



CITY OF WEST WENDOVER

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WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF APRIL 17, 2007

The West Wendover City Council met for a regular meeting on April 17, 2007. 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, Gertrude Tripp, Ron Vollmann, John Hanson, Ron Supp, Lisa Supp, Mike Crawford, Gary Lewis, Craig Neeley, Sonny Longson, Randall Soderquist, Frank Overturf, Suzan Erickson, Mauricio Cuellar, Judy Andreson, Cassie Fratto, Claude Fratto, Toni Fratto, Brenda Flinders, Leon Flinders, Aleta Kimber, Randy Croasmun, Devan Croasmun, Kerry Robinson, Rosanna Robinson, Dixie Melville, Jeff Knudtson, Jerry Malone, Brian Erickson, LeRoy Lutes, Fred Bermejo, 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 regular meeting of March 20, 2007.

Under New Business item b the changes are as follows:

"Leon also recommended that a RFP be put out next year."

Under Approval of Claims the changes are as follows:

"Council Member Christie asked about the financial summary and the budgeted revenue versus what the year to date actual is and if some of the funds come in later."

Council Member Christie had some changes to the minutes of the joint meeting of March 20, 2007.

Under Items of Discussion item a, General Discussion the changes are as follows:

"It was stated that the drainage ditch is what was asked about, and it had come up because they wanted to know who should clean it up."

Under Items of Discussion item b, update on golf course operations and maintenance the changes are as follows:

“Kerry Robinson explained that all the greens have been aerated; fertilizing will begin shortly, they have also begun to pump water, and would be installing the new oxygenation system in the ponds which would negate the need for the sulphur burner.”

“Reid explained that there is a new assistant pro named Sean Donigan.”

Under Items of Discussion item c, update on facilities and activities the changes are as follows:

“Kerry Robinson stated that the swimming pool would be open May 26th and the District is looking to do some repair work to the bottom of the pool.”

Council Member E. Carter had some changes to the minutes of the regular meeting of March 20, 2007.

Under New Business item a, the changes are as follows:

“Mayor Thaut appointed Chris Melville to represent the City of West Wendover as the Information Person.”

Council Member E. Carter had some changes to the minutes of the joint meeting of March 20, 2007.

Under Items of Discussion item c, update on facilities and activities the changes are as follows:

“General discussion was had regarding possible new recreation facilities, what things are included in the capital improvement plan, the master plan for the REC District, and what may be done with the property and buildings where the Police department is currently located.”

Council Member Gorum had a change to the minutes of the special meeting of March 27, 2007.

Under Items of Discussion item a, the changes are as follows:

“Council Member Gorum left at 6:32 p.m. for a weather related emergency.”

Council Member Christie made the motion to approve the minutes of the regular meeting of March 20, 2007, the minutes of the joint meeting with the REC District of March 20, 2007, the minutes of the special meeting of March 27, 2007 with the changes as noted above and the minutes of the special meeting of March 28, 2007. The motion was seconded by Council Member E. Carter and passed unanimously.

5. CONSENT CALENDAR

***a. Discussion and Decision to Adopt Resolution #2007-03; A Resolution Authorizing and Providing for the Incurrence of Indebtedness for the Purpose of Providing a Portion of the Cost of Acquiring, Constructing, Enlarging, Improving, and/or Extending its West Wendover City Hall Government Complex**

Chris Melville explained that this is a resolution and form that the USDA required. Council Member Gorum stated that this does not mean that we are enlarging or remodeling the City Complex it is just required by USDA. Council Member Christie made the motion to adopt Resolution #2007-03, a resolution authorizing and providing for the incurrence of indebtedness for the purpose of providing a portion of the cost of acquiring, constructing, enlarging, improving, and/or extending its West Wendover City Hall Government Complex. The motion was seconded by Council Member Briggs and passed unanimously.

6. NEW BUSINESS

***a. Discussion and Decision for Council to Approve Certified General Appraisers List as per City Code 6-11-1(B)**

Chris Melville explained that this is in regards to the certified general appraisers list, which is different than the residential appraisers list done previously. Mayor Thaut stated that William

Kimmel should be taken off the list. Chris Melville stated that he should be left on the list because he is a qualified appraiser. Council Member E. Carter made the motion to approve the certified general appraisers list as per City Code 6-11-1(B). The motion was seconded by Council Member J. Carter and passed unanimously.

