



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, September 24, 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.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, September 19, 2019 at 8:30 a.m.

**ELKO COUNTY COURTHOUSE**

571 Idaho Street, Elko, NV 89801

Date/Time Posted: Thursday, September 19, 2019 at 8:40 a.m.

**ELKO POLICE DEPARTMENT**

1448 Silver, Elko NV 89801

Date/Time Posted: Thursday, September 19, 2019 at 8:50 a.m.

**ELKO COUNTY LIBRARY**

720 Court Street, Elko, NV 89801

Date/Time Posted: Thursday, September 19, 2019 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 19<sup>th</sup> day of September, 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, City Manager  
 Elko, Nevada

**CITY OF ELKO**  
**CITY COUNCIL AGENDA**  
**REGULAR MEETING**  
**4:00 P.M., P.D.S.T., TUESDAY, SEPTEMBER 24, 2019**  
**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:**            September 10, 2019            **Regular Session**

**I. PERSONNEL**

A. Employee Introductions:

- 1) Shane Fertig, Landfill Superintendent, Public Works
- 2) Justin Alanis, Facilities Superintendent, Public Works

**II. APPROPRIATIONS**

- A. Review and possible approval of Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- B. Review, consideration and possible final acceptance 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 June 11, 2019, meeting, the City Council awarded the bid for the Preventive Maintenance Project 2019 to Sierra Nevada Construction in the amount of \$404,007.00. As allowed in the contract, the City of Elko increased the amount of work by 52,083.30 square yards. Sierra Nevada Construction has satisfactorily completed the work. DS

- C. Review, discussion, and possible approval for the Fire Department Interagency Cooperative Agreement with the Bureau of Land Management, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko Fire Department is seeking approval of the Interagency Cooperative Agreement between the City of Elko Fire Department and the Bureau of Land Management. This agreement would last for a term of 5 years and both parties have accepted the agreement as written. JS

### III. UNFINISHED BUSINESS

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

Due to a fire at 403 Pine Street, the structure has been inspected and red-tagged by the City Building Department. Since that time, the property owner has done little to mitigate the attractive nuisance, resulting in several complaints from neighbors and calls for service to the City of Elko Police Department. At this time, the City Staff has verified the public nuisance and has reported findings to the City Attorney's office for further action. Additionally, notice has been served to the property owner regarding a public hearing scheduled for October 22, 2019. CC

### IV. NEW BUSINESS

- A. Review and possible approval of the First Amendment to the Lease Agreement between the City of Elko and Elko Leasing Company, changing Article 1, the term of lease from 10 years to 20 years, Article II, Feasibility, deleted in its entirety, Article VII, Paragraph B, deleted in its entirety, and replaced with clarifying language to extent of the Lessors maintenance responsibilities, and matters related thereto. **FOR POSSIBLE ACTION**

City Council approved a Lease Agreement between the City and Elko Leasing Company on January 8, 2019. The lease Agreement was executed on January 9, 2019. Elko leasing Company has requested an amendment changing the term of lease from 10 years to 20 years. Additionally, Staff has proposed deleting Article II in its entirety. As a feasibility period is no longer required, and revision to paragraph B under Article VII clarifying that the lessor is not responsible to maintain any leased areas within the parking lot. JF

- B. Review and possible approval of a Communication Facilities Lease Agreement between the Elko Television District and White Cloud Networks, Nevada, allowing for the installation and operation of communications equipment located in the Airport Fiber Shelter, and matters related thereto. **FOR POSSIBLE ACTION**

The current lease agreement between the City of Elko/Elko Regional Airport and the Elko Television District allows subletting, with the approval of the City of Elko. A copy of the proposed Agreement is enclosed in the agenda packet for review. JF

- C. Review, consideration and possible approval of a Hangar (D-8) Lease Agreement with R. Jeff Williams, and matters related thereto. **FOR POSSIBLE ACTION**

