



Elko County Road Services Advisory Committee

Committee Members

Dave Tilger, Chair
Vern Dalton
Steve Dorsa
William Graunke
Bill Hassett
Dennis Strickland
Lyle Nutting

County Representatives:

Jeff Williams
Warren Russell
Robert Stokes
Cash Minor
Kristin McQueary
Otis Tipton
Terry Lister
Marilyn Tipton

STATE OF NEVADA,)
COUNTY OF ELKO.) ss.

AUGUST 16, 2011

The Board of Elko County Road Services Advisory Committee met on Tuesday, August 16, 2011, at 3:00 p.m., in the Nannini Administration Building, Suite 102 at 540 Court Street, Elko, Nevada.

There were present:	Committee Members	Dave Tilger, Chair
		Vern Dalton
	ABSENT	Steve Dorsa
		William Graunke
	ABSENT	Bill Hassett
		Dennis Strickland
		Lyle Nutting
	County Commissioner	Warren Russell
	County Commissioner	Jeff Williams
	County Manager	Robert Stokes
	Road Supervisor	Otis Tipton
	Deputy County Clerk	Marilyn Tipton

- - - The proceedings were as follows:

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CALL TO ORDER:

Chairman Tilger called the meeting to order at 3:04 p.m.
Chairman Tilger led the meeting participants in the Pledge of Allegiance.
Committee Member Vern Dalton arrived at 3:04 p.m.

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I. PUBLIC COMMENT PERIOD:

No public comments were submitted.

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II. PRIORITY LISTING:

Discussion to ascertain clarification on the priority listing being requested by Commissioner Warren Russell.

Committee Member William Graunke stated they held several meetings to create and revise the spreadsheet. He stated it was currently in the County Road Department's data system. He reviewed the information contained on the spreadsheet: road number, road name, road classification, general description of road, annual costs, service access, last scheduled maintenance, and proposed project.

Commissioner Russell felt the spreadsheet gave the Commission an objective basis. He stated when they get a traffic count they should enter the date and traffic numbers. He believed the spreadsheet would help the Commission designate priorities. He commended Committee Member Graunke on his efforts in the formation of the spreadsheet.

Commissioner Williams inquired about determination of main or general for the Starr Valley roads. Committee Graunke stated he took that from another spreadsheet. Commissioner Williams inquired about designation without traffic counts.

Otis Tipton stated those designations were made upon the road in the past based on the use. He commented that, at one time, the upper Starr Valley was the only school bus route in the area. He stated the Commission could only change a designation on a road in an open, publicized meeting and take public comment. Chairman Tilger inquired if only main and general designations required public hearings. Otis Tipton clarified that if there was any change in designation from a minor to main or general designation would require a public hearing. He stated the County Commission could drop maintenance on a minor road without holding a public hearing. Chairman Tilger noted several traffic counts ranged from 2001 to 2005. Otis Tipton stated that the current traffic counts would be put upon the spreadsheets in February.

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III. ROAD MAINTENANCE REQUESTS:

Discussion and consideration of requests for continuing road maintenance.

- a. **Shafter Road:**
- b. **Tecoma-Pearson Road:**

Otis Tipton stated these were roads to historic railroad camps which have been torn down and closed. They could discontinue maintenance on them without any impact because no one lived at those camps. Otis Tipton stated

these were minor roads and the Commission could pull the maintenance off without a public hearing.

Chairman Tilger inquired if there was any activity at Shafter and received a negative response.

Otis Tipton explained the Tecoma-Pearson road was 10 miles north of Montello and there was no longer any activity there.

Chairman Tilger noted if they remove these roads from maintenance it would save the Road Department mobilization costs.

Commissioner Williams inquired about the Crittenden Road maintenance removal. Otis Tipton stated at their last meeting the maintenance on the Crittenden Road had been removed and Woods Lane was recommended to be reduced to a minor County road. Otis Tipton stated that the CCC road was previously voted upon by the County Commission.

Chairman Tilger stated there had been 12 miles maintained to the Crittenden Ranch and this Board recommended they stop the County maintenance. Otis Tipton had received a call from the Ranch Manager wanting the County to blade the road for some of his paying members to bring in their camp trailers from Las Vegas.