***b. Discussion and Decision with Regard to the 2007 July 4th Activities, Organization, Participation, Chairman and Other Matters Appropriately Related Thereto**

Gert Tripp explained that she was present for Mayor Shelton and was here to ask if the afternoon activities for the 4th of July could be moved to the new field in Wendover Utah because of it being the 100th anniversary of Wendover Utah. General discussion was had regarding the shifting of the location of the afternoon activities to the Utah field. All other activities (parade, run and ride, and fireworks) would be the same as previous years. It was asked whether there was enough power, parking and bathroom facilities at the field. Council Member Gorum made the motion to move the 2007 4th of July activities to the Utah field. Chris Melville asked who would be chairing the 4th of July committee. Discussion was had regarding Council Members E. Carter and Christie co-chairing the committee. Council Member Gorum amended his motion to include making Council Members E. Carter and Christie co-chairs of the committee. The motion was seconded by Council Member Briggs and passed unanimously.

Mayor Thaut asked when the incorporation date for Wendover Utah was. It was stated that Wendover Utah's incorporation date was May 13th.

***c. Discussion and Decision to Approve Amendment No. 2, an Amendment to the Collective Bargaining Agreement Between the City of West Wendover and Operating Engineers Local Union No. 3 West Wendover Police Officers Association**

Chris Melville stated that this was to formalize the negotiated agreement of 2.25% COLA for the Police Officers Association. Council Member E. Carter made the motion to approve Amendment No. 2, an amendment to the collective bargaining agreement between the City of West Wendover and Operating Engineers Local Union No. 3 West Wendover Police Officers Association. The motion was seconded by Council Member Gorum and passed unanimously.

***d. Discussion and Decision to Approve Amendment No. 2, an Amendment to the Collective Bargaining Agreement Between the City of West Wendover and the State of Nevada Employees Association American Federation of State, County and Municipal Employees Local 4041**

Chris Melville stated that this was to formalize the negotiated agreement of 2.25% COLA for the Local 4041. Council Member Christie made the motion to approve Amendment No. 2, an amendment to the collective bargaining agreement between the City of West Wendover and the State of Nevada Employees Association American Federation of State, County and Municipal Employees Local 4041. The motion was seconded by Council Member Briggs and passed unanimously.

***e. Discussion and Decision to Approve New Classification Scales for Lead Dispatcher and Dispatcher**

Ron Supp stated that this was discussed in the budget meetings. Chris Melville explained that the scales show a new classification for Dispatcher with the same pay scale as Administrative Assistant. Chris stated that the Lead Dispatcher scale would reflect a similar pay scale as Accounting or HR Tech. Chris explained that this has been discussed and the Union has also agreed. Council Member Christie made the motion to approve the new classification scales for Lead Dispatcher and Dispatcher. The motion was seconded by Council Member J. Carter and passed unanimously.

***f. Discussion and Decision to Appoint a NIMS Coordinator and Other Matters Appropriately Related Thereto**

Mayor Thaut appointed Jeff Knudtson to be the City's NIMS Coordinator. Council Member Christie made the motion to ratify the appointment of Jeff Knudtson as NIMS Coordinator. The motion was seconded by Council Member Briggs and passed unanimously.

7. OLD BUSINESS

***a. Discussion and Decision to Accept the Written Approval of the Executive Director of the Department of Taxation, State of Nevada, for the Medium Term Obligation to Finance the Purchase of the 18 Improved Building Lots from Nevada Rural Housing Authority**

Leon Flinders explained that the approval from the Department of Taxation needed to be recorded into the minutes. Council Member Christie made the motion to accept the letter of approval from the Department of Taxation, State of Nevada, for the medium term obligation to finance the purchase of the 18 improved building lots from Nevada Rural Housing Authority. The motion was seconded by Council Member Briggs and passed unanimously.

Agenda taken out of order, Communications heard next, see below.

