



## **CITY OF WEST WENDOVER**

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### **WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF FEBRUARY 2, 2010**

The West Wendover City Council met for a regular meeting on February 2, 2010. The meeting was held at the West Wendover City Hall, Council Chambers #137. Mayor Andersen presided.

Council Members Present: Bryant Blake, Emily Carter, Johnny Gorum and Alan Rowley II

Council Members Absent: Roy Briggs

Others Present: Dixie Melville, Corinne Copelan, Tony Ventura, Scott Weyland, Tammera Weyland, Darin Galloway, Jeff Knudtson, Ron Supp, Bryce Kimber, Mike Crawford, Chris Melville and Anna Bartlome

The following proceedings were had.

**1. CALL TO ORDER AND ROLL CALL**

Mayor Andersen called the meeting to order at 7:00 p.m. All those present and excused are noted above.

**2. PLEDGE OF ALLEGIANCE**

Mayor Andersen led those present in the Pledge of Allegiance.

**3. COMMENTS FROM THE GENERAL PUBLIC:**

None offered or received.

**4. \*APPROVAL OF THE MINUTES:**

Council Member Gorum made the motion to approve the minutes of the regular meeting of January 19, 2010. The motion was seconded by Council Member Carter and passed unanimously.

**5. PRESENTATION**

**Presentation by Broadbent & Associates, Inc.**

**Broadbent & Associates, Inc. has been contracted by the Nevada Division of Environmental Protection to manage a program to research and locate orphaned and/or abandoned gasoline and diesel underground storage tanks.**

Darin Galloway from Broadbent & Associates, Inc. explained that they had been contracted by the Nevada Division of Environmental Protection to create an inventory of underground tanks. Darin Galloway stated that they are emphasizing orphaned tanks. Discussion was had regarding any former gas stations in West Wendover.

Agenda was taken in the following order.

**7. CONSENT CALENDAR**

**b. First Reading and Filing of Ordinance #2010-01, An Ordinance Entitled “2010 Elections Regulations Amendment”, Requiring that City General Elections Regulations be Changed Consistent with Changes made in the 2009 Legislature, Requiring the Period to Declare Candidacy to be on the Same Dates as Those Established for Statewide General Elections; Providing Further that the Provisions of State Law Govern the City Elections; and Providing Other Matters Properly Related Thereto**  
Mayor Andersen read the above entitled ordinance and filed with the clerk.

## **8. NEW BUSINESS**

**\*b. Discussion and Decision to Approve and Award the Successful and Responsive High Bidder Under City of West Wendover Public Land Sale 02-02-2010 per City of West Wendover Resolution # 2009-17 and Authorization for Staff to Prepare and Mayor to Execute All Necessary Agreements, Documents and/or Contracts and Other Matters Appropriately Related Thereto**

Chris Melville explained that there had been no bids received and would like direction on how to proceed. The property could either be leased out or placed with a realtor to sell. General discussion was had regarding potential costs of placing property with realtor and getting proposals from realtors. Council Member Carter made the motion to place the former City Offices out to bid with the realtors licensed in the City and receive documentation back from the realtors as to cost and go with the lowest bidder. The motion was seconded by Council Member Gorum and passed unanimously.

**\*c. Discussion and Decision Regarding Adoption of the Interlocal Agreement for the Nevada Public Employees Deferred Compensation Plan and Other Matters Appropriately Related Thereto**

Chris Melville explained that the Interlocal agreement had been provided by the Nevada Public Employees Deferred Compensation Committee and reviewed by the City Attorney. The City Attorney had a change to the agreement, which was having the City Clerk attest the Mayors signature. Council Member Carter made the motion to adopt the Interlocal Agreement for the Nevada Public Employees Deferred Compensation Plan with the addition of the attest to Mayors signature. The motion was seconded by Council Member Blake and passed unanimously.

**\*d. Discussion and Decision to Approve Change Order #1 with Regard to the Water Reclamation Facility Expansion Upgrade, Phase I Headworks and Other Matters Appropriately Related Thereto**

Chris Melville explained that this was the change order that would be submitted to NDEP for Phase I of the waste water project. The project total is \$634,593.00 with the contribution from the City of \$10,000.00. Council Member Gorum made the motion to approve change order #1 with regard to the Water Reclamation Facility Expansion Upgrade, Phase I Headworks. The motion was seconded by Council Member Carter and passed unanimously.

**\*e. Discussion and Decision to Approve the Waste Water Phase 2 Engineering Services Agreement with Aqua Engineering, Inc. and Other Matters Appropriately Related Thereto**

Chris Melville explained that the only change to the agreement was with the dispute resolution section. Chris stated that USDA has accepted the language from the City Attorney regarding dispute resolution. Council Member Blake made the motion to approve the Waste Water Phase 2 Engineering Services Agreement with Aqua Engineering, Inc. including the City Attorneys language for dispute resolution. The motion was seconded by Council Member Gorum and passed unanimously.

## **9. DEPARTMENT UPDATES**

**Fire Chief** – Jeff Knudtson had nothing to add to memo, which stated that the radios received from the DOE grant are in and have been programmed. The open applications for part time firefighters are still going on with a few inquiries but no new ones yet. The memo further stated that work is still being finalized on the 2009 DOE grant and waiting for the base funding for the 2010 DOE grant to be awarded.

The department responded to the following incidents from January 1, 2010 to January 27, 2010.

Fires	0
Overpressure rupture, explosion, overheat – no fire	0
Rescue and Emergency Medical Service	20
Hazardous Condition – No Fire	1
Service Call	0
Good Intent Call	4
False Alarm and False Call	1
Severe Weather and Natural Disaster	0
Special Incident Type	3

**Police Chief** – Ron Supp had nothing to add to memo, which stated that the Police Department should be moving the week of February 8<sup>th</sup>. The dispatch equipment is currently being installed and the computer system will be moved when the department moves.

The department responded to the following for the month of January.

	January
Calls for Service	1132
Adult Arrests	26
Warrants Served	7
Juvenile Arrests	2
Citations Issued	140
Transports	23
Field Interviews	0
Civil Papers Served	38

**City Clerk/Records Officer** – Nothing.

**Chief Financial Officer** – Sondra Schmidt stated that revenue projections should be in by February 16, 2010.

**Public Works Director** – Bryce Kimber stated that the delivery for the generator of Shafter Well #6 has been delayed due to the weather. Council Member Gorum stated that according to the memo there were some small water leaks in the trailer parks and wanted to know which trailer parks. Bryce explained that Desert View Mobile Home Park and Wendover Mobile Home Park. Discussion was had regarding the salt and sand for the roads, the ratio of salt to sand and the amount budgeted for the fiscal year.

The memo stated that there had been some minor breakdowns with both plow trucks but they are now working. There had been a plug at the Utah lift station that caused the pumps to overheat and shut down. A pump truck came out and pumped it down so that it could be cleaned. While the pump truck was here the Ventura lift station was taken down and cleaned also. The new antenna tower was installed so that the antennas for the new dispatch center could be installed.

## 6. PUBLIC HEARING

**Time:** 7:20 p.m.

**Determination by the City of the Fair Market Value of the 1.81 acres of City land at the current Police Department Location Situated South of Wendover Boulevard at 801 Florence Way in Section 16, Township 33N., Range 70E., M.D.B.&M. for Potential**

**Transfer of Such Land to Anthony L. Ventura and Carol A. Ventura as part of a Land Exchange and Development Agreement Between the City of West Wendover and Anthony L. Ventura and Carol A. Ventura and Other Matters Appropriately Related Thereto**

Mayor Andersen closed the regular portion of the meeting and opened the public hearing portion.

Chris Melville explained that appraisal process has been completed by William Tessler. The fair market value for the 1.81 acres is \$275,000.00. Chris explained that if the Council accepts the fair market value it would then be used in the resolution and development agreement. Chris explained that the appraisal was done assuming the property would be zoned C-2, it is now Public (P). A zone change will need to be done once the development agreement and resolution are completed.

Tony Ventura stated that he is in the process of trying to place businesses before he builds. Tony explained that there had been interest from a tire shop, dry cleaners, bike shop, scuba shop, gym and a couple of fast food establishments. Tony stated that he will do everything in his power to build something on this land. Tony further stated that if he cannot build or does not have a firm plan he would be willing to sell the property to the Recreation District.

There being no further public comment Mayor Andersen closed the public hearing portion and opened the regular portion of the meeting.

