



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

PUBLIC MEETING NOTICE

The Elko City Council will meet in regular session on Tuesday, March 9, 2021 at 4:00 P.M.–7:00 P.M., P.S.T. at the Elko City Hall, 1751 College Avenue, Elko, Nevada and by utilizing [GoToMeeting.com](https://global.gotomeeting.com)

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ELKO CITY HALL
1751 College Avenue, Elko, NV 89801
Date/Time Posted: 8:30 a.m. P.S.T., Thursday, March 4, 2021

Posted by: <u>Kim Wilkinson</u>	Administrative Assistant	
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 on the City website at <http://www.elkocity.com>


The public can view or participate in the virtual meeting on a computer, laptop, tablet or smart phone at: <https://global.gotomeeting.com/join/986587733> You can also dial in using your phone at **United States: +1 (646) 749-3122** the Access Code for this meeting is **986-587-733** Public Comment and questions can be received by calling **(775) 777-0590** or by emailing: cityclerk@elkocitynv.gov

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<https://global.gotomeeting.com/install/986587733>

Dated this 4th day of March, 2021

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, City Manager
Elko, Nevada

CITY OF ELKO
CITY COUNCIL AGENDA
REGULAR MEETING
4:00 P.M., P.D.T.
TUESDAY, MARCH 9, 2021
1751 COLLEGE AVENUE
COUNCIL CHAMBERS

<https://global.gotomeeting.com/install/986587733>

CALL TO ORDER

The Agenda for this meeting of the City of Elko City Council has been posted for this date and time in accordance with State of Nevada Emergency Directive 006. The public can view or participate in the virtual meeting on a computer, laptop, tablet or smart phone by registering at the link above.

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 26, 2021 Special Session

I. PRESENTATIONS

- A. Review, consideration, and direction to Staff regarding the Fiscal Year 2021/2022 Budget, inclusive of the General and Governmental Funds, and matters related thereto. **FOR POSSIBLE ACTION**

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

- D. Review, consideration, and possible approval to enter into a Professional Services Agreement with AM Engineering for the design of the Spruce Road Rehabilitation Project in the amount of \$169,500.00, and matters related thereto. **FOR POSSIBLE ACTION**

This design will also include infrastructure to facilitate the flushing of Well #15 that is located in the vicinity of the 2nd Street Water Tank. DS

- E. Review, consideration, and possible authorization to purchase a 2.223 acre parcel, referred to as APN 001-630-087, and matters related thereto. **FOR POSSIBLE ACTION**

In consideration of a possible purchase, Staff obtained an appraisal for the parcel APN 001-630-087. The appraisal dated February 9, 2021, conducted by Valbridge Property Advisors indicates an as-is market value of \$175,000.00. The property could be used for possible Elko Police Department expansion or other uses to meet City of Elko needs. CL

III. SUBDIVISIONS

- A. Review, consideration, and possible approval of Final Map No. 10-20, 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 41 lots for residential development and 1 remainder lot within the R (Single Family and Multiple 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 March 2, 2021, and took action to forward a recommendation to conditionally approve Final Map 10-20. MR

IV. NEW BUSINESS

- A. Review, consideration, and possible approval of a first amendment to Revocable Permit No. 1-15, filed by Maverik, Inc. to occupy a portion of the City of Elko Right-of-Way, to accommodate the placement of tables, chairs, and a park bench, continue the use of an existing free-standing sign, and construct a store canopy, landscaping and related irrigation, and matters related thereto. **FOR POSSIBLE ACTION**

Council approved the license agreement for Revocable Permit 1-15 on March 10, 2015. The term listed in the agreement has expired and therefore the first amendment will allow them to continue the agreement with a new term. CL

- B. Review, consideration, and possible approval of a Performance/Maintenance Agreement for subdivision improvements associated with the Ruby Mountain Peaks 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. MR

- C. Review, consideration, and possible approval of a Lease Extension for City owned land located at 2953 Manzanita Drive, and matters related thereto. **FOR POSSIBLE ACTION**

C-A-L Stores Companies, Inc. , doing business as C-A-L Ranch Stores entered into a Lease Agreement with the City in June 2018 to lease the City-owned property at 2953 Manzanita Drive through May 8, 2021. Per Section 1.02(b) of the Lease Agreement, C-A-L Ranch Stores has the option to extend the lease for an additional two years, which they have now requested. MR

- D. Review, consideration, and possible approval of the Title VI Compliance Policy and Plan for the City of Elko, and matters related thereto. **FOR POSSIBLE ACTION**

The Nevada Department of Transportation (NDOT) is required to comply with various nondiscrimination laws and regulations, including Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d et seq. (Title VI), which provides: "No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal assistance under this title or carried out under this title." Section 162a of the Federal-Aid Highway Act of 1973 (section 324, title 23 U.S.C.) requires that there be no discrimination on the ground of sex. Moreover, NDOT's Policy Statement provides that in compliance with Title VI and other nondiscrimination authorities, the NDOT must assure through its policies and procedures that no person shall on the grounds of race, color, national origin, age, sex, income status or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any NDOT or NDOT sponsored program or activity.

