part Time		-	
Pool S / S Natural Gas		-	
Pool Salaries			
Pool Benefits			
Pool Outside Repairs			
Pool Heat Exchanger Repairs			
Pool Facility Repairs			
Total Culture and Recreation	**-**	**-**	**-**
Elko County School District			
Total Community Support	**-**	**-**	**-**
Transfer to Recreation Fund	379,852.00	-	
Transfer to Capital Construction Fund	113,000.00		
Contingency			
Total Other Uses	**492,852.00**	**-**	**492,852.00**
Total General Fund	**596,677.00**	**103,825.00**	**492,852.00**
Recreation - Bonding Expenses	-		
Recreation - Repair Supplies/Materials - Park Lot Mtnc	-		
Recreation - Capital Outlay - Swimming Pool Repair		379,852.00	
Recreation - Parks Capital Outlay -			
Recreation - ECVA	-		
Recreation - ECVA Marketing Fund	-		
Elko Convention Center - Facilities	-		
Elko County Fair Board	-		
Elko County Recreation Board	-		
Elko Snowbowl Foundation	-		
Recreation - Nevada State Tourism	-		
Western Folklife Center	-		
Transfer to Youth Recreation Fund	14,200.00		
Transfer to Debt Service			
Total Recreation Fund	**14,200.00**	**379,852.00**	**(365,652.00)**

Youth Recreation - Salaries Part Time		14,200.00	
Youth Recreation - Benefits - PERS	-		
Youth Recreation - Special Event Services			
Total Youth Recreation Fund	**-**	**14,200.00**	**(14,200.00)**
Redevelopment Agency - Special Projects			
Redevelopment Agency - Consulting Fees	-		
Redevelopment Agency - Capital Improvements		-	
Total Redevelopment Agency Fund	**-**	**-**	**-**
Cap Const. - Planning	1,500.00		
Cap Const. - Chip/Seal/Tack Coat			
Cap Const. - Street Improvements		114,500.00	
Total Capital Construction Fund	**1,500.00**	**114,500.00**	**(113,000.00)**
Ad Valorem Cap Proj - Improvements not Bldg			
Transfers to Redevelopment Agency Fund			
Total Ad Valorem Cap Projects Fund	**-**	**-**	**-**
Capital Equip - IS - Non-Capital Replacement			
Capital Equip - IS -Capital Replacement		-	
Capital Equip - PD Non-Capital Equipment Replacement	-		
Capital Equip - Police Dept Capital Outlay		-	
Capital Equip - Fire Dept		49,700.00	
Capital Equip - Police Dept			
Capital Equip - Fire Dept Capital Outlay		-	
Capital Equip - Street Dept	-		
Capital Equip - Fleet Mtnc			
Capital Equip - Engineering	-		
Capital Equip - Building Dept	-		
Capital Equip - Facilities	43,000.00		
Capital Equip - Animal Shelter			
Capital Equip - Cemetery			
Capital Equip - Parks	6,700.00		
Capital Equip - Transfer to Redevelopment Agency Fund			
Total Capital Equipment Reserve Fund	**49,700.00**	**49,700.00**	**-**
		-	
Facility Reserve Fund - Animal Shelter Improvements	-		
Total Facility Reserve	**-**	**-**	**-**
Debt Service - S & S Account Analysis Fees			
Debt Service - Ending Fund Balance			
Total Debt Service Fund	**-**	**-**	**-**
Water Administration - Salaries		-	
Water Administration Benefits - PERS	-		
Water Administration Maintenance Contracts	-		
Water Administration Liability Insurance			
Water Operations Salaries		-	
Water Operations Benefits PERS			
Water Operations Liability Insurance			
Water Operations Outside Repairs			
Water Operations - Street Cut	69,000.00		
Water Operations New Meters & Supplies	-		
Water Wells Salaries	87,500.00		
Water Wells Benefits Group Health	25,000.00		
Water Wells PERS	6,500.00		
Water Wells Well Pumping		188,000.00	
Water Depreciation			
Total Water Fund	**188,000.00**	**188,000.00**	**-**

Sewer Administration - Salaries			
Sewer Adm Benefits - PERS			
Sewer Administration Utilities Sewer Line Easement	2,500.00		
Sewer Administration Office Supplies			
Sewer Operating Salaries			
Sewer Operating Benefits PERS	-		
Sewer Operating Materials & Repairs		-	
Sewer WRF Salaries		-	
Sewer WRF Benefits - Group Health Insurance		-	
Sewer Liability Insurance			
Sewer - WRF Technical Other Consulting	-	2,500.00	
Sewer Benefits	-		
Sewer Lab Facility Repairs		6,675.00	
Sewer Lab Part Time Salaries	6,675.00	-	
Sewer Fund - Depreciation Expense		-	
Total Sewer Fund	**9,175.00**	**9,175.00**	**-**
Landfill Adm - Salaries	5,700.00	-	
Landfill Adm - Annual	-		
Landfill Adm - Acct Analysis Fees			
Landfill Operations - Salaries		5,700.00	
Landfill Operations - Group Health Insurance			
Landfill Operations - Other Consulting Services			
Landifll Operations - Gasoline			
Landfill Operations - Depreciation Expense			
Total Landfill Fund	**5,700.00**	**5,700.00**	**-**
Airport Administration - Salaries		35,300.00	
Airport Administration - Benefits PERS			
Airport ARFF SVC - Salaries		-	
Airport ARFF SVC - Benefits Group Health		-	
Airport ARFF SVC - Benefits PERS		-	
Airport ARFF SVC - Benefits W/C		-	
Airport Operations Salaries	35,300.00		
Airport Operations Benefits Group Health	9,900.00		
Airport Operations Benefits PERS	11,400.00		
Airport Operations Legal Fees			
Airport Operations Brokerage Fees		21,300.00	
Airport Operations Promotional Expense			
Airport Operations Non-Capital Equipment Replacement			
Airport Terminal - Maintenance Contracts		-	
Airport Depreciation Expense (Federal Portion)		-	
Total Airport Fund	**56,600.00**	**56,600.00**	**-**
Golf Administration - Salaries	800.00		
Golf Administration - Benefits Group Health Insurance	-	800.00	
Golf Operations Salaries		-	
Golf Operations Part Time Salaries		-	
Golf Operations Benefits PERS		-	
Golf Operations - S & S Other Consulting Fees	-		
Golf Depreciation Expense	-		
Golf Transfer From General Fund			
Total Golf Fund	**800.00**	**800.00**	**-**
Health Insurance - Benefits - Group Health			
Health Insurance - Benefits - Life/Short/Long Term Ins			
Health Insurance - Benefits - Retiree Group Health			
Health Insurance - Benefits - Medical Claims			
Health Insurance - Benefits - Dental Premiums			
Health Insurance - Benefits - Vision Premiums			

