



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

The Elko City Council will meet in regular session on Tuesday, February 25, 2020

Elko City Hall, 1751 College Avenue, Elko, NV 89801, at 4:00 P.M., P.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.elkocitynv.gov> the State of Nevada's Public Notice Website,

<https://notice.nv.gov>, and in the following locations:

**ELKO CITY HALL**  
 1751 College Avenue, Elko, NV 89801  
**Date: Time Posted: Thursday, February 20, 2020 at 8:30 a.m.**

**ELKO COUNTY COURTHOUSE**  
 571 Idaho Street, Elko, NV 89801  
**Date/Time Posted: Thursday, February 20, 2020 at 8:40 a.m.**

**ELKO POLICE DEPARTMENT**  
 1448 Silver, Elko NV 89801  
**Date/Time Posted: Thursday, February 20, 2020 at 8:50 a.m.**

**ELKO COUNTY LIBRARY**  
 720 Court Street, Elko, NV 89801  
**Date/Time Posted: Thursday, February 20, 2020 at 9:00 a.m.**

Posted by: **Kim Wilkinson** Administrative Assistant

Name

Title

Signature

The public may contact Curtis Calder by phone at (775)777-7110 or email at [ccalder@elkocitynv.gov](mailto:ccalder@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 20<sup>th</sup> day of February, 2020*

**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.

Scott Wilkinson, Assistant City Manager  
 Elko, Nevada

**CITY OF ELKO**  
**CITY COUNCIL AGENDA**  
**REGULAR MEETING**  
**4:00 P.M., P.S.T., TUESDAY, FEBRUARY 25, 2020**  
**ELKO CITY HALL, 1751 COLLEGE AVENUE, ELKO, NEVADA**

**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**      February 11, 2020      **Regular Session**

**I. PRESENTATIONS**

- A. Presentation by the Te-Moak Tribe of Western Shoshone, Elko Band Council Chairman, Davis Gonzales, in Regards to the Marijuana Dispensary, and matters related thereto. **INFORMATION ITEM ONLY – NON-ACTION ITEM**
  
- B. Presentation of the Elko Police Department Annual Report by Police Chief Tyler Trouten, and matters related thereto. **INFORMATION ITEM ONLY-NON-ACTION ITEM**
  
- C. Presentation by Leah Lamborn of Creative Consulting Solutions concerning Ground Emergency Medical Transportation Program (GEMT), and matters related thereto. **INFORMATION ITEM ONLY – NON ACTION ITEM**

**II. PERSONNEL**

- A. Employee Introductions:
  - 1.) Maveric Morales, Parks Maintenance Technician I
  - 2.) Timothy Anders, WRF Technician

### III. APPROPRIATIONS

- A. Review and possible approval of Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- B. Review and possible approval of Print n' Copy Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- C. Review and possible designation of an independent auditor to prepare the annual audit for the City of Elko for Fiscal Year ending June 30, 2020, pursuant to NRS. 354.624, and matters related thereto. **FOR POSSIBLE ACTION**

Each year the City is required to designate an independent auditor prior to March 31 of the year in which the audit is to be conducted. The City put out Requests for Proposals for auditing services for a period of five years on March 2016, and awarded the RFP to HintonBurdick, PLLC. JB

### IV. SUBDIVISIONS

- A. Review, consideration and possible approval of Final Map No. 15-19, filed by Jordanelle Third Mortgage, LLC, for the development of a subdivision entitled Tower Hill Phase 3 involving the proposed division of approximately 10.72 acres of property into 27 lots for residential development within the R1 (Single Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located southwest of Pheasant Drive between Chukar Drive and Deerfield Way. (APN 001-929-124). The Planning Commission considered this item on February 4, 2020, and took action to forward a recommendation to conditionally approve Final Map 15-19. MR

### V. UNFINISHED BUSINESS

- A. Status update on the Public Nuisance complaint 403 Pine Street, and matters related thereto. **INFORMATION ONLY–NON ACTION ITEM**

Based upon City Council action on October 23 2019, Staff is providing a status update with regard to 403 Pine Street. MR

### VI. NEW BUSINESS

- A. Review, consideration, and possible approval of a Performance/Maintenance Agreement for subdivision improvements associated with the Tower Hill Unit 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, including 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 for Final Map 15-19, the Planning Commission recommended that the agreement be approved by the City Council and be entered into by the developer within 30 days of the City Council's approval of the Final Map. MR

- B. Review, consideration and possible action to initiate amendment to Title 8 Chapter 18, entitled "Public Improvement Standards", and matters related thereto. **FOR POSSIBLE ACTION**

The principal objective of the proposed amendment is to include a detail in the public improvement standards for micro-trenching. The current code references standard details by the Regional Transportation Commission of Washoe County, which does not include a detail for micro-trenching. MR

- C. Review, consideration, and possible approval of Revocable Permit No. 1-20, filed by Bulldog Ranch, LLC and Edward Jones Investments, to occupy a portion of the North 5<sup>th</sup> Street Right-of-Way as located adjacent to 2213 North 5<sup>th</sup> Street, to accommodate installation of a new sign, and matters related thereto. **FOR POSSIBLE ACTION**

