



CITY OF WEST WENDOVER

P.O. Box 2825, West Wendover, NV 89883 Office (775) 664-3081 Fax (775) 664-3720

WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF APRIL 1, 2008

The West Wendover City Council met for a regular meeting on April 1, 2008. The meeting was held at the West Wendover Library, Pilot Peak Room. Mayor Thaut presided.

Council Members Present: Roy Briggs, Emily Carter, Jimmy Carter, Jamey Christie and Johnny Gorum

Others Present: Arieh Copelan, Bryce Kimber, Karen Hedden, Dixie Melville, Jeff Knudtson, Randall Soderquist, Leon Flinders, Brenda Flinders, Louise Carter, Mike Gunter, Sandra Gunter, Deeanna Croasmun, Chris Melville and Anna Bartlome

The following proceedings were had.

1. **CALL TO ORDER AND ROLL CALL**
Mayor Thaut called the meeting to order at 7:00 p.m. All those present and excused are noted above.
2. **PLEDGE OF ALLEGIANCE**
Mayor Thaut 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 Christie had some changes to the minutes of the joint meeting with the REC District of March 18, 2008.

Under Items of Discussion the changes are as follows:

“General discussion was had regarding compiling data and doing an analysis of it.”

Council Member Christie had some changes to the minutes of the special meeting of March 24, 2008.

Under Items of Discussion the changes are as follows:

Item a: *“General discussion was had regarding revisions to the present year 2007-2008 fiscal year budget as well as preparation of the 2008-2009 fiscal year budget for the Fire Department (an increase in the grant revenue than was previously expected, increase in salaries and wages for the hiring of a new fire fighter), and Building Inspector.”*

“General discussion was had regarding revisions to the present year 2007-2008 fiscal year budget as well as preparation of the 2008-2009 fiscal year budget for the Paved Streets, Public Works, Other Financial Uses (transfers from General Fund and ending fund balance), Seizure/Forfeiture, Recreation Board (how the 1% Committee has used funds for advertisement), Court Admin Assessments, Medical Clinic, Grant Fund, Welcome Center, Wendover Will Landmark, Capital Projects and Ad Valorem Capital Projects.”

Council Member Christie made the motion to approve the minutes of the joint meeting with the REC District on March 18, 2008, the regular meeting of March 18, 2008, the special meeting of March 24, 2008 and the special meeting of March 25, 2008 with the changes as noted above. The motion was seconded by Council Member E. Carter and passed unanimously.

5. PRESENTATION

Mayor Thaut explained that the presentation has to do with the new shopping bags at Smith's Food & Drug. The manager of Smith's presented the City with some of the bags and explained that they were trying to help the City become as green as possible and eliminate some of the waste. Karen Hedden gave a brief report on the impact of plastic bags on a community, the amount of waste, and the areas that are banning or restricting plastic bags.

6. CONSENT CALENDAR

***a. Discussion and Decision Regarding Resolution #2008-04; A Resolution Repealing Resolution #2003-09 and Establishing New Water and Sewer Service Charges, Fees and Deposits**

Council Member Christie made the motion to approve Resolution #2008-04, a resolution repealing resolution #2003-09 and establishing new water and sewer service charges, fees and deposits. The motion was seconded by Council Member Briggs and passed unanimously.

***b. Discussion and Decision Regarding Resolution #2008-05; A Resolution Repealing Resolution #2003-06 and Establishing New Charges, Fees and Deposits Related to the Disposal of Garbage**

Council Member E. Carter made the motion to approve Resolution #2008-05, a resolution repealing resolution #2003-06 and establishing new charges, fees and deposits related to the disposal of garbage. The motion was seconded by Council Member J. Carter and passed unanimously.

***c. Discussion and Decision Regarding Resolution #2008-06; A Resolution Repealing Resolution #1994-14 and Establishing the Fees for Conditional Use Permits, Variances, Vacations of Easements, Zoning Changes/Land Use Changes and Appeals**

Chris Melville explained that the amount to be charged for conditional use permits, variances and home occupation permits would only be about \$20.00 on average more than what is spent on postage. Council Member Gorum asked if the changes in fees would effect the variance and conditional use permit on the agenda for this meeting. It was stated that it would not affect them. Council Member Gorum made the motion to approve Resolution #2008-06, a resolution repealing resolution #1994-14 and establishing the fees for conditional use permits, variances, vacations of easements, zoning changes/land use changes and appeals. The motion was seconded by Council Member J. Carter and passed unanimously.

7. NEW BUSINESS

***a. Discussion and Decision with Regard to the 2008 July 4th Activities, Organization, Participation, Chairman and Other Matters Appropriately Related Thereto**

Council Member E. Carter explained that Councilwoman Sheryl Parsons from Wendover Utah had been in contact with her regarding the 4th of July event. Council Member E. Carter stated that she would be happy to chair the committee. Council Member Christie made the motion to appoint Emily Carter as the 4th of July Chairperson and to coordinate with Wendover Utah. The motion was seconded by Council Member Briggs and passed unanimously.