Health Insurance - Benefits - Medical Premiums			
Health Insurance - Benefits - Administration Fees			
Total Health Insurance Fund	-	-	-

Agenda Item VI.E.

Elko City Council
Agenda Action Sheet

1. Title: **First reading of proposed Ordinance 841 amending Title 2, Chapter 13, of the Elko City Code entitled "Sidewalks, Curbs, Gutters" and recodifying the Section as Title 8, Chapter 21, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **ORDINANCE**

4. Time Required: **10 Minutes**

5. Background Information: **The section of the City Municipal Code regulating the installation of curb, gutter, and sidewalk is currently located within the City's Building Code (Title 2). Council's adoption of the 2018 IBC on June 11, 2019 essentially repealed the existing Title 2 and made it necessary to move the curb, gutter, and sidewalk regulations. Council initiated Ordinance No. 841 at their June 11, 2019 meeting to not only change the location, but add standard enforcement language, clarify existing language, and correct typos. MR**

6. Budget Information:

   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **N/A**

7. Business Impact Statement: **Not Required – No changes to the existing requirements are being made.**

8. Supplemental Agenda Information: **Copy of Ordinance No. 841**

9. Recommended Motion: **Conduct first reading of Ordinance No. 841 and direct City Staff to set the matter for second reading, public hearing, and possible adoption.**

10. Prepared By: **Michele Rambo, AICP, Development Manager**

11. Committee/Other Agency Review: **Planning Department, Public Works Department, Engineering Department, City Attorney**

12. Council Action:

13. Agenda Distribution:

CITY OF ELKO
ORDINANCE NO. 841

AN ORDINANCE AMENDING TITLE 2, CHAPTER 13 OF THE ELKO CITY CODE ENTITLED "SIDEWALKS, CURBS, GUTTERS" AND TO RECODIFYING THE SECTION AS TITLE 8, CHAPTER 21

WHEREAS, the City of Elko intends to amend Title 2, Chapter 1 of the Elko City Code, entitled "Building Regulations", to conform with the 2018 Unified Building Code; and

WHEREAS, in conjunction with the amendments to Title 2, Chapter 1, the City of Elko intends to amend Title 2, Chapter 13, entitled "Sidewalk, Curbs, Gutters", to include adding clarifying language, correcting grammatical errors, and recodifying the chapter in Title 8, Chapter 21; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELKO, NEVADA

For amendment purposes, words which are bold and underlined are additions to the Code and words which are bold and lined through are deletions from the Code.

SECTION 1. Title 8, Chapter 21 of the Elko City Code is hereby amended to read as follows:

Chapter ~~13~~ 21
SIDEWALKS, CURBS, GUTTERS

~~2-13-1~~ 8-21-1: PERMIT REQUIRED:

It shall be unlawful for any person to **~~hereafter~~** install, construct, or lay, or cause to be installed, constructed or laid, any sidewalk **~~or sidewalks~~**, curb or gutter within the street lines **established by ~~of~~** the **~~c~~City** without first obtaining a permit **from the City for that purpose. The issuance of a permit pursuant to this Section shall be in addition to and not in lieu of any other permits required under the City Code.** **~~authorizing the same from the city council, to be issued by its authorized agent; and it shall also be unlawful for any person to construct, install or lay any sidewalk, curb or gutter for any other person until such person shall have first obtained a permit permitting the same from the city council, as provided in this chapter. (Ord. 787, 8-26-2014)~~**

~~2-13-2~~ 8-21-2: PLANS TO BE APPROVED:

Any sidewalk, curb or gutter **~~hereafter~~** constructed within the street lines **~~of~~ established by** the **~~c~~City ~~by any person~~** shall be **~~constructed in strict compliance~~ in conformance** with specifications and plans, and

~~upon~~ grades and lines ~~to be~~ approved by the ~~c~~City ~~council or its duly authorized engineer~~. ~~(Ord. 787, 8-26-2014)~~

~~2-13-3~~ 8-21-3: SIDEWALK, CURB AND GUTTER CONSTRUCTION:

A. Required; Exception: Except as otherwise provided in this ~~s~~Section, sidewalks, curbs and gutters shall be required on all vacant lots or parcels of land which are hereafter developed; or upon lots or parcels of land which are merged or divided; or **upon** developed lots or parcels of land involving a change in building occupancy and use of land; or upon **any lot or parcel of land with** ~~which~~ any building expansion or new construction ~~shall take place~~ involving the addition of gross floor area greater than four hundred (400) square feet; or **upon a lot or parcel of land** when a change of use results in a measurable increase in pedestrian or vehicular traffic; provided, however, that upon the request of the ~~c~~City ~~d~~Development ~~d~~Department or application by ~~a~~ **the** property owner, **or a** tenant, lessee or ~~a~~ contractor duly authorized to represent said property owner, and for cause shown, the ~~c~~City ~~c~~Council may waive all or part of~~,~~ the requirement for the installation of the above described improvements**, subject to Subsections B and C of this Section**.

B. Request ~~T~~to Waive Requirements ~~B~~by Development Department: Any request by the ~~c~~City ~~d~~Development ~~d~~Department to waive all or part of the requirement to install curb, gutter and sidewalk shall be based on the following criteria:

1) ~~t~~The presence or proposed installation of other substantially equivalent or superior improvements in the vicinity of the lot or parcel of land~~;~~;

2) ~~c~~Conditions on the lot or parcel of land affecting the practicability of installing the curb, gutter and sidewalk~~;~~ and

3) ~~a~~Any other ~~factors~~ **unique circumstances** deemed by the ~~c~~City ~~d~~Development Department to be appropriate grounds for waiving any or all of the foregoing requirements relative to the installation of curb, gutter and sidewalk.

C. Request ~~T~~to Waive Requirements ~~B~~by Property Owner **or Authorized Representative**: Any application to waive all or part of the requirement to install curb, gutter and**/or** sidewalk by ~~a~~ **the** property owner, **or a** tenant, lessee or contractor duly authorized to represent said property owner:

1) ~~s~~Shall be based on evidence that it is impractical to install curb, gutter and sidewalk because of circumstances beyond the reasonable control of the ~~applicant~~ **property owner;** and

2) ~~s~~Shall include a filing fee paid to the ~~c~~City in an amount established by resolution of the ~~c~~City ~~c~~Council. ~~(Ord. 787, 8-26-2014)~~

~~2-13-4~~ 8-21-4: SIDEWALK MAINTENANCE, RECONSTRUCTION AND REPAIR:

A. Responsibility ~~O~~of Property Owners: It is the responsibility of all property owners in the ~~c~~City to **reasonably** maintain ~~a~~ **any** sidewalk **constructed** in a public right of way that abuts the owner's property within the street lines ~~of the city~~ **established by the City**. ~~The responsibility imposed is that of a reasonable person and is not a duty greater than imposed by common law duty. Furthermore, this~~ This Subsection A is not intended and ~~cannot~~ **shall not** be relied upon to ~~define~~ **determine** the standard of care in any civil action for negligence **to include an action asserting** ~~or for the establishment of~~ negligence per se ~~for its violation~~.

B. Standards:

1. Except as otherwise provided in ~~this code~~ **the City Code or pursuant to authority granted by the City Code**, all ~~sections of the city~~ sidewalks shall be **constructed** of concrete ~~cement~~ with a minimum of four inches (4") in depth and ~~a minimum of four feet (4') in width~~ **with a width determined as follows:**

a. Four feet (4') for sidewalks along all unclassified roadways or roadways classified as local residential in the City's Master Plan and along roadways determined by the City Development Department to be functionally equivalent to "local residential" as that term is used in the City's Master Plan; or

b. Five feet (5') in width for all other sidewalks, to include sidewalks along roadways classified as residential collector or higher in the City's Master Plan or along roadways determined by the City Development Department to be functionally equivalent to or higher than "residential collector" as that term is used in the City's Master Plan.

2. ~~Wherever any sidewalk has been~~ **If an existing sidewalk on a City block** was constructed ~~under the authority of any former ordinance in any manner other than in accordance with the~~ **in a manner consistent with the City Code then in effect, but the sidewalk is inconsistent with** existing **requirements pertaining to** lines and grades, **all subsequently constructed** sidewalks for the remaining properties in the same block shall be ~~so~~ constructed **such** that uniformity of line and grade ~~may be~~ **is** maintained.

C. Reconstruction ~~A~~**a**nd Repair:

1. The ~~c~~**C**ity **Council** may require the reconstruction ~~and~~ **or** repair of sidewalks ~~in~~ **under** the following circumstances:

~~a. Imposing an assessment or other charge authorized by law for any reconstruction or repair of a sidewalk that the governing body causes to be performed within a public right-of-way;~~

~~b~~**a**. ~~Requiring any~~ **The** reconstruction or repair of a sidewalk **is required** as a condition of approval for a **division, merger, or** change in the use of the ~~land~~ **abutting property, or**;

~~c~~**b**. **The abutting property owner's actions resulted in damage to the sidewalk necessitating repair or reconstruction; provided the City Development Department may impose an assessment or other charge authorized by law on the abutting property owner for any reconstruction or repair of a sidewalk if the reconstruction or repair is performed by the City or its contractor in a public right-of-way at the direction of the City Council; or** ~~The repair and reconstruction~~ of a sidewalk in the public right-of-way ~~that abuts the property of the owner if the owner caused the need for such repair or reconstruction~~.

c. The abutting property owner abandons any existing curb cuts or driveway approaches.

