



**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, September 28, 2021 at 4:00 P.M.–7:00 P.M., P.D.S.T.,  
at the Elko City Hall, 1751 College Avenue, Elko, Nevada  
and by utilizing [GoToMeeting.com](https://global.gotomeeting.com)

Please join the meeting from your computer, tablet or smartphone.

**[GoToMeeting.com](https://global.gotomeeting.com)**

**<https://global.gotomeeting.com/join/667617301>**

#### **ELKO CITY HALL**

**1751 College Avenue, Elko, NV 89801**

**Date/Time Posted: 8:30 a.m. P.D.S.T., Thursday, September 23, 2021**

**Posted by: Kim Wilkinson, Administrative Assistant *Kim Wilkinson***

The public may contact Kim Wilkinson by phone at (775) 777-7110 or email at [kwilkinson@elkocitynv.gov](mailto: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/667617301> You can also dial in using your phone at **United States: +1 (872) 240-3212** the Access Code for this meeting is **667-617-301** Public Comment and questions can be received by calling (775) 777-0590 or by emailing: [cityclerk@elkocitynv.gov](mailto:cityclerk@elkocitynv.gov)

*Dated this 23<sup>rd</sup> day of September, 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.S.T.**  
**TUESDAY, SEPTEMBER 28, 2021**  
**1751 COLLEGE AVENUE, ELKO, NEVADA 89801**  
**<https://global.gotomeeting.com/join/667617301>**

**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 9, 2021      Special Session  
   September 14, 2021      Regular Session

**I.      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 Stonerock Sound Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- D.      Review and possible approval of General Hand-Cut Checks, and matters related thereto. **FOR POSSIBLE ACTION**
- E.      Review, consideration, and possible approval for the Fire Department to purchase and replace a 1990 Aerial Fire Truck Apparatus (Ladder 2), and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko Fire Department would like to purchase a 2008 Pierce 95' Midmount Aerial from Brindlee Mountain/Fire Trucks Unlimited. The current Ladder 2 is 31 years old, which is beyond the National Fire Protection Association

(NFPA) recommended maximum age for Aerial Apparatus to be in front line use. This apparatus will increase firefighter safety and health, emergency response and scene capabilities, provide greater storage and personnel carrying capacity and reduce rising maintenance cost. The truck will be purchased utilizing a purchasing program with nppgov and the total amount for the apparatus will be \$578,875 with a 50 % down payment, and 50% upon delivery and completion to the City. MG

## II. UNFINISHED BUSINESS

- A. Review, consideration, and possible approval of a Revocable License Agreement between the City of Elko and Elevation Transport, and matters related thereto for the use of Airport land as a parking area, and matters related thereto. **FOR POSSIBLE ACTION**

Elevation Transport contacted Staff regarding two (2) parcels leased to Joe's Hauling, known as APN 006-09G-030 and 006-09G-008. In the event Joe's Hauling and the City enter into lease termination agreements for these two parcels, subject to Council approval, Elevation Transport desires to enter into a revocable license agreement with the City to use these parcels as a parking area. JF

## III. NEW BUSINESS

- A. Review, consideration, and possible approval of Revocable Permit No. 2-21, filed by Kevin and Dulcy Engelmeier, to occupy +/- 692 square feet of Jennings Way Right-of-Way adjacent to their parcel located at 658 Cortney Drive to accommodate landscaping and a fence, and matters related thereto. **FOR POSSIBLE ACTION**

The applicant is requesting the revocable permit for an area which is currently fenced and landscaped as part of their exterior side yard along Jennings Way. CL

- B. Review, consideration, and possible approval of Revocable Permit No. 3-21, filed by 346 Silver St, LLC., to occupy +/- 657 square feet of 4<sup>th</sup> Street Right-of-Way adjacent to their parcel located at 346 Silver Street to accommodate outdoor dining with related improvements such as a railing and awning, and matters related thereto. **FOR POSSIBLE ACTION**

The applicant is requesting the revocable permit to create an outdoor dining area which could be enclosed by a railing and covered by a roof structure. CL

- C. Review, consideration, and possible approval of a Deed of Dedication for a Public Utility Easement, on City owned property, APN 001-01R-002, and matters related thereto. **FOR POSSIBLE ACTION**

