



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, July 14, 2020
Elko Convention Center, Turquoise Room, 700 Moren Way, Elko, Nevada, at 4:00 P.M., P.D.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, Nevada 89801
Date & Time Posted: Thursday, July 9, 2020 at 8:30 a.m.

Posted by: Kim Wilkinson Administrative Assistant

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, Nevada or on the City website at <http://www.elkocity.com>

Dated this 9th day of July, 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.

Curtis Calder, City Manager
Elko, Nevada

CITY OF ELKO
CITY COUNCIL AGENDA
REGULAR MEETING
4:00 P.M., P.D.T., TUESDAY, JULY 14, 2020
IN THE TURQUOISE ROOM, ELKO CONVENTION CENTER
LOCATED AT 700 MOREN WAY, ELKO, NEVADA

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.

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 23, 2020 Regular Session

I. PRESENTATIONS

- A. Reading of a proclamation in recognition of Ms. Lynette Davis’s outstanding contributions to the Elko Community, and matter related thereto. **NON-ACTION ITEM – INFORMATION ONLY**

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

- C. Presentation by Greg Walker, Executive Managing Director, Nevada Gold Mines, in support of Nevada Phase 2 Guidelines, and matters related thereto. **NON-ACTION ITEM – INFORMATION ONLY**

- D. Presentation by Dr. Bryce Putnam, Elko County Health Officer, and matters related thereto. **NON-ACTION ITEM – INFORMATION ONLY**

II. CONSENT AGENDA

- A. Review, consideration, and possible reappointment of Planning Commission members Giovanni Puccinelli and Tera Hooiman to an additional Four-Year Term, to expire July 2024, and matters related thereto. **FOR POSSIBLE ACTION**

Giovanni Puccinelli and Tera Hooiman's terms expire July 2020. Pursuant to City Code Section 3-4-1, Planning Commission members shall be eligible for reappointment, and the terms shall be four years or until his/her successor takes office. Mr. Puccinelli and Ms. Hooiman have indicated an interest to continue serving on the Planning Commission. CL

- B. Ratification of Amendment No. Three (3) to Contract Dated February 26, 2019 Between Jviation, INC and The City of Elko, Nevada, and matters related thereto. **FOR POSSIBLE ACTION**

This item is to amend the current contract between the City of Elko and Jviation. Ratification of Contract Amendment No. Three (3) will cover the fees associated with Airport Improvement project AIP 52 Cares Act, which is the creation of a Title 6 Program for the airport. The Airport is required to have a Title 6 Program per NDOT Guidelines. JF

- C. Review, consideration, and possible authorization for the creation of a force account for the construction of the Water and Water Reclamation Facility (WRF) Shop, and matters related thereto. **FOR POSSIBLE ACTION**

At the March 10, 2020 Council meeting, MGM was awarded a contract for the construction of the Water and Water Reclamation Facility (WRF) Shop. Due to the size and complexity of the project, Staff would like to establish a Force Account of \$100,000 to allow for the approval of Change Orders beyond our standard policy. Prior to approval, the Architect of Record for the project, as well as the Project Management Team will review all change orders for the City. DJ

- D. Review, consideration, and possible approval of Resolution No. 16-20, a Resolution providing for the transfer of the City's 2020 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. 16-20 have been enclosed in the agenda packet for review. CC

III. PERSONNEL

- A. Review, consideration, and possible approval of an Agreement between the City of Elko, and the International Union of Operating Engineers, Local 3, July 1, 2020 – June 30, 2021, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko has concluded negotiations for FY 2020/2022. A redlined copy of the proposed Collective Bargaining Agreement has been included in the agenda packet for review. SS

Note: This portion of the meeting may be closed pursuant to NRS 288; therefore the Council may move to adjourn the meeting prior to consideration of this item.