2. Any sidewalk ordered repaired or reconstructed by the ~~c~~**C**ity ~~c~~**C**ouncil shall be repaired or reconstructed by the owner~~s~~ of the property which abut**s** upon the sidewalk. The property owner shall complete ~~said~~ **the** reconstruction ~~and~~ **or** repair~~,~~ within a time period **set by the City Council,** not to exceed ninety (90) days**. Notwithstanding any other provision in this Section, the City Council shall not require the reconstruction or repair of a sidewalk outside of the** ~~during the city~~ construction season **generally recognized by the City for projects of a similar type and nature**.

~~D. Failure: Failure of the owner to complete the sidewalk improvements as required within the time limits designated shall be considered an infraction of this code and, upon conviction of such infraction, the municipal court may impose any injunctive relief or fine of a civil nature as may be allowed by this code or laws of the state. (Ord. 787, 8-26-2014)~~

~~2-13-5~~ 8-21-5: ~~PENALTIES~~ ENFORCEMENT:

~~Any person violating any of the provisions of this chapter shall, upon conviction, be punished as provided in title 1, chapter 3 of this code. Each day's violation of the provisions of this chapter may be deemed a separate offense. (Ord. 787, 8-26-2014)~~

A. Notice of Violation: If a person violates a prohibition contained in this Chapter or fails to meet a requirement of this Chapter, or fails to comply with an order issued by the City Council pursuant to this Chapter to repair or reconstruct a sidewalk, the City Development Department may order compliance by written notice of violation to the responsible person.

B. Deadline: If abatement of a violation or repair or reconstruction of a sidewalk is required, the notice shall set forth a deadline within which such abatement, repair, or reconstruction must be completed. In the event of an order to repair or reconstruct a sidewalk, the foregoing notice shall further advise that, should the violator fail to comply with the established deadline, the work will be done by the City or its contractor and the expense thereof shall be charged to the property owner.

8-21-6: APPEAL OF NOTICE OF VIOLATION:

Any person receiving a notice of violation may appeal the determination to the City Council. The notice of appeal must be received by the City Clerk within thirty (30) days from the date of issuance of the notice of violation. A hearing on the appeal before the Elko City Council shall take place within forty-five (45) days from the date of receipt of the notice of appeal. The decision of the City Council shall be final and subject to judicial review; provided, any petition for judicial review of a final decision by the City Council shall be commenced within thirty (30) days of the date of the City Council decision.

8-21-7: INJUNCTIVE RELIEF:

If a person has violated or continues to violate the provisions of this Chapter, the City may petition for a preliminary or permanent injunction restraining the person from activities which could create further violations or compelling the person to perform work required by order of the City Council.

8-21-8: PENALTIES:

Any person violating any of the provisions of this chapter shall, upon conviction, be punished as provided in Title 1, Chapter 3 of this Code. Each day's violation of the provisions of this Chapter shall be deemed a separate offense.

8-21-9: REMEDIES NOT EXCLUSIVE:

The remedies listed in this Chapter are not exclusive of any other remedies available under any applicable federal, state, or local law and it is within the discretion of the City to seek cumulative remedies.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed, but only to the extent of such conflict.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid, unenforceable or unconstitutional by any court of competent jurisdiction, the invalidity, unenforceability of such section, paragraph, clause or provision shall not affect any remaining provision of this Ordinance.

SECTION 4. Upon adoption, the City Clerk of the City of Elko is hereby directed to have this ordinance published by title only, together with the Councilpersons voting for or against its passage in a newspaper of general circulation within the time established by law, for at least one publication.

SECTION 5. This ordinance shall be effective upon the publication mentioned, unless otherwise stated.

PASSED AND ADOPTED this --th day of ---, 2019 by the following vote of the Elko City Council.

VOTE:

AYES:

NAYES:

ABSENT:

ABSTAIN: None

CITY OF ELKO

By:_____
REECE KEENER, Mayor

ATTEST:

_____
KELLY WOOLDRIDGE, City Clerk

Elko City Council
Agenda Action Sheet

1. Title: **Review and consideration of submitted data and/or arguments and determination as to whether the proposed ordinance 843 "Deleting Title 2, Chapter 1, Section 15 Of The Elko City Code Entitled "Exemptions For Existing Buildings, Structures And Building Service Equipment Systems", and matters related thereto. FOR POSSIBLE ACTION**

2. **Meeting Date: June 25, 2019**

3. Agenda Category: **ORDINANCE**

4. Time Required: **10 Minutes**

5. Background Information: **On June 11, 2019, Ordinance No. 839 adopting the 2018 International Building Code was approved by Council. Council also approved to initiate Ordinance No. 843 deleting the existing building code since it is contained in Ordinance No. 839 and the International Building Codes. KW**

6. Budget Information:

   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **N/A**

7. Business Impact Statement: **Completed**

8. Supplemental Agenda Information: **Copy of the Ordinance**

9. Recommended Motion: **Conduct First Reading of Ordinance No. 843 and direct Staff to set the matter for second reading, public hearing, and possible adoption**

10. Prepared By: **Kelly Wooldridge, City Clerk**

11. Committee/Other Agency Review: **N/A**

12. Council Action:

13. Agenda Distribution:

CITY OF ELKO
ORDINANCE NO. 843

AN ORDINANCE DELETING TITLE 2, CHAPTER 1, SECTION 15 OF THE ELKO CITY CODE ENTITLED "EXEMPTIONS FOR EXISTING BUILDINGS, STRUCTURES AND BUILDING SERVICE EQUIPMENT SYSTEMS", AND MATTERS RELATED THERETO.