Anthem Broadband has requested this utility easement be dedicated for public use. Anthem Broadband intends to install a microduct conduit for their own use, and would also install a spare conduit, dedicated to the City, for our own future use, or use by others with City approval. The proposed easement crosses the Humboldt River, on City owned property, just west of the 5<sup>th</sup> Street bridge. BT

- D. Review, consideration, and possible approval of a Deed of Dedication for a Public Utility Easement, on City owned property, APN 001-660-003, and matters related thereto. **FOR POSSIBLE ACTION**

Anthem Broadband has requested this utility easement be dedicated for public use. Anthem Broadband intends to install a pull box behind the sidewalk, just outside of the Right-of-Way of Dotta Drive, within the Angel Park property. BT

- E. Review, consideration and possible approval of a termination agreement between the City of Elko and Joe's Hauling LLC for APN 006-09G-008, and matters related thereto. **FOR POSSIBLE ACTION**

Elevation Transport contacted Staff regarding entering into a lease with the City of Elko for a parcel referred to as APN 006-09G-008, which is currently leased to Joe's Hauling. Joe's Hauling informed City Staff that it was interested in terminating its lease for this parcel. Joe's Hauling is no longer in business. JF

#### **IV. PETITIONS, APPEALS, AND COMMUNICATIONS**

- A. Review, consideration, and possible approval for White Cloud Communications Incorporated (White Cloud) to occupy approximately 4,625 feet of City owned conduit as shown on its plans for the Cedar Street Project, generally extending from D Street to 9<sup>th</sup> Street, and matters related thereto. **FOR POSSIBLE ACTION**

White Cloud Communications Incorporated (White Cloud) is requesting to use City owned conduit along Cedar Street, generally extending from D Street to 9<sup>th</sup> Street. White Cloud is proposing the installation of a 144 Pair Fiber Cable in the conduit. Use of this conduit would be nonexclusive. BT

- B. Ratification of the Police Chief issuing a 35-day Temporary Wholesale Liquor License and issue a Regular Wholesale Liquor License, to Christina Beltram, In Jae Chyun, and Paul Russo, Jr, DBA Soul of Spirits Corp., located at 1885 Old Florence Way, Unit #117, West Wendover, NV 89883, and matters related thereto. **FOR POSSIBLE ACTION**
- C. Ratification of the Police Chief issuing a 60-day Temporary Retail Liquor License and issue a Regular Retail Liquor License, to Jonathan Lund and Travis Shumway, DBA Double Dice RV Park, located at 3730 Idaho Street, Elko, NV 89801, and matters related thereto. **FOR POSSIBLE ACTION**

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

- A. Review, consideration, and possible action to adopt Resolution No. 27-21, a resolution and order vacating a portion of Deerfield Way Right-of-Way, consisting of an area approximately 2,740 sq. ft. abutting APN 001-920-068, which is located within the City of Elko, Nevada, to the abutting property owner Kenneth R. Moores Revocable Living Trust, filed and processed as Vacation No. 5-21, and matters related thereto. **FOR POSSIBLE ACTION**

Council accepted the petition to vacate this Right-of-Way at its regular meeting of August 10, 2021, and directed Staff to continue with the vacation process by referring the matter to the Planning Commission. The Planning Commission considered the vacation at its regular meeting of September 7, 2021, and took action to forward a recommendation to Council to adopt a resolution, which conditionally approves Vacation No. 5-21 with findings in support of its recommendation. CL

- B. Public hearing pursuant to NRS 268.059(1)(a) regarding the fair market value and possible sale at public auction of approximately 98,526 sq. ft. of City-owned property located generally on the Elko Regional Airport, designated as LEASE AREA N2. Discussion and possible motion determining that the annual market rent value of the property is \$29,558.00 in accordance with the appraisal of Jason Buckholz of CRBE, Inc., appraiser, and possible adoption of Resolution No. 25-21, a resolution of the Elko City Council finding it is in the best interest of the City to lease land LEASE AREA N2 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**

REACH Air Medical has petitioned the City of Elko to lease airport owned property identified as Lease Area N2 located on the Elko Regional Airport. 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. JF

## VI. 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

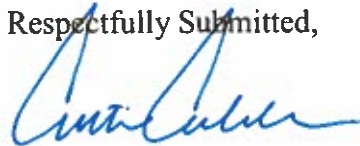
## COMMENTS BY THE GENERAL PUBLIC

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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