Mr. R. Jeff Williams recently purchased Hangar D-8 from Leslie Olmstead and a new Lease Agreement needs to be completed with Mr. Williams. 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

- D. Review, consideration, and possible approval to sell a portion of APN 001-610-075, approximately .37 acres, pursuant to NRS 268.061 or NRS 268.062, city owned property located adjacent to the soccer field and east parking lot of Mountain View Park, and authorization to Staff to obtain the required appraisal, and matters related thereto. **FOR POSSIBLE ACTION**

Staff has received a request from Koinonia Development LP. to purchase a narrow strip of city owned property adjacent to property they purchased along North 5<sup>th</sup> Street. The property lies on the sloped area above the soccer fields and parking lot of Mountain View Park and currently is undeveloped. The Parks and Recreation Board reviewed this request at their July 18, 2019 meeting and recommended the City Council approve the land sale with a condition that the funds received go back to the Recreation fund or are applied to a future park project.

NRS 268.061 1. (e) allows the governing body to sell property owned by the City to any person(s) who owns property adjacent to such property without offering it to the public if the governing body determines, by resolution, that the sale will be in the best interest of the City, and the property is a parcel that is too small to establish an economically viable use by anyone else.

NRS 268.062 allows for the sale of any real property at auction after adopting a resolution declaring its intention to sell the property at auction.

City Council must determine if the property is economically viable to anyone other than the adjacent property owner. CL

- E. Review, consideration, and possible approval of Revocable Permit 1-19, filed by Northern Nevada Asset Holdings, LLC to occupy a portion of the City of Elko Silver Street Right-of-Way, to accommodate installation of a grease interceptor, and matters related thereto. **FOR POSSIBLE ACTION**

Northern Nevada Asset Holdings, LLC has applied for a building permit for the Old Chicago Pizzeria. The project would include installation of a new grease interceptor and the only possible location outside the building would be within the Right-of-Way. City Code requires they have a Revocable Permit to Occupy the Right-of-Way. CL

- F. Review, consideration, and possible action to vacate up to 2.5' of the southeasterly portion of Commercial Street between 5<sup>th</sup> and 6<sup>th</sup> Street involving 8 properties, filed by City of Elko and processed as individual Vacations 4-19 through 11-19, and matters related thereto. **FOR POSSIBLE ACTION**

A recent survey has been submitted to the City of Elko showing an encroachment of their building into Commercial Street Right-of-Way. Further surveying has determined that most of the 600 block has encroachments into the Commercial Street Right-of-Way and therefore the City of Elko is the applicant for the vacation.  
CL

## V. PETITIONS, APPEALS, AND COMMUNICATIONS

- A. Ratification of the Police Chief issuing a 60-day Temporary Packaged Liquor License and issue a Regular Packaged Liquor License, to Noel Aguirre, DBA La Unica Market, L.L.C., located at 524 Front Street, Elko, NV 89801, and matters related thereto. **FOR POSSIBLE ACTION**

## VI. REPORTS

- A. Mayor and City Council
- B. City Manager – Absent (attending Nevada League of Cities Conference)
- C. Assistant City Manager – Elko Mural Expo; Special Meeting September 27, 2019
- D. Utilities Director
- E. Public Works
- F. Airport Manager – AIP Project Update
- G. City Attorney
- H. Fire Chief
- I. Police Chief
- J. City Clerk - Absent (attending Nevada League of Cities Conference)
- K. City Planner
- L. Development Manager
- M. Parks and Recreation Director – Sports Complex Project Update
- N. Civil Engineer
- O. Building Official

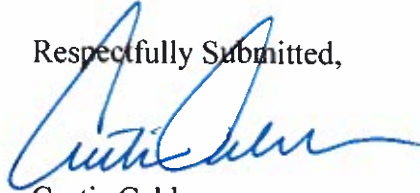
## COMMENTS BY THE GENERAL PUBLIC

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