WHEREAS, the City of Elko desires to adopt the 2018 International Existing Buildings Code which would conflict with Title 2, Chapter 1, Section 15;

WHEREAS, the City of Elko desires to remove Title 2, Chapter 1, Section 15 of the Elko Code and reserve the section for future.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELKO, NEVADA

For amendment purposes, words which are in bold and underlined are additions to the Ordinance, and words which are lined through and bold are deleted from the Ordinance.

Section 1: Title 2, Chapter 1, Section 15 is hereby added to read as follows:

2-1-15: RESERVED ~~EXEMPTIONS FOR EXISTING BUILDINGS, STRUCTURES AND BUILDING SERVICE EQUIPMENT SYSTEMS:~~

~~A. Additions, Alterations Or Repairs:~~

~~1. General: Additions, alterations and repairs to existing buildings, structures and building service equipment systems that were in compliance with the City of Elko Building Code in effect at the time of construction are not required to comply with the requirements of this title, except as specifically provided in this section.~~

~~2. Scope Of Exemption: Notwithstanding any other provision contained in this section, additions, alterations or repairs to any building, structure or building service equipment system, regardless of the date of construction or installation, shall not create an unsafe condition or imminent danger.~~

~~3. Limitations On Additions, Alterations And Repairs: Any addition, alteration or repair to an existing building or structure which involves a change in use or occupancy shall not cause the building or structure to exceed the height, number of stories or area permitted for that building or structure by this title. Additions and/or alterations shall not be made to an existing building or structure that was not in full compliance with the City of Elko Building Code in effect at the time of construction, unless the addition and/or alteration causes the building or structure to be in compliance with the requirements of this title currently in effect.~~

~~4. Waiver For Use Of Original Materials In Making Certain Nonstructural Alterations And Repairs: The building official may grant a waiver from the requirements of this title to allow alterations or repairs to an existing building or structure to be made with the same materials from which the building or structure was originally constructed, provided the alterations or repairs are nonstructural, do not adversely affect a structural member, do not cause any part of the building or structure to fall below the currently required level of fire resistance and do not create an unsafe condition.~~

~~5. Waiver For Additions, Alterations Or Repairs To Existing Building Service Equipment Systems: The building official may grant a waiver from the requirements of this title for minor additions, alterations and repairs to existing building service equipment systems that complied with the Building Code in effect at the time of the original installation, provided such additions, alterations and repairs shall not cause the building service equipment system to become an unsafe condition, or become unsanitary or overloaded.~~

~~6. Glass: Notwithstanding any provision contained in this section, the installation or replacement of glass shall conform to the current requirements of this title, to include the technical codes.~~

~~B. Existing Building Service Equipment Systems: Except as otherwise provided in this subsection, building service equipment systems that complied with the City of Elko Building Code at the time of installation but that no longer comply with this title may remain in use so long as their continued use, maintenance and repair comply with the requirements of this title and the manufacturer recommendations in effect at time of installation, and further provided that the building service equipment system shall not create an unsafe condition. Notwithstanding the foregoing sentence, in the event polyvinyl chloride (PVC) gas conveyance material is damaged, altered or repaired, the material shall be completely replaced with gas piping which complies with the technical codes currently in effect.~~

~~C. Existing Use Or Occupancy Of Building Or Structure:~~

~~1. General: A legal use or occupancy of any building or structure that complied with the City of Elko Building Code in effect on the date the use or occupancy commenced, but that no longer complies with the requirements of this title shall be permitted to continue without change; provided, the foregoing exception for existing uses and occupancies shall not apply a use or occupancy that creates a public nuisance, is an unsafe condition or violates the latest version of the Fire Code adopted by the City.~~

~~2. Change In Use Or Occupancy: Any change of use or occupancy of a building or structure shall automatically render the building or structure subject to the current requirements of this title, to include the requirement for a Certificate of Occupancy.~~

D. Maintenance: Without regard to whether a waiver has been granted or the use or occupancy is otherwise allowed to continue as an existing use, all buildings, structures, and other improvements and parts thereof which are subject to regulation under this title, whether existing or new, shall be maintained by the owner of the property in such a manner as to not create an unsafe condition or imminent danger. (Ord. 820, 7-11-2017)

Footnotes - Click any footnote link to go back to its reference.
Footnote 1: Chapter 2 of this title.
Footnote 2: Chapter 3 of this title.
Footnote 3: Chapter 4 of this title.
Footnote 4: Chapter 5 of this title.
Footnote 5: Chapter 6 of this title.
Footnote 6: Chapter 7 of this title.
Footnote 7: Chapter 11 of this title.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed, but only to the extent of such conflict

Section 3: If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid, unenforceable, or unconstitutional by a court of competent jurisdiction, the invalidity, unenforceability or provision shall not affect any remaining provisions of this ordinance.

Section 4: Upon adoption, the City Clerk of the City of Elko is hereby directed to have this ordinance published by title only, together with the Councilman voting for or against its passage in a newspaper of general circulation within the time established by law, for at least one publication.

Section 5: This Ordinance shall be effective upon the publication mentioned in Section 4.

PASSED AND ADOPTED this --th day of -, 2019 by the following vote of the Elko City Council.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this --th day of --, 2019.

CITY OF ELKO

BY:_____
REECE KEENER, Mayor

ATTEST:

_____
KELLY WOOLDRIDGE, City Clerk

Agenda Item VII.A.

Elko City Council
Agenda Action Sheet

1. Title: **Ratification of the Police Chief issuing three 30-day Temporary Retail Liquor Licenses and a 30-day Temporary Packaged Liquor License and issue three Regular Retail Liquor Licenses and a Regular Packaged Liquor License, to Justin Lee Beltram and Eric Hans Perrson, DBA Red Lion Hotel and Casino (retail liquor), located at 2065 Idaho Street, Elko, NV 89801, Gold Country Inn & Casino (retail liquor), located at 2050 Idaho Street, Elko, NV 89801, High Desert Inn (retail liquor), located at 3015 Idaho Street, Red Lion Chevron (packaged liquor), located at 2175 Idaho Street, Elko, NV 89801, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **June 25, 2019**

3. Agenda Category: **PETITION**

4. Time Required: **10 Minutes**

5. Background Information: **N/A**

6. Budget Information:

   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **N/A**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Letter from Police Chief Reed, Liquor License Applications, Business Licenses**

9. Recommended Motion: **Ratification of the Police Chief issuing three 30-day Temporary Retail Liquor Licenses and a 30-day Temporary Packaged Liquor License and issue three Regular Retail Liquor Licenses and a Regular Packaged Liquor License, to Justin Lee Beltram and Eric Hans Perrson, DBA Red Lion Hotel and Casino, located at 2065 Idaho Street, Elko, NV 89801, Gold Country Inn & Casino, located at 2050 Idaho Street, Elko, NV 89801, High Desert Inn, located at 3015 Idaho Street, Red Lion Chevron, located at 2175 Idaho Street, Elko, NV 89801**

10. Prepared By: **Ben Reed, Jr., Police Chief**

11. Committee/Other Agency Review:

12. Council Action:

13. Council Agenda Distribution:

ELKO POLICE DEPARTMENT

Ben Reed, Jr.
Police Chief

1448 Silver Street
Elko Nevada 89801
775.777.7310
775.738.1415 Fax
epd@elkocitynv.gov

DATE: June 18, 2019

TO: Curtis Calder, City Manager

FROM: Ben Reed, Jr., Police Chief

SUBJECT: Recommend approval of Retail and Packaged Liquor Licenses in the names of Red Lion Hotel and Casino, Gold Country Inn & Casino, High Desert Inn and Red Lion Chevron.

On May 30, 2019, Justin L. Beltram and Eric H. Perrson made application for three Retail liquor licenses and one packaged Liquor License.

Retail Liquor Licenses

- Red Lion Hotel and Casino, 2065 Idaho Street, Elko, NV 89801
- Gold Country Inn & Casino, 2050 Idaho Street, Elko, NV 89801
- High Desert Inn, 3015 Idaho Street, Elko, NV 89801

Packaged Liquor License

- Red Lion Chevron, 2175 Idaho Street, Elko, NV 89801

Mr. Beltram and Persson have completed the required background investigation.

We recommend the Elko City Council approve Mr. Beltram and Persson's request for all four liquor licenses listed above. Four separate liquor licenses will be issued.

Attachments: Copy of City of Elko Business License
Copy of City of Elko Liquor License Application

City of Elko, Nevada
Liquor License Application
1751 College Avenue
Elko, NV 89801
Phone (775)777-7138 Fax (775)777-7129

Information on this form must be printed or typed.

1. Check all that apply: X New License ___ Change in Location ___ Change in Name ___ Change in Mailing Address
other_____

2. Business Name (dba) to be shown on the license: Red Lion Hotel & Casino
Business Telephone 775-738-2111 Cellular Telephone 702-429-3585
Fax N/A

3. Mailing Address 2926 Montessouri Street, Las Vegas, NV 89117
Street Number, Direction (N, S, E, W) Name, Suite, Unit Or Apt. City, State, Zip Code

4. Physical Address 2065 Idaho Street, Elko, NV 89801
Street Number, Direction (N, S, E, W) Name, Suite, Unit Or Apt. City, State, Zip Code

5. Type of Business Entity: ___Sole Proprietor ___S. Corp ___Privately Held Corp. ___Partnership
___Limited Liability Partnership X Limited Liability Company

6. Name of All Owner(s), Partners, Corporate Officers, Members, etc. to be listed on the license. Attach additional sheets if necessary

Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Persson, Eric, H	Manager	
Residence Address	City, State, Zip	Residence Phone
2926 Montessouri Street, Las Vegas, NV 89117		702-461-6055
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Beltram, Justin, L	General Manager	
Residence Address	City, State, Zip	Residence Phone
2111 Bogart Court, Las Vegas, NV 89117		702-429-3585
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Elko Resorts Operator LLC	Member	100%
Residence Address	City, State, Zip	Residence Phone
2926 Montessouri Street, Las Vegas, NV 89117		702-461-6055
Residence Address	City, State, Zip	Residence Phone

Note: Eric Persson is the sole manager/member of Elko Resorts Operator LLC

7. Class of License: Liquor Retail Liquor - + 2 additional bars

8. Fee: 4810.00 (One quarterly fee must be paid upon receipt of application and is non-refundable.)

I certify the information provided in this application is true, correct and complete to the best of my knowledge and belief. If partnership more than one signature is required.