Edward Jones Investments operates a business on real property owned by Bulldog Ranch LLC. The proposed monument sign is located in the City of Elko Right-of-Way. City Code requires they have a Revocable Permit to occupy the Right-of-Way. CL

- D. Review, consideration and possible action to approve a Revocable Agreement for the Implementation and Oversight of a Syringe Services Program at the Elko Humanitarian Campground, and matters related thereto. **FOR POSSIBLE ACTION**

On January 14, 2020, Council directed Staff to develop a revocable agreement with Trac B Harm Reduction Clinic for the implementation and oversight of a Syringe Services Program at the Humanitarian Campground located at 398 Hot Springs Road for the benefit of persons properly registered and utilizing the campground. SAW

- E. Review, consideration, discussion and possible approval of a recommendation from the Parks and Recreation Advisory Board to support the designation of an off leash dog park located at 5<sup>th</sup> Street Park, and matters related thereto. **FOR POSSIBLE ACTION**

The Parks and Recreation Advisory Board met on January 16, 2020 and took action to forward a recommendation to City Council for the designation of an off leash dog park located at 5<sup>th</sup> Street Park within the City of Elko. JW

- F. Review, consideration, and possible action pertaining to a request to purchase approximately 8,000 sq. ft. of a 50 acre city owned parcel referred to as APN 001-

710-055, pursuant to NRS 268.061 or NRS 268.062, and matters related thereto.  
**FOR POSSIBLE ACTION**

Staff has received a request from Loren Highland to purchase property abutting his property. He has stated on the application that he would be storing honey bees on the property during the summer months. CL

## **VII. RESOLUTIONS AND ORDINANCES**

- A. First reading of Ordinance No. 849, an ordinance amending Title 8, Chapter 2 of the Elko City Code entitled “Utility Occupancy of Public Rights-Of-Way or Public Easements, Smart Dig Requirements, and City Excavation Permits”, and direct Staff to set the matter for public hearing, second reading, and possible adoption, and matters related thereto. **FOR POSSIBLE ACTION**

On February 11, 2020, Council approved the initiation of Ordinance No. 849 and directed Staff to conduct a First Reading. MR

- B. Review, discussion, and possible adoption of Resolution No. 5-20, a resolution authorizing the City of Elko to enter into a revocable agreement with Trac B Harm Reduction Clinic for implementation and oversight of a syringe services program at the Humanitarian Campground, and matters related thereto. **FOR POSSIBLE ACTION**

On January 14, 2020, Council directed Staff to develop a revocable agreement with Trac B Harm Reduction Clinic for the implementation and oversight of a syringe service program at the Humanitarian Campground located at 398 Hot Springs Road for the benefit of persons properly registered and utilizing the campground. SAW

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

- A. Review, consideration, and possible adoption of Resolution No. 06-20, a resolution of the Elko City Council, amending the Elko City Master Plan Proposed Future Land Use Plan Atlas Map 8, Land Use Component Corresponding Zoning Districts, Transportation Component Best Practice 2.3, and Roadway Classifications, Existing Functional Classification Atlas Map 11, and Atlas Map 12, filed as Elko City Master Plan Amendment No. 1-20, and matters related thereto. **FOR POSSIBLE ACTION**

On February 4, 2020, the Planning Commission adopted its Resolution No. 1-20 to amend the Proposed Future Land Use Plan Atlas Map 8, Land Use Component Corresponding Zoning Districts, Transportation Component Best Practice 2.3 and Roadway Classifications, Existing Functional Classification Atlas Map 11 and Atlas Map 12 of the current Elko City Master Plan. An amendment of this type requires positive action by both the Planning Commission and the City Council. If the City Council suggests any changes to the Master Plan amendment as adopted by the Planning Commission, the Master Plan must first go back to the Planning Commission for review and approval. CL

- B. Review and consideration of Tentative Map 14-19, filed by Koinonia Development, LP, for the development of a subdivision entitled Mountain View Townhomes involving the proposed division of approximately 3.24 acres of property into 44 lots for residential development and 1 common lot within the CT (Commercial Transitional) Zoning District, in conjunction with a conditional use permit application, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located on the south side of N 5<sup>th</sup> Street at the intersection of Mary Way. (APNs 001-610-096, 001-610-097, 001-610-098, 001-610-099, and a portion of 001-610-075). The Planning Commission considered this item on February 4, 2020, and took action to forward a recommendation to conditionally approve Tentative Map 14-19. MR

- C. Review and consideration of Tentative Map 16-19, filed by Bailey & Associates, LLC, for the development of a subdivision entitled Ruby Mountain Peaks involving the proposed division of approximately 10 acres of property into 45 lots for residential development and 1 remainder lot within the R1 (Single-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located on the east side of Jennings Way between Mountain City Highway and Bluffs Avenue. (APN 001-01A-014). The Planning Commission considered this item on February 4, 2020, and took action to forward a recommendation to conditionally approve Tentative Map 16-19. MR

## **IX. 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. Financial Services Director
- N. Parks and Recreation Director
- O. Civil Engineer
- P. Building Official

## **COMMENTS BY THE GENERAL PUBLIC**

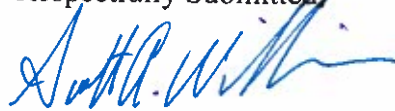
Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item

on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

**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,



Scott Wilkinson  
Assistant City Manager