Committee Member Dennis Strickland inquired about the maintenance schedule upon the two roads. Otis Tipton replied each was maintained once a year.

Chairman Tilger commented upon the demobilization costs to transport equipment to maintain the Shafter road which was 2.2 miles long and the Tecoma-Pearson Road which was maintained for 3.3 miles.

Commissioner Williams inquired about maintenance of the cattleguard if they remove road maintenance. Otis Tipton stated it was at the railroad boundary and put in by the railroad. The only reason the County had cleaned it was because they had crossed the cattleguard to perform the road maintenance. He noted the cattleguards on Tecoma-Pearson were put in by the ranch.

MOTION: Committee Member Dennis Strickland moved to make the recommendation to the Elko County Commission to remove the annual maintenance from the Shafter and Tecoma-Pearson Roads. Committee Member William Graunke seconded the motion. The motion passed unanimously.

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IV. ROAD BUDGET:

Report of road budget status.

Otis Tipton stated there were no new projects planned and there was no budget for the asphalt projects which would require two million dollars. He stated the asphalt needed repairs in Kittridge Canyon, on Boyd-Kennedy Road, and in Ryndon but there was no funding. Committee Member Dennis Strickland

inquired if there was funding for micro surfacing or chip sealing to extend the life. Otis Tipton stated there was no funding and they were replacing bridges currently with the remaining funding.

Commissioner Williams inquired about funding source for the Deer Creek Grade. Commissioner Russell replied from the RTC safety funds. Otis Tipton stated safety funds were for safety projects and not designated for maintenance.

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Commissioner Russell noted in long term considerations there would be pressure from existing subdivisions and others. He stated they should also consider the impact on County roads because of the increase of population by possibly 5,000 people along the I-80 corridor due to the sale of the ranching property to Newmont outside of Wendover. He stressed the need for a five or ten year plan and inquired how they would approach the challenge for more funding in the future.

Chairman Tilger stated Dennis Strickland had previously suggested a developer fee at the time of development or the formation of property homeowners associations before the property was sold.

Commissioner Williams noted there were four recommendations made to the Commission one of which was to increase the gas tax. He stated another recommendation was when the subdivision impacted a County road; the subdivision had to pay the additional costs to upgrade the road and not let it become a burden upon the County taxpayers. He noted the County Commission did not increase the additional gas tax or impose developer fees. Chairman Tilger stated the developer should include the maintenance costs into their development procedure.

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Robert Stokes arrived at the meeting.

Committee Member Dennis Strickland suggested this type of fees be amended within the Elko County Code to allow the Planning Department and the County Commission to implement these type of developer fees.

Commissioner Russell suggested they ask the Director of Planning and Zoning come to the next meeting to discuss addressing developer costs.

Commissioner Russell stated implementing mitigation costs with the developers would have to be very detailed. He stated changes to the County Code would have to be drafted to be submitted to the County Commission for them to make a decision upon.

Otis Tipton noted that their Planning and Zoning Department did not have an engineer or a draftsman to do the planning. He stated the cities had an engineer and staff to do future planning with regards to water, sewage, and streets. Committee Member Dennis Strickland stated they need to look at verbiage in the County Code wherein the developer would hire an engineer and if there was further subdivision then the second developer would match the road

ROAD SERVICES ADVISORY COMMITTEE

REGULAR SESSION

AUGUST 16, 2011

PAGE 4

profiles, etc. He believed they could make some recommendations to insert verbiage in the Code to help the County. Commissioner Williams noted the Master Plan revision for Spring Creek would include a roundabout which might increase traffic on Corral Lane. He inquired if the traffic was significant on Corral Lane because of the development of the subdivision developer would the county be responsible for the additional cost. Otis Tipton stated to be fair it should be addressed the same way that the roads within Spring Creek Association were. He stated the County Road Department could not put in curb, gutter, water and sewer lines. Commissioner Williams stated they need to make sure that if there was an increase of traffic on Corral Lane that the developer was responsible. Committee Member Dennis Strickland stated when the development comes before the Planning Commission it may be approved based upon them providing for infrastructure upgrades. He stated the City had tools in their code to place requirements upon developers for the future infrastructure needs brought about by the development.

Otis Tipton stated the commercial aspect of the developer would encourage more traffic on Corral Lane. Commissioner Williams stated if the roundabout was at a prime spot to hit the highway for Elko then that alone would increase the traffic on Corral Lane from the Spring Creek people living behind the development. Chairman Tilger stated they addressed Corral Lane several months ago and it was discovered the majority of the traffic came from the Spring Creek residents and not from the actual Corral Lane subdivision. Otis Tipton stated there were fourteen to sixteen houses within that subdivision. He understood the developer had spoken to the Spring Creek Association about maintenance within their subdivision.

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Robert Stokes departed the meeting room.

Commissioner Williams stated the County paid the Spring Creek Association \$190,000 out of the gas tax money so possibly some of that money could be applied to the new development's maintenance. Commissioner Russell stated the County could hire a consulting traffic engineer to look at the master plan in an area and to make recommendations to the County Commission.

Committee Member Dennis Strickland stated the City of Elko puts it upon the developer to bring in a traffic analysis to the City Council.

Commissioner Williams noted the utility companies put the costs for the new material or engineer upon the developer. He believed the major problem was not with the new developer but with the subdivisions that were developed in the 1960's which impact the roads and the County's services. Commissioner Williams stated they cannot go back to the developers to pick up the costs on those subdivisions. Commissioner Russell stated this Committee could make a recommendation to the County Commission to establish a GID for a specific

subdivision. Commissioner Williams stated they had to find funding to keep the roads maintained. Commissioner Russell explained the formation of a General Improvement District and collection of the taxes to cover the improvements to the subdivision. Otis Tipton stated this committee had submitted a recommendation to raise the gas tax a full nickel but it was only raised two and one-half cents. He stated the other recommendation to the Commission was to implement the ¼ cent sales tax.

Chairman Tilger stated he had discussed this with the County Manager and Cash Minor. Otis Tipton cautioned that once a GID was instituted by the County Commission, the people in that region could vote it down by 51% of the residents.

Committee Member Vern Dalton stated the ultimate developer in the Pequop area was Newmont who should be responsible for the increase in the services. Otis Tipton stated in the older subdivisions they could increase the construction tax for infrastructure such as they have done in Las Vegas.

Chairman Tilger requested that Randy Brown attend their next meeting to discuss development in the future.

Chairman Tilger inquired how many subdivisions there were currently. Otis Tipton replied previously there were 86 so there may be as many as 100 subdivisions now. Chairman Tilger inquired how many subdivisions had road maintenance programs. Otis Tipton stated the Spring Creek Association, Elko Summit, Sundance, South Fork and Adobe subdivision had a homeowners association. Otis Tipton stated in the industrial area on Last Chance Road the property owners had not set up their association to collect money for those roads. He noted Sundance set up their association for road maintenance several years after its creation. Chairman Tilger stated the GID should be established at the time of development.

Chairman Tilger requested Randy Brown or someone from Planning and Zoning attend their next meeting to give the committee an idea how the subdivisions were brought about.

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V. MEETING CALENDAR:

September 20, 2011 – 3:00 p.m. – Elko – Nannini Admin Bldg, Suite #102

MOTION: Committee Member Dennis Strickland moved to set the meeting date at September 20, 2011. Committee Member Vern Dalton seconded the motion. The motion passed unanimously.

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VI. COMMITTEE MEMBER AND COUNTY COMMENTS:

No comments were submitted.

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VII. PUBLIC COMMENT PERIOD:

No public was present.

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VIII. ADJOURNMENT:

MOTION: Committee Members Dennis Strickland moved to adjourn. Committee Member William Graunke seconded the motion. The motion passed unanimously.

There being no further business to come before the committee, the meeting was adjourned at 4:00 p.m.

APPROVED,

DAVID TILGER, Chairman

ATTEST:

MARILYN TIPTON, Deputy Clerk