Pursuant to Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) regulations, NDOT must update its Title VI Program Plan occasionally. This Title VI Compliance Plan (sometimes referred to herein as the "Plan") is designed to aid the NDOT External Civil Rights Division in its ability to provide oversight and ensure that there is compliance with Title VI and other nondiscrimination authorities throughout NDOT by sub-recipients of financial assistance from the United States Department of Transportation (USDOT), to include the City of Elko. KW

- E. Review, consideration and possible approval of a Lease Agreement with White Cloud Communications, Inc., and matters related thereto. **FOR POSSIBLE ACTION**

White Cloud Communications, Inc. intends to lease a portion of the airport near the Beacon Tower. This area is to be used for additional infrastructure to enhance the WIFI and fiber optic capabilities for the community. This agreement is similar to other leases in that area with the TV District and Verizon. Additionally, airport ground leases of less than one-half an acre are no longer subject to appraisal/auction process for cities whose population is less than 25,000 (NRS 496.80). JF

- F. Authorization to solicit proposals from qualified vendors to provide for the advertising within the airport terminal, and matters related thereto. **FOR POSSIBLE ACTION**

The current Airport Advertising Concession Agreement with LAMAR Advertising is due to expire on April 1, 2021 that included one extension that was executed through mutual agreement. Staff is asking for authorization to advertise its intent for the advertising concessionaire agreement. JF

- G. Consideration of a request from the Elko Convention and Visitors Authority to initiate amendments to portions of Title 4, Chapter 6 of the Elko City Code, entitled "Transient Lodging Tax," and matters related thereto. **FOR POSSIBLE ACTION**

A representative from the Elko Convention and Visitors Authority (ECVA) will be making a short presentation outlining proposed amendments to portions of the Transient Lodging Tax Code. CC

V. RESOLUTIONS AND ORDINANCES

- A. Review, consideration, and possible approval of Resolution No. 13-21, a Resolution amending the 2021 Ruby View Golf Course Rate Structure, and matters related thereto. **FOR POSSIBLE ACTION**

On February 23, 2021, the Elko City Council approved five (5) revisions to the existing rate structure to encourage play during the 2021 Golf Season, and directed Staff to bring back a Resolution for possible approval:

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

A copy of Resolution No. 13-21 has been enclosed in the agenda packet for review. CC

- B. Review, consideration and possible action to adopt Resolution No. 14-21, a Resolution finding that the sale of City-owned property located at 1401 College Avenue (the old Police Station) to Elko County for the Great Basin Children's Advocacy Center is in the best interest of the City, approving the Agreement for Conveyance of Real Property for Use as a Children's Advocacy Center, and matters related thereto. **FOR POSSIBLE ACTION**

The Great Basin Children's Advocacy Center, a Nevada nonprofit corporation, has been pursuing the creation of a facility to assist in child abuse cases known as the "Children's Advocacy Center." The City of Elko has decided to assist in this project by providing land to construct the facility. At the January 26, 2021 regular meeting, the City Council initiated the process of conveying City-owned property located at 1401 College Avenue (the old Police Station) to the Great Basin Children's Advocacy Center and/or Elko County. Staff subsequently worked with Tyler Ingram, the Elko County District Attorney, to develop the Agreement for Conveyance of Real Property for Use as a Children's Advocacy Center included in the agenda packet. Council should note that a portion of this parcel is used for storage by the VFW pursuant to a revocable license agreement with the City, which is fully assignable by the City. The VFW has been notified of the proposed sale to Elko County and does not oppose this transaction. CC

VI. 5:30 P.M. PUBLIC HEARINGS

- A. Review, consideration, and public hearing for Notice of Proposed Lease of Real Property for City owned land of less than 25,000 square feet, and matters related thereto. **FOR POSSIBLE ACTION**

Plaza Forty, LLC previously held a License Agreement to use City of Elko property located at Well Site #12, adjacent to 1900 Idaho Street, for parking. The agreement expired November 12, 2018, but Plaza Forty, LLC has continued paying the monthly lease. Plaza Forty, LLC desires to continue utilizing the City property for parking. NRS 268.064 provides that the governing body may lease the property without an appraisal or public offering if the property is less than 25,000 square feet and a Resolution has been adopted finding that the proposed lease is in the best interest of the City. On February 11, 2021, the City Council adopted Resolution 07-21 making this required finding. MR

VII. 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

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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