IV. 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 approval of Ruby Mountain Lock & Safe Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- D. Review and possible approval of Great Basin Engineering Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- E. Review, consideration, and possible authorization for Staff purchase a Caterpillar D6 Dozer with GPS System, through Sourcewell Purchasing, from Cashman Equipment Company in the amount of \$476, 341.56, and matters related thereto. **FOR POSSIBLE ACTION**

This purchase was budgeted for and approved in the FY 2020/21 Budget. Caterpillar has a current Sourcewell Contract #032119-CAT, which is in effect through May 13, 2023, available for this unit. DS

- F. Review, consideration, and possible authorization for Staff to purchase a new engine for the Landfill Caterpillar Compactor, from Cashman Equipment Company, and matters related thereto. **FOR POSSIBLE ACTION**

This is a sole source purchase; the engine is only available from Caterpillar Equipment Company. DS

- G. Review, consideration, and possible authorization for Staff solicit bids for new scales for the City of Elko Landfill, and matters related thereto. **FOR POSSIBLE ACTION**

In 2014, the City performed a scale extension adding to a 30-year-old existing set of scales. At this time, we are seeing excessive wear on the 30-year-old scales. The scales cannot be adjusted or repaired in order to be properly calibrated to meet State requirements; therefore, the scales need to be replaced. As part of this project, we will also be replacing the computer displays, as they also need to be updated. DS

- H. Review, consideration, and possible authorization for Staff to purchase an International CV515 SFA Hooklift Flex 36 Truck, through Sourcewell Purchasing, from Rush Truck Center of Idaho in the amount of \$98,760.90, and matters related thereto. **FOR POSSIBLE ACTION**

This purchase was budgeted for and approved in the FY 2020/21 Budget. Rush Truck has a current Sourcewell Contract #081716-NV, which is effective through November 15, 2020. DJ

- I. Review, consideration, and possible action to award a bid for the Ruby View Golf Course Reuse Irrigation Ponds No. 1 & 2, and matters related thereto. **FOR POSSIBLE ACTION**

Council directed Staff to solicit bids for this project on June 9, 2020. Bids were opened on July 6, 2020. A Bid Tabulation Sheet is provided. DJ

- J. Review, consideration, and possible approval of a Professional Services Agreement with Black Dolphin Consulting, LLC for Construction Administration and Construction Quality Assurance for the Ruby View Golf Course Reuse Irrigation Ponds No. 1 & 2, and matters related thereto. **FOR POSSIBLE ACTION**

At the June 9, 2020 meeting, Council approved Staff to solicit bids for the Ruby View Golf Course Reuse Irrigation Ponds No. 1 & 2. Bids were open on 7-6-2020. Staff recommended awarding the bid to High Mark Construction on 7-14-2020. With construction time constraints for this project Staff would like to enter into a Professional Services Agreement with Black Dolphin Consulting, LLC for Construction Management and Construction Quality Assurance. DJ

- K. Review, consideration, and possible award of the bid for the City of Elko Swimming Pool Re-roofing Project, and matters related thereto. **FOR POSSIBLE ACTION**

Bids for the Swimming Pool Re-roofing Project were opened on Monday July 6, 2020. The City received a total of two bids for the project, one of which has been deemed responsive, and one being deemed unresponsive. A bid tabulation sheet has been included in the packet for Council review. JW

V. SUBDIVISIONS

- A. Review, consideration and possible approval of Final Map No. 3-20, filed by Scott Reutner Properties, LLC, for the development of a subdivision entitled Aspen Heights involving the proposed division of approximately 2.54 acres of property into 9 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 on the south side of Celtic Way between Shadow Ridge Drive and Sunnyside Avenue (APN 001-660-011). The Planning Commission

considered this item on July 7, 2020, and took action to forward a recommendation to conditionally approve Final Map 3-20. MR

- B. Review, consideration, and possible conditional acceptance of Public Improvements for the Humboldt Hills Subdivision, and matters related thereto. **FOR POSSIBLE ACTION**

The City Council approved Final Map 12-18 on February 12, 2019. A Performance and Maintenance Agreement was entered into on that same day.