Council Member Rowley II made the motion to determine the fair market value of the 1.81 acres of City land at the current Police Department location situated south of Wendover Boulevard at 801 Florence Way in Section 16, Township 33N., Range 70E., M.D.B.&M. to be \$275,000.00 for potential transfer of such land to Anthony L. Ventura and Carol A. Ventura as part of the land exchange and development agreement between the City of West Wendover and Anthony L. Ventura and Carol A. Ventura. The motion was seconded by Council Member Carter and passed unanimously.

**7. CONSENT CALENDAR (continued)**

**\*a. Adoption of Resolution 2010-01, a Resolution Finding that it is in the Best Interests of the City to Exchange Certain Real Property Without Offering the Property to the Public and which may be for Less than Fair Market Value for the Purpose of Economic Development in Connection with the Land Exchange and Development Agreement Between the City of West Wendover and Anthony L. Ventura and Carol A. Ventura and Other Matters Appropriately Related Thereto**

Chris Melville explained that this is the formal resolution that takes into account the appraisal. Council Member Blake made the motion to adopt Resolution #2010-01, a resolution finding that it is in the best interests of the City to exchange certain real property without offering the property to the public and which may be for less than fair market value for the purpose of economic development in connection with the land exchange and development agreement between the City of West Wendover and Anthony L. Ventura and Carol A. Ventura. The motion was seconded by Council Member Carter and passed unanimously.

**8. NEW BUSINESS (continued)**

**\*a. Discussion and Decision to Approve the Land Exchange and Development Agreement Between the City of West Wendover and Anthony L. Ventura and Carol A. Ventura and for Staff to Prepare and Mayor to Execute All Documents Related Thereto**

Chris Melville explained that this was the development agreement and provides for the exchange of the 5.75 acres in the industrial park that Mr. Ventura owns. The agreement would not be executed until the zone change is completed for the property. Council Member Carter made the motion to approve the land exchange and development agreement between the City of West Wendover and Anthony L. Ventura and Carol A. Ventura and for staff to

prepare and Mayor to execute all documents related thereto. The motion was seconded by Council Member Blake and passed unanimously.

## **9. DEPARTMENT UPDATES**

**Fire Chief, Police Chief, City Clerk/Records Officer, Chief Financial Officer and Public Works Director heard above. City Manager heard below.**

## **10. COMMUNICATIONS**

Council Member Carter explained that she and the Mayor attended a meeting concerning the State budget shortfall (\$900 million). Council Member Carter stated that the Governor will be calling a special Legislative session concerning the budget crisis.

## **9. DEPARTMENT UPDATES (continued)**

**City Manager** – Chris Melville went through his memo, which stated that the Police Department will be moving the week of February 8<sup>th</sup>. The memo further stated that Chris will be meeting with Nevada Health Centers concerning the remodel of the clinic building. A permit from NDOT for the road intersection work and access to the Interstate will be issued by February 5<sup>th</sup> for the Rusty Palms Project. The permit for Smith’s Fuel Center has been pulled and work should begin in the next few weeks. The plans for the softball fields for the Recreation District have been approved. The memo stated that the Chris is working on residential setback codes and requirements. The agreements concerning Rights of Way and Easements with Charboneau and Wendover Project LLC have been completed. Chris explained that the City may receive more grant money for the Solar Array and Pedestrian Improvements Projects but the projects may have to be adjusted. Chris explained that he is working with the all of the City departments concerning some USDA-RD equipment grants. Chris explained that he would be not be present at the first Council meeting in March due to attending the Federal Emergency Management Managing Floodplain Development meeting. Chris stated that he will be presenting the Emergency Operations Plan to CDBG on March 23<sup>rd</sup>.

## **11. \*APPROVAL OF THE CLAIMS:**

Council Member Gorum made the motion to approve the claims of February 2, 2010. The motion was seconded by Council Member Carter and passed unanimously.

## **12. \*NEXT MEETING DATE AND ADJOURNMENT**

The next meeting date is a special meeting (department head evaluations) on February 9, 2010 at 5:30 p.m. at the West Wendover City Hall, Conference Room #115. The next regular meeting is February 16, 2010 at 7:00 p.m. at the West Wendover City Hall, Council Chambers #137. Council Member Gorum made the motion to adjourn at 7:43 p.m. The motion was seconded by Council Member Carter and passed unanimously.

ATTEST:

Anna E. Bartlome  
City Clerk/Records Officer