Signature/Original	Print Name & Title	Date
	Eric Persson	5/30/19
Signature/Original	Print Name & Title	Date
	Justin Beltram	5/30/19

This form must be signed by the Chief of Police below:

_____ Date: 5/30/19

ELKO CITY POLICE DEPT.
1401 COLLEGE AVE. ELKO, NV 89801
775-777-7310

For Police Department Use Only:
Is applicant applying for a Temporary Liquor License? yes X no____
Please Initial

Date Temporary Liquor License Effective 5/30/19 to 6/30/19

CITY OF ELKO
BUSINESS LICENSE

Business Name: RED LION HOTEL & CASINO

Location: 2065 IDAHO ST

License #: 11234 Class: HOTEL/RESTAURANT/GIFT SHOP/SALON

Issue Date: 5/30/2019 Expiration Date: 5/31/2020

License Type: Business License

RED LION HOTEL & CASINO
2065 IDAHO ST
Elko, NV 89801

RED LION OPERATOR, LLC
2065 IDAHO ST
Elko, NV 89801

City of Elko
Gaming License

Business Name: RED LION HOTEL & CASINO

Location: 2065 IDAHO ST

License #: 20006 Class: GAMING

Issue Date: 5/30/2019 Expiration Date: 6/30/2019

License Type: Gaming

RED LION HOTEL & CASINO
2926 MONTESSOURI ST
LAS VEGAS, NV 89117

RED LION OPERATOR LLC
2065 IDAHO ST
Elko, NV 89801

City of Elko, Nevada
Liquor License Application
1751 College Avenue
Elko, NV 89801
Phone (775)777-7138 Fax (775)777-7129

Information on this form must be printed or typed.

1. Check all that apply: X New License ___ Change in Location ___ Change in Name ___ Change in Mailing Address other ___

2. Business Name (dba) to be shown on the license: Gold Country Inn & Casino
   Business Telephone 800-621-1332 Cellular Telephone 702-429-3585
   Fax N/A
3. Mailing Address 2926 Montessouri Street, Las Vegas, NV 89117
   Street Number, Direction (N, S, E, W) Name, Suite, Unit Or Apt. City, State, Zip Code
4. Physical Address 2050 Idaho Street, Elko, NV 89801
   Street Number, Direction (N, S, E, W) Name, Suite, Unit Or Apt. City, State, Zip Code
5. Type of Business Entity: ___Sole Proprietor ___S. Corp ___Privately Held Corp. ___Partnership ___Limited Liability Partnership X Limited Liability Company
6. Name of All Owner(s), Partners, Corporate Officers, Members, etc. to be listed on the license. Attach additional sheets if necessary

Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Persson, Eric, H	Manager	
Residence Address	City, State, Zip	Residence Phone
2926 Montessouri Street, Las Vegas, NV 89117		702-461-6055
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Beltram, Justin, L	General Manager	
Residence Address	City, State, Zip	Residence Phone
2111 Bogart Court, Las Vegas, NV 89117		702-429-3585
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Elko Resorts Operator LLC	Member	100%
Residence Address	City, State, Zip	Residence Phone
2926 Montessouri Street, Las Vegas, NV 89117		702-461-6055

Note: Eric Persson is the sole manager/member of Elko Resorts Operator LLC

7. Class of License: Liquor Retail

8. Fee: 347.50 (One quarterly fee must be paid upon receipt of application and is non-refundable.)

I certify the information provided in this application is true, correct and complete to the best of my knowledge and belief. If partnership more than one signature is required.

Signature/Original	Print Name & Title	Date
	Eric Persson	5/30/19
Signature/Original	Print Name & Title	Date
	Justin Beltra	5/30/19

This form must be signed by the Chief of Police below:

Date: 5/30/19

ELKO CITY POLICE DEPT.
1401 COLLEGE AVE. ELKO, NV 89801
775-777-7310

For Police Department Use Only:
Is applicant applying for a Temporary Liquor License? yes X no ___
Please Initial

Date Temporary Liquor License Effective 5/30/19 to 6/30/19

CITY OF ELKO
BUSINESS LICENSE

Business Name: GOLD COUNTRY INN & CASINO

Location: 2050 IDAHO ST

License #: 11235 Class: HOTEL/RESTAURANT/RV PARK

Issue Date: 5/30/2019 Expiration Date: 5/31/2020

License Type: Business License

GOLD COUNTRY INN & CASINO
2050 IDAHO ST
Elko, NV 89801

GOLD COUNTRY OPERATOR, LLC
2050 IDAHO ST
Elko, NV 89801

City of Elko
Gaming License

Business Name: GOLD COUNTRY INN & CASINO

Location: 2050 IDAHO ST

License #: 20007 Class: GAMING LICENSE

Issue Date: 5/30/2019 Expiration Date: 6/30/2019

License Type: Gaming

GOLD COUNTRY INN & CASINO
2926 MONTESSOURI ST
LAS VEGAS, NV 89117

GOLD COUNTRY OPERATOR LLC
2050 IDAHO ST
Elko, NV 89801

CITY OF ELKO
BUSINESS LICENSE

Business Name:	HIGH DESERT INN		
Location:	3015 IDAHO ST		
License #:	11237	Class:	MOTEL
Issue Date:	5/30/2019	Expiration Date:	5/31/2020
License Type:	Business License		

HIGH DESERT INN
2926 MONTESSOURI ST
LAS VEGAS, NV 89117

RED LION OPERATOR, LLC
3015 IDAHO ST
Elko, NV 89801

City of Elko, Nevada
Liquor License Application
1751 College Avenue
Elko, NV 89801
Phone (775)777-7138 Fax (775)777-7129

Information on this form must be printed or typed.

1. Check all that apply: X New License ___ Change in Location ___ Change in Name ___ Change in Mailing Address
other

2. Business Name (dba) to be shown on the license: High Desert Inn
Business Telephone 775- 738-8425 Cellular Telephone 702-429-3585
Fax N/A
3. Mailing Address 2926 Montessouri Street, Las Vegas, NV 89117
Street Number, Direction (N, S, E, W) Name, Suite, Unit Or Apt. City, State, Zip Code
4. Physical Address 3015 Idaho Street, Elko, NV 89801
Street Number, Direction (N, S, E, W) Name, Suite, Unit Or Apt. City, State, Zip Code
5. Type of Business Entity: ___Sole Proprietor ___S. Corp ___Privately Held Corp. ___Partnership
___Limited Liability Partnership X Limited Liability Company

6. Name of All Owner(s), Partners, Corporate Officers, Members, etc. to be listed on the license. Attach additional sheets if necessary

Persson, Eric, H	Manager	
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
2926 Montessouri Street, Las Vegas, NV 89117		702-461-6055
Residence Address	City, State, Zip	Residence Phone
Beltram, Justin, L	General Manager	
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
2111 Bogart Court, Las Vegas, NV 89117		702-429-3585
Residence Address	City, State, Zip	Residence Phone
Elko Resorts Operator LLC	Member	100%
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
2926 Montessouri Street, Las Vegas, NV 89117		702-461-6055
Residence Address	City, State, Zip	Residence Phone

Note: Eric Persson is the sole manager/member of Elko Resorts Operator LLC

7. Class of License: Liquor Retail

8. Fee: 247.00 (One quarterly fee must be paid upon receipt of application and is non-refundable.)

I certify the information provided in this application is true, correct and complete to the best of my knowledge and belief. If partnership more than one signature is required.

Signature/Original	Eric Persson Print Name & Title	5/30/19 Date
Signature/Original	Justin Beltra Print Name & Title	5/30/19 Date

This form must be signed by the Chief of Police below:

Date: 5/30/19

ELKO CITY POLICE DEPT.
1401 COLLEGE AVE. ELKO, NV 89801
775-777-7310

For Police Department Use Only:
Is applicant applying for a Temporary Liquor License? yes X no ___
Please Initial

Date Temporary Liquor License Effective 05/30/19 to 06/30/19

City of Elko, Nevada
Liquor License Application
1751 College Avenue
Elko, NV 89801
Phone (775)777-7138 Fax (775)777-7129

Information on this form must be printed or typed.

1. Check all that apply: X New License ___ Change in Location ___ Change in Name ___ Change in Mailing Address
other_____

2. Business Name (dba) to be shown on the license: Red Lion Chevron
Business Telephone 775-738-1541 Cellular Telephone 702-429-3585
Fax N/A

3. Mailing Address 2926 Montessouri Street, Las Vegas, NV 89117
Street Number, Direction (N, S, E, W) Name, Suite, Unit Or Apt. City, State, Zip Code

4. Physical Address 2175 Idaho Street, Elko, NV 89801
Street Number, Direction (N, S, E, W) Name, Suite, Unit Or Apt. City, State, Zip Code

5. Type of Business Entity: ___Sole Proprietor ___S. Corp ___Privately Held Corp. ___Partnership
___Limited Liability Partnership X Limited Liability Company

6. Name of All Owner(s), Partners, Corporate Officers, Members, etc. to be listed on the license. Attach additional sheets if necessary

Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Persson, Eric, H	Manager	
Residence Address	City, State, Zip	Residence Phone
2926 Montessouri Street, Las Vegas, NV 89117		702-461-6055
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Beltram, Justin, L	General Manager	
Residence Address	City, State, Zip	Residence Phone
2111 Bogart Court, Las Vegas, NV 89117		702-429-3585
Name (Last, First, MI)	Title (Owner, Officer, Member, etc.)	Percent Owned
Elko Resorts Operator LLC	Member	100%
Residence Address	City, State, Zip	Residence Phone
2926 Montessouri Street, Las Vegas, NV 89117		702-461-6055

Note: Eric Persson is the sole manager/member of Elko Resorts Operator LLC

7. Class of License: Package Liquor

8. Fee: 217.50 (One quarterly fee must be paid upon receipt of application and is non-refundable.)

I certify the information provided in this application is true, correct and complete to the best of my knowledge and belief. If partnership more than one signature is required.

Signature/Original	Print Name & Title	Date
	Eric Persson	5/30/19
Signature/Original	Print Name & Title	Date
	Justin Beltram	5/30/19

This form must be signed by the Chief of Police below:

Date: 5/30/19

ELKO CITY POLICE DEPT.
1401 COLLEGE AVE. ELKO, NV 89801
775-777-7310

For Police Department Use Only:
Is applicant applying for a Temporary Liquor License? yes X no___
Please Initial

Date Temporary Liquor License Effective 05/30/19 to 06/30/19

CITY OF ELKO
BUSINESS LICENSE

Business Name: RED LION CHEVRON

Location: 2175 IDAHO ST

License #: 11236 Class: GAS STATION & CONVENIENCE STORE

Issue Date: 5/30/2019 Expiration Date: 5/31/2020

License Type: Business License

RED LION CHEVRON
2926 MONTESSOURI ST
LAS VEGAS, NV 89117

RED LION OPERATOR,LLC
2175 IDAHO ST
Elko, NV 89801