The Developer has substantially completed the Public Improvements in accordance with the approved plans with the exception of a few outstanding items. The developer is asking for a conditional acceptance with the understanding that the remaining items will be completed by September 7, 2020. The City is in receipt of the required Certification of the project by the Engineer of Record. Upon acceptance of the Public Improvements by the Council, the Developer is required to provide maintenance security in the amount of \$201,043.00 for a 12-month maintenance period. This maintenance security has already been given to the City. MR

VI. NEW BUSINESS

- A. Review, consideration, and possible approval of a Performance/Maintenance Agreement for subdivision improvements associated with the Aspen Heights 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 3-20, 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 approval of a slope easement on City of Elko property to be used for grading between the City of Elko (grantor) and Koinonia Development, LP (grantee) in association with the previously approved Mountain View Townhomes subdivision, and matters related thereto. **FOR POSSIBLE ACTION**

Due to the existing topography of the development site, the applicant's engineer is proposing off-site grading onto City of Elko-owned property (a portion of Mountain View Park). A condition of approval of the Tentative Map was that a slope easement be granted to allow for this off-site grading.

This slope easement was considered by the City Council at the April 28, 2020 and May 12, 2020 meetings. However, the final easement document contained an error

that was caught by the Engineer of Record for the project. This error has been corrected. The City Attorney has determined that a revised Grant of Easement needs to be presented to City Council for approval. MR

- C. Review, consideration, and possible approval of a Deed of Dedication to create a public utility and drainage easement on City of Elko property (Mountain View Park) associated with the development of the previously-approved Mountain View Townhomes subdivision, and matters related thereto. **FOR POSSIBLE ACTION**

The project site is located adjacent to an existing drainage channel. The approved Tentative Map shows the onsite drainage being directed to this drainage channel via a public utility and drainage easement. A condition of approval of the Tentative Map was that a public utility and drainage easement be granted to allow for this drainage movement.

The creation of a public utility and drainage easement at this location was considered and approved by the City Council at the May 12, 2020 meeting. However, the final documents contained an error that was caught by the Engineer of Record for the project. It was further determined that a Deed of Dedication was needed instead of the previously approved easement. The initial error has been corrected and the appropriate documents completed. The City Attorney has determined that a Deed of Dedication for a public utility and drainage easement needs to be presented to the City Council for approval. MR

- D. Review, consideration, and possible action to conditionally approve Parcel Map No. 5-20, filed by City of Elko, for the division of approximately 38.086 acres into four parcels, located generally on the west side of Wright Way, with offer of dedication for Wright Way, Rocky Road and Jennings Way Rights-of-Way, and matters related thereto. **FOR POSSIBLE ACTION**

The Planning Commission considered this item at its July 7, 2020 meeting, and took action to forward a recommendation of conditional approval to City Council. The Parcel Map contains an offer of dedication for Right-of-Way, and it is for this reason that the map was referred to the Planning Commission, and subsequently to Council. CL

VII. PETITIONS, APPEALS, AND COMMUNICATIONS

- A. Review, consideration, and possible action regarding a petition from Ms. Brandi Davis, and other community members requesting to name Field # 3 at the Elko Sports Complex after Ms. Linda Trontel, and matters related thereto. **FOR POSSIBLE ACTION**

Community members have petitioned the Council, requesting Field #3 at the new Elko Sports Complex, be named after Ms. Linda Trontel, in recognition of her many years of dedication, and service to the Elko Community, especially relating to youth baseball, and youth softball. A copy of the City of Elko's Field Naming Policy has been included in the packet for review. JW

- B. Review, consideration, and possible action to accept a petition for the vacation of a portion of the West Fir Street Right-of-Way, consisting of an area approximately 1,500 sq. ft., filed by Real Estate Pro, LLC, and processed as Vacation No. 2-20, and matters related thereto. **FOR POSSIBLE ACTION**

The applicant is proposing to develop the six lots with single family homes would like to vacate any excess right of way. CL

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

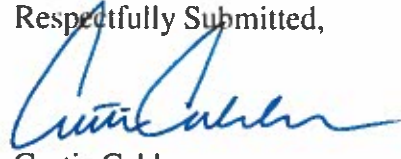
COMMENTS BY THE GENERAL PUBLIC

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,

A handwritten signature in blue ink, appearing to read "Curtis Calder".

Curtis Calder
City Manager