8. PUBLIC HEARING

Wendover Boulevard Proposed Relocation/Realignment

DATE: April 17, 2007

TIME: 7:30 p.m.

**PLACE: West Wendover Library, Pilot Peak Room
590 Camper Drive, West Wendover, Nevada 89883**

A public hearing will be held on the above-mentioned date and time to discuss the proposed relocation/realignment of Wendover Boulevard. This relocation/realignment includes:

- Construction of a new section of Wendover Boulevard beginning at a point on the existing Wendover Boulevard, approximately 600 feet west of the Utah/Nevada Line and continuing west to an ending point located at the intersection of the existing Wendover Boulevard and U.S. Highway 93A.
- The new street section construction to include but not be limited to:
 - Relocation of all public and private utilities currently lying within the Wendover Boulevard Right of Way and/or associated easements.
 - Construction of approximately 3,000 feet of new major arterial street including: Asphalt, curb, gutter, sidewalk, architectural lighting, landscaping, striping, signage, retaining walls and toe slopes.
 - Construction of a new regional storm water detention basin and associated storm water system.
 - All identified improvements to be privately funded and upon completion, dedicated to the City of West Wendover with associated Rights of Way and easements.

A copy of the proposed new alignment can be viewed at: 1. The offices of the City of West Wendover located at 801 Alpine Street, West Wendover, Nevada 89883 or 2. By viewing the plan under: Community Development, Maps/Plans on the Resources and Forms page of the City Website: <http://westwendovercity.com/govguide/resources.php>

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

Mayor Thaut stated that she is not a voting member except in the case of a tie and that she does also have veto power. Mayor Thaut explained that due to those circumstances she declared a conflict of interest because she is employed by the Peppermill Corporation. Mayor

Thaut disclosed that she would have no financial gain by this item. Council Member Gorum disclosed that he works for the Peppermill Corporation but would have no financial gain. Council Member E. Carter disclosed that she works for Peppermill Corporation but would have no financial gain. Council Member J. Carter disclosed that he works for Peppermill Corporation but would have no financial gain. Council Member Briggs disclosed that he works for Peppermill Corporation but would have no financial gain. Council Member Christie disclosed that she does not work for the Peppermill Corporation but would also not have any financial gain.

Gary Lewis explained that Peppermill Corporation was here for approval to relocate Wendover Boulevard. Gary explained that all cost for the relocation including moving of the street, landscaping, sidewalks, curb and gutter would be paid for by Peppermill Corporation. Gary explained where the existing Wendover Boulevard was and where it would be moved to. Gary described the proposed casino and hotel that would be located in the area of the current Wendover Boulevard. The new casino/hotel would include between 600-1,200 rooms, would be 5-10 stories in height, fitness center (spa, salon, and swimming pool), 4-8 retail shops, buffet, coffee shop, 3 specialty restaurants (Asian, Italian, and maybe Mexican or a Steak House), 900-1,200 slots, 60 table games, race and sports book, and poker room.

Chris Melville explained that when the project was first brought to him, they looked at how Wendover Boulevard could be designed to meet the needs and requirements of the City, and add something new to the community. Chris explained that the project would include the removal of a portion of mountain, curving the road around the mountain and run along the railroad tracks before meeting up with US Highway 93A. The relocation/realignment project would include two travel lanes each way, a dedicated right turn lane, bicycle lanes, center islands, lighting, landscaping along the railroad tracks, and sidewalks. Chris explained that the project also includes a detention basin for storm water runoff. Chris stated that this project provides something new and improved to the City with no cost to the City or its citizens. Discussion was also had regarding the new location for the Peppermill HR building.

Cassie Fratto asked if the intersection of Wendover Boulevard and US Highway 93A was going to be a 4-way stop or stoplight. Discussion was had regarding people running the stop sign, and a transportation study being done to determine when a stoplight could be placed at that intersection. LeRoy Lutes asked about housing needs. Gary Lewis stated that Peppermill has some land; they are looking at building 12 homes and 180 apartments. They are also looking at other land that is for sale for housing. Discussion was had regarding how taxes are paid on apartments compared to other residential areas, and the impact on the schools. Kerry Robinson asked how the 900-1,200 slot machines compare to other properties. Gary Lewis stated that the other properties are around 900 machines. Gary also stated that there would be an increase in the flight program. Judy Anderson asked if there was a projected timeline for the project. Gary Lewis stated that if approved the project for the Wendover Boulevard would start right away, and the casino would take about 2 ½ years. Discussion was had regarding other builders building homes and apartments.