***b. Discussion and Decision Regarding Extension of Contract for Services and Lease Agreement for Medical Clinic with Nevada Health Centers, Inc., Including the Amount of Payment or Contribution to Nevada Health Centers, Inc. by the City for One Full-Time Physician to be Provided by Nevada Health Centers, Inc**

Mayor Thaut explained that approximately three to four weeks ago the City was approached with the possibility of a new doctor that would be coming to town. Mayor Thaut stated that it has been almost three years since there has been a doctor here. Mayor Thaut further stated that the City and Peppermill Properties would share the cost over what Nevada Rural Health is paying and the doctor would be here the 1st of October. Karen Hedden asked if the doctor would be obligated to stay for a certain amount of time. It was explained that the contract was

for a three year period. Mayor Thaut explained that the doctor is from India, was finishing up his residency in Peoria Illinois, and would be getting married then moving here. Mike Gunter asked why Nevada Rural Health Centers was unable to get a doctor for the community. It was stated that it had to do with the offer made to the doctors, and number of places that the doctors would interview for. Mike Gunter asked if the other Nevada Rural Health Centers had doctors. It was explained that there were doctor at the other facilities. Discussion was had regarding the West Wendover Clinic being one of the busiest and the number of visas allowed to foreign students who generally fill most of the doctor positions in rural health care. General discussion was had regarding whether there are other entities who could provide health care services to the community, if a matching amount had ever been offered before, and if any type of monetary support would be provided by Wendover Utah. Discussion was had regarding the type of medicine the doctor specialized in. It was stated that the doctor was a general practitioner. Council Member Christie made the motion to agree to extend the contract for services and lease agreement for the medical clinic with Nevada Health Centers, Inc. including the amount for payment or contribution to Nevada Health Centers, Inc. by the City for one full-time physician to be provided by Nevada Health Centers, Inc. not to exceed \$26,000.00 in partnership with Peppermill in an equal amount. The motion was seconded by Council Member Briggs and passed unanimously.

Agenda taken out of order Public Hearings heard next see below.

***c. Discussion and Decision to Approve Sycamore Way Realignment Proposal and Authorize Staff to Prepare and Mayor to Execute Any and All Documents/Agreements Related Thereto**

Chris Melville went through the presentation that explained the realignment proposal for Sycamore Way. The presentation showed where Sycamore Way would be moved to, how it would affect the various property owners and what steps would need to be taken in the future. Sycamore Way would move 300 feet to the West and have a slight S curve to it. A new Right of Way would be filed with the BLM and the old Right of Way would be vacated. The land vacated by the original Right of Way would be divided between three property owners (Harvey and Joyce Harris Trust, James and Joan Jacobson, and Silver Summit Limited Company). Chris explained that the effected property owners are in agreement. The City shall in its best efforts acquire BLM property, and subject to limitations and conditions the Harris Trust will have an exclusive option to purchase the property from the City at cost plus fifteen percent. Council Member Gorum made the motion to approve the Sycamore Way realignment proposal and authorize staff to prepare and Mayor to execute any and all documents/agreements related thereto. The motion was seconded by Council Member Briggs and passed unanimously.

8. PUBLIC HEARINGS

***1) NOTICE**, is hereby given that the City Council of the City of West Wendover, State of Nevada, will hold a public hearing at a regular meeting to be held on **April 1, 2008 at 7:30 p.m.** in the West Wendover Library, Pilot Peak Room, located at 590 Camper Drive. The purpose of this hearing is to consider a variance.

DESCRIPTION:

Variance: Mauro H. Palafox; property located in a Residential (R-1) Zone.

- 1) To adjust the minimum side yard setback on the Eastern property line from seven and one half (7 ½) feet to three (3) feet, for the construction of a two-level deck:**

The property description is: Lot #28, as shown on the Official Plat of the West

Wendover Highlands Unit No. 1, Block E, as filed in the Office of the Elko County Recorder, and situated in Section 17, Township 33 North, Range 70 East, M.D.B. & M., Elko County, Nevada. Located at 1913 Gold Street, West Wendover, Nevada 89883.

All comments regarding this matter will be considered at the public hearing. Please contact the Community Development Department at (775) 664-3081 if there are any questions.

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

Mauro Palafox explained that he would like to build patio/deck for his house, which would be a nice addition. Mauro stated that the patio/deck would have stucco and arches.

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

***Discussion and Decision Regarding Proposed Approval or Denial of Variance Located at 1913 Gold Street**

Council Member Gorum made the motion to approve the variance to adjust the side yard setback on the Eastern property line from seven and one half (7 ½) feet to three (3) feet at 1913 Gold Street. The motion was seconded by Council Member Christie and passed unanimously.

***2) NOTICE**, is hereby given that the City Council of the City of West Wendover, State of Nevada, will hold a public hearing at a regular meeting to be held on **April 1, 2008 at 7:45 p.m.** in the West Wendover Library, Pilot Peak Room, located at 590 Camper Drive. The purpose of this hearing is to consider a conditional use permit.

DESCRIPTION:

Conditional Use Permit: Armando & Viviana Gil; property located in a Commercial (C-1) Zone

- 1) To allow for: The development of a Commercial Retail Food Service establishment as defined by Principal Uses Permitted, City Code #8-6B-2.**

The property description is: A parcel of land being a portion of West Wendover Highlands Unit No. 1 as shown on the Official Plat filed with the Elko County Recorder File No. 182168 and situated in Section 17, Township 33 North, Range 70 East, M.D.B.&M., Elko County, Nevada. Located at 1901 W. Plateau Way, West Wendover, Nevada 89883.

All comments regarding this matter will be considered at the public hearing. Please contact the Community Development Department at (775) 664-3081 if there are any questions.

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

Chris Melville explained that this process of the conditional use permit hearing is part of the C-1 zoning process.

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

***Discussion and Decision Regarding Proposed Approval or Denial of a Conditional Use Permit Located at 1901 W. Plateau Way**

Council Member Christie made the motion to approve the conditional use permit for La Noria Meat Market to be located at 1901 W. Plateau Way. The motion was seconded by Council Member Briggs and passed unanimously.

Agenda taken out of order New Business item c heard next see above.

9. DEPARTMENT UPDATES

Fire Chief – Jeff Knudtson explained that he was in the process of rewriting the City’s emergency plan to have the same format and criteria as other ones in the State.

Police Chief – Sandra Gunter explained that the update would be added to next months and presented.

City Clerk/Records Officer – Nothing.

Chief Financial Officer – Nothing.

Public Works Director – Bryce Kimber had nothing to add to memo, which stated that the leak detection company came and gave a short demonstration of the equipment. Bryce explained that the company would either come in a do an assessment of Clearview Mobile Home Park for \$15,000.00 to \$20,000.00 or the City could purchase the equipment and have training for 3-4 days for the same price. Bryce would do some further research and bring a recommendation back to the Council. The memo further stated that three people attended Nevada Rural Water Conference which provided some good information. The four new 120 volt generators for the street lights on Pueblo Boulevard were installed and are working; Aqua Engineering is going to order enough to replace the remaining generators. The sprinkler system and grass for all of the City’s facilities is being prepped.

City Manager – Chris Melville explained that with the conditional use permit approved for La Noria Meat Market we are just waiting for the changes to be made by the architect. The construction drawings are still being reviewed and then a permit will be issued. The subdivision plat map for the residential building lots had been received from the State and filed with the assessor. An appraisal will be done and hope to have the resolution on the April 15th meeting. The USDA has sent its comments on the City Hall Complex to the architects for them to make the appropriate changes. Chris stated that the Leppy Hills Trail is open and the dedication will be April 17th at 10:00 a.m. Chris stated that the City did receive the CDBG grant for the ADA accessibility for various locations around the City including access to the Library. Chris explained that a change order has been done for the sewer at the Industrial Park, and would be bidding out the section of Airport Way to the intersection that needs to be completed. The plans for the Montego Bay are in for final review with the code review services. There will be a small business symposium sponsored by Citibank on April 9th from 5-8 p.m. at the Peppermill convention center. The Diabetes Walk would be Saturday, April 26th starting at 10 a.m. On April 5th starting at 10 a.m. Pacific time is the earthquake rally in Wells Nevada.

10. COMMUNICATIONS

Council Member Gorum wanted to thank everyone for getting Leppy Hills open.

Council Member Briggs thanked Smith’s Food & Drug for participating in having a green community.

Council Member Christie stated that she would be attending a Nevada League of Cities meeting in Las Vegas on April 4th. Council Member Christie explained that while attending parent/teacher conference she was made aware of the shortage of math teachers in the High

School. General discussion was had regarding the shortage of teachers in required subjects, and the number of permanent substitutes at the school. The next school district meeting would be April 8, 2008 at 4:30 p.m. Mountain Time at the West Wendover Elementary School.

Mayor Thaut hoped that as many people that could go would to the rally in Wells. Mayor Thaut explained that people are excited about the activities that could be done at Leppy Hills.

Chris Melville stated that the Wells City Council also expressed their thanks for help during the earthquake.

11. *APPROVAL OF THE CLAIMS:

Council Member Gorum made the motion to approve the claims of April 1, 2008 and the February Insurance. The motion was seconded by Council Member E. Carter and passed unanimously.

12. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a regular meeting on April 15, 2008 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Christie made the motion to adjourn at 9:05 p.m. The motion was seconded by Council Member J. Carter and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer