



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 28, 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 23, 2020 at 8:30 a.m.**

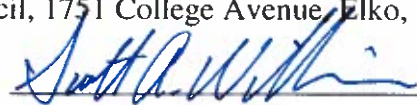
Posted by: Kim Wilkinson Administrative Assistant 

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 23rd 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.



Scott Wilkinson, Assistant City Manager
Elko, Nevada

CITY OF ELKO
CITY COUNCIL AGENDA
REGULAR MEETING
4:00 P.M., P.D.T., TUESDAY, JULY 28, 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: July 14, 2020 Regular Session

I. PRESENTATIONS

- A. Presentation by Nevada Gold Mines, Community Broadband Project Update, and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**
- B. Presentation by CEO Mary Kerner, Rural Nevada Development Corporation, and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**

II. CONSENT AGENDA

- A. Review, consideration, and possible approval of the City of Elko Fiscal Year 2019/2020 Indebtedness Report, Debt Management Policy, and Five-Year Capital Improvement Plan as required by NRS 350.013, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to NRS 350.013, all entities must file the Indebtedness Report, an updated Debt Management Policy, and the Five-Year Capital Improvement Plan. The updated reports are included in the agenda packet for your review. JB

III. PERSONNEL

- A. Employee Introductions:

- 1.) Derek Glennon, Landfill Equipment Operator, Landfill

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 Great Basin Engineering Contractors, Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- D. Review and possible approval of Canyon Construction Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- E. Consideration and possible authorization for Staff to solicit bids for a Revenue Collection System for the public parking lot at the Elko Regional Airport, and matters related thereto. **FOR POSSIBLE ACTION**

The public parking lot at the Elko Regional Airport is controlled by an automated ticketed pay system that was installed in 2003. Currently, the system is past its useful life and needs to be replaced. The vendor that supplied the system is no longer able to provide assistance when issues arise from the different components failing. In addition, the current system does not meet the national standard for credit card chip reader acceptance. JF

- F. Review, consideration, and possible issuance of final acceptance for the WRF East Primary Clarifier Recoating Project 2020, and matters related thereto. **FOR POSSIBLE ACTION**

MMI Tank and Industrial Services has completed the Clarifier Recoating Project. Staff recommends the issuance of final acceptance. There was one change order deduction in the amount \$8,478.75. MH

V. NEW BUSINESS

- A. Review, consideration, and possible ratification of Staff's approval for Faulstich and Rand Construction to cut a street, which is on the Five Year No Cut List, located at the intersection of Hot Springs Road and STP Road, and matters related thereto. **FOR POSSIBLE ACTION**

Due to the construction of the new Water/Waste Water Shop, this street cut was unavoidable. DS

- B. Review, consideration, and possible approval of a Ratification of Transfer of Airplane Hanger Buildings (B5 & B6) and agreement to Transfer a Lease at Elko Airport, and matters related thereto. **FOR POSSIBLE ACTION**

On June 19, 2020, the City of Elko sent a Notice of Default to the Galen Schorch, Trustee for Park R. Blair Trust regarding Hangers B5 and B6 giving them 30 days to cure the defaults. A ratification and agreement was reached between all parties and the hangar lease is being transferred to Mr. Jeff Dalling. CC

VI. PETITIONS, APPEALS, AND COMMUNICATIONS

- A. Ratification of the Police Chief issuing a Regular Packaged Liquor License to Pedro Romero-Gaeta, DBA Tacos Las Brisas, located at 2172 Pinion Rd, Elko, NV 89801, and matters related thereto. **FOR POSSIBLE ACTION**
- B. Ratification of the Police Chief issuing a 30-day Temporary Packaged Liquor License and issue a Regular Packaged Liquor License, to Samra Gurpreet and Ethan Lipparelli, DBA Delivery Boys, LLC, located at 1657 Mountain City Highway Suite 104, Elko, NV 89801, and matters related thereto. **FOR POSSIBLE ACTION**
- C. Ratification of the Police Chief issuing a 33-day Temporary Retail and Caterer's Liquor License and issue a Regular Retail and Caterer's Liquor License, to Gary Lamb and Ted Lamb, DBA Shutters Hotel Elko, located at 3650 E. Idaho Street, Elko, NV 89801, and matters related thereto. **FOR POSSIBLE ACTION**
- D. Review, consideration and possible approval for White Cloud Communications Incorporated (White Cloud) to occupy approximately 4,700 feet of City owned conduit as shown on its plans for the Phase II Aspen and Murray Way project, generally extending from the northwest (I-80) corner of the airport security fence to Murray Way, and matters related thereto. **FOR POSSIBLE ACTION**

White Cloud Communications Incorporated (White Cloud) is requesting the utilization of City owned conduit extending from the northwest corner of the airport security fence to Murray Way under its franchise agreement with the City. White Cloud is proposing the installation of a 48 pair fiber cable in the conduit. White Cloud will be required to have at least one customer within 90 days of installation. White Cloud has indicated in its letter dated July 10, 2020 that the cable will occupy approximately 20% of the 2-inch conduit. SAW

- E. Review, consideration, and possible approval of a construction timeline proposed by TEB Properties, LLC/Snyder Mechanical with regard to completion of public improvements on Manzanita Lane frontage located at 4745 Manzanita Lane, and matters related thereto. **FOR POSSIBLE ACTION**

The previous occupant of the building located at 4745 Manzanita Lane, Redburn Tire Company, agreed to pave the portion of Manzanita Drive adjacent to their property in 2012, with the condition that the curb, gutter, and sidewalk be installed by the Ormaza Family Trust as agreed to in Deferral Agreement 3-02. A portion of the curb, gutter, and sidewalk was constructed in 2019, but has not yet been completed. Staff has reached out to representatives of the Ormaza Family Trust

and has requested that the remaining portion of improvements be completed in 2020.

Snyder Mechanical will be occupying the building starting in the Fall of 2020 and has asked to enter into a similar agreement as Redburn Tire Company to install the asphalt paving of Manzanita Lane within 12 months of completion of the curb, gutter, and sidewalk. MR

VII. 5:30 P.M. PUBLIC HEARINGS

- A. Public hearing pursuant to NRS 268.059(1)(a) regarding the fair market value and possible sale at public auction of approximately 3,073 sq. ft. of City-owned property located generally northeast of the intersection of Sewell Drive and Sage Street, designated APN 001-013-018. Discussion and possible motion determining that the fair market value of the property is \$14,500 in accordance with the appraisal of Jason Buckholz of CRBE, Inc., appraiser, and possible adoption of Resolution No. 14-20, a resolution of the Elko City Council finding it is in the best interest of the City to sell APN 001-013-018, and hereby declaring its intention to sell such property at public auction pursuant to City Code Section 8-1-3 and NRS 268.062, and matters related thereto. **FOR POSSIBLE ACTION**

Two adjacent neighbors petitioned the City of Elko to sell a city owned parcel formerly known as Well 16 parcel. Council accepted the petition and authorized Staff to obtain the required appraisal and proceed with the statutory process of selling the parcel at public auction as required by NRS 268.062. CL

- B. Public hearing pursuant to NRS 268.059(1)(a) regarding the fair market value and possible lease at public auction of approximately 8.69 acres of City-owned property located generally north of West Idaho Street, designated APN 006-09G-027. Discussion and possible motion determining that the annual market rent value of the property is \$19,000 in accordance with the appraisal of Jason Buckholz of CRBE, Inc., appraiser, and possible adoption of Resolution No. 15-20, a resolution of the Elko City Council finding it is in the best interest of the City to lease APN 006-09G-027, and hereby declaring its intention to lease such property at public auction pursuant to City Code Section 8-1-3 and NRS 268.062, and matters related thereto. **FOR POSSIBLE ACTION**

ESM2, LLC petitioned the City of Elko to lease a City-owned parcel designated APN 006-09G-027. The petitioner's current lease on that property expires June 30, 2020. Council accepted the petition and authorized Staff to obtain the required appraisal and proceed with the statutory process of leasing the parcel at public auction as required by NRS 268.062. CL

- C. Review, consideration, and possible action to name field # 3 at the Elko Sports Complex after Ms. Linda Trontel, and matters related thereto. **FOR POSSIBLE ACTION**

The Council reviewed a petition from Ms. Brandi Davis and other community members regarding the possible naming of field # 3 at the Elko Sports Complex after Ms. Linda Trontel on July 14, 2020. Pursuant to the criteria for naming City of Elko Facilities and Parks, staff requested additional public comment from organizations and citizens utilizing the facility. Subject to comments and information presented during this public hearing, the City Council may take action to name the facility as requested in the petition. JW

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

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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,



Scott Wilkinson
Assistant City Manager