Craig Neeley stated that it is always a major project to move a street. Craig stated that there is a lot of work that needs to be done, including utility work (water and sewer), adding a water pressure reducing station, and another water feed into the area. Craig explained that a project of this size would require an expansion of the wastewater treatment facility.

Council Member Christie asked if the hole between Wendover Boulevard and the railroad tracks would be filled in. It was explained that the area would be filled in.

It was asked if Wendover Boulevard would be closed at any time. Chris Melville explained that the new section is built and accepted, the old street would be closed off with no interruption to traffic flow or access.

Judy Andreson asked if there was a total cost of the project. The total cost has not been determined yet.

John Hanson explained that as a resident and business owner he is excited about any growth because it helps all small businesses. The new casino would employ between 700-900 employees.

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

***Discussion and Decision Regarding the Relocation/Realignment of Wendover Boulevard Between Montego Bay and Alternate Highway 93**

Mayor Thaut explained that a roll call vote would be done after the motion was made and seconded. Council Member Gorum made the motion to approve the relocation/realignment of Wendover Boulevard between Montego Bay and Alternate Highway 93. The motion was seconded by Council Member Briggs and passed unanimously. The roll call vote was as follows, voting aye: Roy Briggs, Emily Carter, Jimmy Carter, Jamey Christie and Johnny Gorum. The motion was unanimous.

Chris Melville explained that as the project goes through the design process it will come back before the Council.

Agenda taken back in order, Communications heard next, see below.

9. COMMUNICATIONS

Council Member Gorum stated that he had attended a meeting of the REC District and the main discussion was concerning the golf course. General discussion was had regarding the golf course, the pH level in the water to the golf course, the new oxygenation system to be installed, and that it is a transition period and the new seed cannot sprout.

Agenda taken out of order, Public Hearing heard next, see above.

Council Member E. Carter stated that she had attended the Nevada League of Cities meeting, with the Legislative session going on there had been some discussion on different bills. Council Member E. Carter she also stated that insurance and deferred compensation. Council Member E. Carter explained that she met the Governor, Assemblymen, other Council Members and Mayors from other cities. Council Member E. Carter encouraged everyone to attend the play on April 21, 2007 at 4 p.m. Council Member E. Carter explained that she will be attending the POOL/PACT meeting in Reno on April 25-27, 2007.

Council Member J. Carter apologized for missing the last two Elko County School District meetings. Chris Melville explained that the school board should be notified of the growth coming.

Council Member Christie thanked the Mayor and Council Member E. Carter for attending the Nevada League of Cities meetings. Council Member Christies stated that the Easter Egg hunt was very successful and had good weather.

Chris Melville stated that the no-host dinner with the staff of Senator Ensigns office would be posted April 23rd for April 26th meeting. Chris reminded everyone of the Diabetes Walk on April 28th starting at 10 a.m. Chris stated that Cinco de Mayo would start on May 6th at 12 p.m. at Scobie Park and Welcome Center. Chris stated that on May 10th the Prescription Pharmaceuticals of America (PPA) will likely be held at the Welcome Center parking lot.

Leon Flinders stated that he and Brenda attended the PACE Collation meeting and it was very informative. Brenda provided information to the Council concerning drug problems, and bullying.

Council Member Christie commends both fire departments and all those that helped with the fire at Bonneville Garden Apartments. Council Member Christie explained that volunteerism is at an all time low and this shows the need for volunteers. Mayor Thaut also wanted to thank Public Works for their help during the fire.

10. *APPROVAL OF THE CLAIMS:

Council Member Christie made the motion to approve the claims for April 17, 2007, March hand checks and March insurance. The motion was seconded by Council Member J. Carter and passed unanimously.

11. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a regular meeting on May 1, 2007 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Gorum made the motion to adjourn at 8:30 p.m. The motion was seconded by Council Member Christie and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer